

**MINUTES OF MEETING
BAYTREE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Baytree Community Development District was held on Wednesday, **June 8, 2022** at 1:30 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum:

Melvin Mills	Chairman
Richard Bosseler	Assistant
Carolyn Witcher <i>(via phone)</i>	Secretary
Janice Hill	Supervisor-Elect

Also present were:

Jason Showe	District Manager
Michael Pawelczyk <i>(via phone)</i>	District Counsel
Peter Armans <i>(via phone)</i>	District Engineer
Andy Hatton	Field Manager
Joanne Wagner	Isles of Baytree
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mills called the meeting to order at 1:30 p.m. and Mr. Showe called the roll. The Pledge of Allegiance was recited. Supervisors Mills, Bosseler, Brown and Hill were present in person and Supervisor Witcher was present via phone.

Ms. Witcher joined the meeting, in person.

SECOND ORDER OF BUSINESS

Engineer's Report

A. Review of Lake Banks

Mr. Mills: Is Peter on the line?

Mr. Showe: I don't think so. I can quickly go through his report with you.

Mr. Mills: Alright.

Mr. Showe: He has a couple of things that he is working on. He is still working on the Stormwater Needs Analysis that was required that you guys approved. That's the five-year stormwater plan. We are getting those wrapped up and he's still looking at the roads as well to get us some quotes.

Mr. Mills: The sealer?

Mr. Showe: Yeah.

Mr. Mills: Has he gotten that yet?

Mr. Showe: Not yet. What is in your agenda is the lake analysis. Two other lakes have been identified as higher priority; one on Southpoint Court and another on Ashwell Court. There are some spots on Ashwell that we need to do and some spots on Southpoint Court. The rest of the dots that you see on there, he determined that they're basically equal priority at this point. There's not one that's a higher priority than another. We have taken care of a lot of emergencies that we had from the past few years of doing this for \$30,000 every year. We already reached out to the lake vendor and told him to knock out the ones that are priority next year. We also asked him to review that map and tell us how many he can get done for the \$30,000. I believe that he'll be out in the next week or so to take a look at that. He put together a program so he can get the most bang for the buck for the District. We told him which lakes to go to. He might try to hit some others on that lake bank to save on the mobilization costs.

Mr. Mills: Did he ever get a hold of the previous engineer's documents?

Mr. Showe: Yes. We got all of that.

Mr. Mills: You did?

Mr. Showe: Yup.

Mr. Mills: How does his compare to theirs?

Mr. Showe: They're pretty much the same ones. The ones that they have in future years are these ones.

Mr. Mills: Okay.

Mr. Showe: We haven't experienced a whole lot more. Actually, the list has gone down since we've done some of this work.

Mr. Mills: Okay.

Mr. Showe: Like I said, everything he noted was medium priority at this point. There's not a whole lot that's an emergency or high priority that we would need to get to right away. So that's a good thing.

Mr. Bosseler: Jason, with the lakes being so low, wouldn't that benefit him to get out here? Because he wouldn't have to put a boat in the water.

Mr. Showe: It would, but he's one of the few contractors in the State that do this type of work that we really trust. He has his own schedule, but he'll come out and do it. He tries to do it when he has other work in the area. He moves from South Florida to Central Florida to North Florida.

Ms. Hill: It looks like it's about ready too.

Mr. Mills: It could be because of the low lake.

Ms. Hill: Oh, okay.

Mr. Mills: Because the lakes are low.

Ms. Hill: Yeah. But they should be better after all that rain this weekend.

Mr. Mills: Yeah. The lakes are low now. That's one of the questions I was going to ask.

Mr. Showe: What's that?

Mr. Mills: When he reviewed these, the lakes were really low.

Mr. Showe: Yeah. Part of the review is you're really looking at the distance between the lake where our property ends and the home property begins. That's what you're looking at.

Mr. Mills: Okay. Very good.

THIRD ORDER OF BUSINESS

Community Updates

A. Security

Mr. Showe: I don't know if there are any updates for security.

Mr. Mills: The only thing that I have is they're pulling Matt and having Matt go over to Heritage Isles. I don't think it's fair for us to bear the burden of the increased salaries and they pull him away to serve another community.

Ms. Hill: Oh yeah.

Mr. Mills: It's been happening more frequently all the time.

Mr. Bosseler: Mel, maybe we could say if they want him to train someone, they bring the trainee over here.

Mr. Mills: I agree with that. It's not fair for him to be off premises when we are paying for his wages.

Ms. Hill: Yeah, especially since we increased his wages.

Mr. Mills: Exactly.

Ms. Hill: Do we have to do it in writing or do we have to call him?

Mr. Mills: Well, I think he could just call Bill.

Mr. Showe: I'll talk to Bill and take care of it.

Ms. Hill: Bringing the guy over here would help.

Mr. Mills: Yes.

Mr. Showe: Does anybody have any comments on security?

Ms. Hill: I do. My grandchildren came in the last few weeks from college. They went through the gate and said that they going to see the Hills on Balmoral. The guards wanted to know what the address was, but they had no idea, so the guards didn't let them in.

Resident (Not Identified): That happens to us too. They have no idea. They just know who we are. There should be a directory.

Mr. Mills: There was.

Ms. Hill: How many Hills on Balmoral are there?

Mr. Mills: There was a directory of all the residents given to the guards at one time. It probably needs to be refreshed. Maybe we can get one from Paula.

Mr. Showe: I can ask.

Ms. Hill: These kids are on our sheet. They are part of the information that the guards should have. I realize it may seem kind of dumb that they don't know our house number, but they know where we live.

Mr. Mills: Our visitors are the same way. They don't know our address. They just say that they are here to see the Mills.

Ms. Hill: When they come to your house, tell them to get their phone out and put down your address. Because they have the phone all the time.

Mr. Mills: But once they got the master list, they can keep it on the computer and keep it updated for Paul.

Resident (Not Identified): Don't they just scan the ID?

Ms. Hill: Apparently not.

Resident (Not Identified): When your grandchild came to the gate, couldn't they have just scanned their ID and let them in?

Ms. Hill: Yeah, but they didn't do that.

Resident (Not Identified): They are public streets.

Ms. Hill: These kids have grown up with us living there. So, they've been in and out of this community for all these years and all of a sudden they come back from college and they're saying that the guards won't let them in.

B. BCA

Mr. Mills: I talked to Bob this afternoon and he wanted me to apologize for not being here. He has a hearing with a resident today. So, he's not going to be here. Don't forget there's a reptile event on Father's Day. They picked a great day to have a reptile event.

Ms. Hill: It's on Saturday.

Resident (Not Identified): Before we leave the BCA, Bob probably didn't know that I was going to be here because I wasn't supposed to.

Mr. Mills: Okay.

Resident (Not Identified): We attended a meeting on May 26th for Fairway Management. They're changing their system. It's supposed to make everything easier. It was for CINC Systems and AXOS Bank. So, they're converting. We were there with all of the other communities that they manage. Our entire Board actually was there, so we listened to the presentation. We'll be able supposedly to tailor it to our community.

Mr. Mills: I don't know if this is what Bob has talked to me about, but I got an email from him last night, which basically said, to the individual that was giving the presentation, that he would not be interested in doing it. Because too many people here do not have computers and there's a lot of people who don't want to have a computer.

Resident (Not Identified): I live in Turnberry and I met with Fairway Management yesterday. We are going to be in that program also. It doesn't matter. It's just an added benefit.

Mr. Mills: Right.

Resident (Not Identified): It sounded to me like if we don't do it, they're going to get rid of you. They don't want to do it. Turnberry is very small.

Mr. Mills: Well, the reply that I got from the gentleman was, *"Thank you very much."*

Resident (Not Identified): We're looking into it. We're trying to figure out financially how it handles our finances and our ARC Committee stuff. We're looking at all of that.

Mr. Mills: Okay.

Resident (Not Identified): Can we have a timeline on that?

Resident (Not Identified): They're rolling it out.

Resident (Not Identified): So, communication with the residents will be key?

Resident (Not Identified): It will be at some point. Maybe through email. We don't need to know what we don't know right now. So, I wouldn't roll out anything.

Mr. Mills: Lets focus on CDD business and we'll let you two talk after the meeting.

- **Engineer's Report - Review of Lake Banks**

Mr. Showe: Peter is with us. We went through a little bit of your report already, Peter, but you can add anything that wasn't discussed.

Mr. Armans: We have a short report. We inspected the ponds at the Board's request. In your agenda, there's an exhibit showing all of the ponds being inspected and the locations where there is erosion on the bank. We would consider those. Basically, they're all equal priority. I would say just looking at the location, we would probably recommend starting at the top and going north, but if the Board had additional information that would warrant reordering the order of rehabbing the bank, we could consider that too.

Mr. Showe: What I told them, Peter, is that we got a hold of the vendor. Obviously, the ones on Southpoint Court and Ashwell Court are higher priority. So, he's going to look at those two first. He's going to look at the overall plan to see what's the most bang for the buck we can get for the \$30,000 that we allocated. I'll let him know that you recommend starting at the south end to see if he can incorporate that as well.

Mr. Armans: Perfect. That's the first item. The second item is more of an update. We did meet with a contractor onsite and we had them walk through that entire neighborhood. They are putting together a proposal for what it would cost to do crack sealing and seal coating. They're still putting that together. It's going to take some time because we're trying to get a price on a specific type of seal coat that basically takes longer for the coating to go away so it doesn't deteriorate as much. They're all working with the vendor that supplies that material to get them

onsite. So, we're still working on that, but we'll hopefully have a report for you at the next meeting.

Ms. Hill: Okay. I have a question.

Mr. Showe: Yes.

Ms. Hill: Does that seal coat have to be reapplied each year?

Mr. Armans: Not each year. They're recommended every three years, depending on the traffic, but the way that we're putting the quote together is the high traffic areas will receive more coats than lower traffic areas. That way, if we have to reseal, it will all be done together at the same time.

Mr. Mills: Peter, are there different grades of sealer? If there are, could you have the proposal include the different grades and prices?

Mr. Armans: There are two different types that are going to be in the proposal. In addition to the two different types, there are going to be application methods. The application methods make a difference. They can be sprayed on or they can be squeegee applied. We're going to be using a specific method that usually gets a better coverage. We're going to have two different materials; higher grade material that would be used on the main road, the high traffic ones and all of the side streets will receive the next level of material. Then we will look at the cost. If it makes sense to do everything with the higher-grade material, based on the cost, this is something that will be presented to you for consideration.

Mr. Mills: Do you think you'll have that for us by the next meeting?

Mr. Armans: I'm hoping to. We are going to at least have one number. Basically, the way we do it, is we work with one contractor to put together a scope. That way when we try to get a second bid, they're both bidding on the same exact scope. So, once we finalize this scope with this initial contract here, we take that scope and ask other contractors to provide another one. So, we'll at least have one. That's our goal by next meeting and if we have a second one, that will be great. There are not too many companies that do this. Typically, the difference is going to be in the labor cost. All of the materials usually come from the same location. The same manufacturer has the same material for the same quote. It is just going to be the labor cost that is the difference. We'll try to get a couple numbers for you if we can, but at least one of them will be presented to you at the next meeting. That's our goal.

Mr. Mills: Peter, it's been discussed. I think when he first came on board, he wanted to make sure that Brevard County contractors were included in these bids. Are these Brevard County contractors?

Mr. Armans: I don't know if there is a contractor that does this type of work in Brevard County. We could look, but if you are aware of a contractor that does this kind of work in Brevard County, you can reach out to them.

Mr. Mills: Okay. I will give you a phone number.

Mr. Armans: Okay.

Ms. Witcher: Is that the one that did National Drive?

Mr. Mills: No. This guy did Suntree.

Mr. Showe: Alright. Is there anything else for Peter?

Mr. Armans: Are you going to email me the phone number?

Mr. Mills: I can.

Mr. Showe: We'll get it to you.

Mr. Armans: Perfect. That's it for me.

Mr. Showe: Cool. I think we can let you go, Peter. Thanks.

Ms. Hill: Thank you.

Mr. Armans: Thank you, guys. Have a good rest of the week. Take care.

C. Isles of Baytree

Mr. Mills: Welcome back.

Ms. Wagner: Thank you very much.

Mr. Mills: So glad to have you back.

Ms. Wagner: Thank you. I just want to thank everybody for the well wishes while I was going through my medical procedure. I still have another three to four months until I'm totally recovered. It was an ordeal to say the least. I was in the hospital for a week and I have to say that the residents of Baytree have all asked about me. They were calling Matt. My development had a meal train, so I didn't cook for two months. They came every day and I had a church even come and clean my house for me. So, I'm very blessed to have the people in this community.

Mr. Mills: We missed you.

Ms. Hill: Yes.

Ms. Wagner: I missed everybody. Not much has been going on since I've been on medical leave. Of course, we did have our annual meeting at the end of April, but we did it by Zoom. I am the President again. I keep begging, but nobody wants to do it. I did find out while I was out, a lot of things were neglected and not taken care of. I don't know if people know that a lot of our yards are all brown, but there are ones that are green. Some people thought because I was President that I was getting reclaimed water. Well, that is not true because I was watering it myself. I was having somebody do it for me. They set sprinklers out. They didn't have the water to give us. They just didn't have any to put into the tanks, but now it's starting up a little bit now. I had a lot of people complain about that thinking that the Association was turning it off. They thought I was personally turning it off. I had one guy call me and say, "*Would you please have somebody come in here and fill the pumps up so we could get water?*" I said, "*Who should I call to do that?*" He said, "*Well, that's your problem, you're the President.*" So, they don't have any clue about where that water even comes from. They have no clue.

Ms. Hill: Wave your magic wand.

Ms. Wagner: We had lots of repairs to our Clubhouse. Its 20 years old and had a lot of things going bad. We've had an increase in two of our members. Our landscapers increased their fees \$1,500 a month. I'm sure that our budget is going to go up. As far as rentals in our community, we have 14 rentals and were down to five now. One was a resident and the other four are small businesses. One is a rehabilitation home. They are one of the biggest in the country. I think I've read where they have like 18,000. I saw one of our homes for sale and called the realtor and said, "*No investors are allowed in here, period.*"

Ms. Witcher: With the four, have you talked with them about not being rentals?

Ms. Wagner: Four are businesses and one is just a resident. They are not going to change from rentals.

Ms. Hill: Okay.

Mr. Mills: You can't force them to move.

Ms. Wagner: They are from out of state, but if they do get violations, they are very good about correcting them. I have to say that. Does anybody have any questions for me since I've been out?

Ms. Hill: Welcome back.

Mr. Mills: We're glad you're back.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the May 4, 2022 Meeting

Mr. Mills: Alright. Can we move along now to approval of the minutes from the last meeting?

Mr. Showe: Yes. I will note that we did have some minor amendments from some Board Members. So, we would take a motion at this point to approve those as amended, unless there are any further changes.

On MOTION by Ms. Hill seconded by Mr. Mills with all in favor the Minutes of the May 4, 2022 Meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Agenda

A. Review of Budget for 2023

Mr. Mills: Do you want to go through the budget again?

Mr. Showe: Sure. Essentially, this is almost an identical budget to what you saw at the last meeting. It includes the \$202 per home increase. We've provided you a draft copy of the mailed notice, as well as a copy of the legal notice. Obviously, that's the legally required mailed notice. What you guys like to do is attach a justification for the increase. So, I've started that. What I would like is for each individual Board Member to review it and provide me with any comments that you have. If it helps, I can also send it out in Word and you can make changes right in the document, if that's easier for you.

Mr. Mills: That would be good.

Mr. Showe: We have to mail these out by July 12th. So, you have got a week or two to go through it. That will give us time to coordinate the mail-outs. Obviously, with any increase in assessments, we do have to do the mailed notice. We can tweak this however you guys want to present that.

Mr. Mills: I have a question.

Mr. Showe: Sure.

Mr. Mills: If we do \$200 instead of \$202, it only makes a \$900 difference.

Mr. Showe: We can do that.

Mr. Mills: I think it would be easier just to round it off to \$200.

Mr. Showe: Okay.

Mr. Mills: One of the things that I wanted to draw the audience's attention to, is that maybe in the letter, we should talk about the fact that in reality, with the CDD per month and the BCA per year, we're talking less than \$250 a month in fees. I don't know of any community in this area that is charging less than \$250 and getting the kind amenities that we have.

Mr. Showe: Well, I think it's always look at what you get. You guys have 24-hour security guards. Most of our communities don't have that. You guys have a really nice recreation facility. So, all these things are what they're paying for. It's not always an apples-to-apples comparison when people just look for the bottom line. I think it's a matter of what it is and what the services that are provided are.

Resident (Not Identified): Can I ask a question since we haven't seen the letter? In the letter are you including what you just said, the amenities that we receive at Baytree?

Mr. Mills: Yes.

Resident (Not Identified): That's the number one question people ask me about the CDD. What do they do?

Mr. Showe: Obviously we've seen some additional contract increases, which is explained in here. We're suffering the same things that you guys are with all of our vendors. Additionally, the Board decided this year to go from \$100 to \$130 in your Roadway Fund to start funding those costs in the future.

Mr. Mills: Yes.

Mr. Showe: So that's almost all of the increase. A vast majority of it is dedicated just to future roadway improvements.

Ms. Hill: Could you say, "*Due to the increase in the price of oil,*" so that they get it?

Mr. Showe: We said, "*Inflation increase in contract costs.*" We can work that any way that you want.

Mr. Mills: I think we should include what's leading to the inflation. The majority of it is due to the oil prices.

Mr. Showe: Absolutely.

Mr. Mills: That's number one.

Mr. Showe: Oil and chemicals.

Mr. Mills: Right. Then you have transportation costs, which have gone up. I heard a trucker say that his fuel bill has increased from \$800 a week to over \$2,000.

Mr. Showe: Yup.

Ms. Hill: While we understand what you're referring to, not everybody makes the connection.

Mr. Mills: Right.

Mr. Showe: Sure.

Ms. Hill: Lets be specific.

Mr. Showe: What I can do for the Board is make some adjustments to it. Then I'll send you out the Word version and you guys can make whatever changes to it that you want in that document.

Ms. Hill: Okay.

Mr. Mills: I'd like if the letter could be a little softer in basically saying, "*The Board has been left no option.*"

Mr. Showe: Absolutely.

Ms. Hill: Yes.

Mr. Mills: We have to make these improvements, not that we want to do this, but we have no choice. It's just like running a household.

Ms. Hill: Yeah, and the main thing is that if you don't, we're going to have to pay for it later. Then we're going to have a really big bill and it's actually going to cost us more.

Mr. Mills: Yes.

Mr. Showe: Or you're not going to be able to provide the services that you're providing now.

Mr. Mills: That's exactly right.

Mr. Showe: That's always the balance with CDDs. You can pave all of the roads in gold if you want or not pave them at all. You guys have that level of discretion. It's very important to know that it's a balance on what you want the residents to pay versus the services you provide.

Mr. Mills: Another thing, if you've done a lot of phone calls, which we didn't the last time, you may want to say, "*Well, what would you like to have cut?*"

Mr. Showe: I think the way that you guys do this letter, it explains it to them in a very well thought out way. Some of our Districts don't do this type of letter. So, I think that cuts down on all of the phone calls. Obviously, we always invite folks to attend the meeting. They're

certainly welcome to speak to you guys directly. If they send in an email or a letter, we always provide that to you guys too so you're aware of what the residents are concerned about.

Mr. Mills: Okay.

Ms. Hill: Okay.

Mr. Mills: Alright.

Mr. Showe: So, if there are no other questions on that, that was the main purpose of the meeting today. I wanted you guys to see some of this information before we coordinate the process of getting those mailed out.

Mr. Mills: I know the formality is usually to wait until we have a public comment period, but based on this issue, is there anybody in the audience that would like to comment on the budget?

Ms. Wagner: From what I sent out, I'm just going to state that the Board continues to prepare the budget and make our decisions or something to that effect. I'll give them the exact amount.

Ms. Hill: Say that it has something to do with inflation.

Ms. Wagner: Yeah. I'll mention that. I think I mentioned that the last time too. I just want to keep putting it out there. I will say that the Isles of Baytree is experiencing huge increases in their costs.

Mr. Mills: Yeah.

Ms. Hill: That's what we are experiencing too.

Ms. Witcher: Even our lawn costs have gone up. Mine went up \$30 a month.

Ms. Hill: Mine went up too.

Mr. Showe: If you remember, to retain the level of security guards that we have, there was a pretty substantial increase in those costs as well.

Mr. Mills: We've had any issues with that and maybe we can explain all of that.

Mr. Showe: Absolutely. I think that's actually in there. I put contract increased costs including security, landscaping and lake maintenance.

Mr. Mills: Also, chemical costs, whether that is fertilizer, chlorine, all of that.

Ms. Hill: Yeah, that's what I was saying. The oil increase ends up affecting the fertilizer cost and all of that. When you talk to people they say, "Really?"

Ms. Witcher: There are so many products from the petroleum that they don't really understand that.

Mr. Mills: No. Are there any other comments on the budget? If not, we're going to move along.

SIXTH ORDER OF BUSINESS

CDD Action Items/Staff Reports

A. CDD Action Items

Mr. Showe: We've presented a couple of items here. We're still looking at the pool area for improvements. Andy went out and got some quotes. Are there any updates on the playground?

Mr. Bosseler: We got good news.

Mr. Showe: Oh.

Mr. Bosseler: They said that they are going to reach out to me soon to schedule the project.

Mr. Mills: We heard that in February.

Mr. Showe: Perfect. As soon as they give you a schedule, let us know because we'll have to get Tropic Care out there to remove some trees.

Mr. Bosseler: I'll get with them.

Resident (Maureen Ksiez, Balmoral Way): Before you go, are you going to do any type of Reserve Study or something like that? I'd like to put it in the next newsletter so that people can see it.

Mr. Mills: That's a good idea, Maureen. We can offer free ice cream and soda for the kids. Thank you.

Ms. Hill: That is a good idea. Maybe the BCA can do that.

Mr. Mills: Yeah. Maybe we can have a swimming party after it's over.

Mr. Showe: We provided you with two different quotes. We're still reaching out for some additional information on the first one. The first one is for basically scraping off the outside of the pool deck, cleaning it up and repainting it. There are two different options: \$31,000 and \$32,000 each. The other quote that we obtained for the Board's information is just to redo the inside of the pool for approximately \$38,000 plus some other options. I don't think you need to do that yet, but I know it was a question about what that would cost, so we could program that in the future years. We're still looking at other options on the pool deck. Maybe just a good paint

job and seal it instead of chipping off the entire thing and redoing it. That could be an option. Andy is looking at options on that.

Ms. Witcher: What about the concrete that we are waiting on for the pad. He might have a suggestion.

Mr. Showe: We can certainly ask him.

Ms. Hill: On the second bid, there was a bid to install four new 300-watt equivalent Pentair Intellibrite LED lights on the top of the beam.

Mr. Showe: That's if you do the inside of the pool, the quartz on the pool. We typically recommend if you're going to empty the pool and have the whole thing redone, just put fresh lights in there.

Ms. Hill: Okay.

Mr. Showe: That's typically a recommendation. You don't have to. If you're going to go to all the trouble of emptying it and having it closed for a few weeks, you might as well put new lights in there. That's only if we do that.

Mr. Bosseler: Yeah, we're not going to do that.

Mr. Mills: We resurfaced that pool five years ago.

Mr. Showe: It's a little longer than that, but yeah, it's been about that time. We just wanted the cost, so we got Spies to provide us a cost on that.

Mr. Mills: In fact, there's a rumor going around in Turnberry that we were actually going to resurface the pool.

Mr. Bosseler: No. The pool does not need resurfacing. The lights in the pool are only a couple of years old.

Mr. Showe: Right.

Mr. Bosseler: Is there anybody in your organization that could help me go through both bids and see what we need to tighten up on?

Mr. Showe: Yeah. I think Andy can evaluate those with you.

Mr. Bosseler: Andy can do it?

Mr. Showe: Absolutely.

Mr. Bosseler: One bid has a five-year warranty and the other bid doesn't.

Mr. Showe: Both of those bids are not the same thing. One is for the inside of the pool and the other is for the pool deck, the deck itself. We're trying to maybe see if there are some less

expensive options for the pool deck. Because what they did at another facility is they basically chipped off the entire pool deck and then put a new surface on. There may be some options where we can just seal the cracks and then repaint it, which might be a little cheaper and more efficient.

Ms. Hill: Do they have anything to put on it?

Mr. Hatton: Maybe.

Mr. Mills: Andy, if we do the crack repair, we're going to want to make the crack larger.

Mr. Hatton: Yeah.

Mr. Mills: So, we can fill it in.

Mr. Bosseler: I know there are different companies that can match it.

Ms. Witcher: We can make a design out of it.

Mr. Showe: We're not ready at this point to make any recommendations. We're just giving you what we have.

Mr. Bosseler: I don't have a pool, but I asked a neighbor if he was satisfied with his pool. He said, *"Do you want to bid from my pool guy, because that's what they do for a living, but he wouldn't be able to do anything for a year."*

Mr. Mills: You might want to contact Mike Willis Construction. He's now into the pool business.

Ms. Hill: Oh, really?

Mr. Mills: Okay. Is that all?

Mr. Showe: Yeah. Other than that, everything else is pending and holding on the Action Items List unless Andy has the updates.

Mr. Hatton: Yeah. For the slider door at the guardhouse, I talked to Rick. He said he wasn't going to be here to bring it to you guys. A contractor gave us a proposal a couple of months ago for high impact doors for both doors. He said for the non-impact ones, it's going to be more. Because he buys so many high impact doors, it's cheaper than the actual doors.

Mr. Mills: The first proposal is cheaper than that.

Mr. Hatton: Yeah, the first one was \$7,000 from them.

Mr. Showe: For the same material?

Mr. Hatton: For the exact same doors.

Mr. Showe: But that was seven or eight months ago.

Ms. Witcher: And it's gone up to \$9,000?

Mr. Mills: Did you talk to Phil?

Mr. Hatton: Yeah.

Mr. Mills: Wow.

Ms. Witcher: That's a \$2,000 increase.

Mr. Showe: It would be our recommendation to go ahead and authorize it if the Board wants to.

Mr. Mills: Absolutely.

Mr. Showe: If the Board is amenable, they can authorize it and get it going.

Mr. Mills: The tape on that door looks ridiculous.

Mr. Showe: Andy and I had a discussion.

Mr. Mills: This pushes the issue to get the _____ doors replaced.

Mr. Showe: Correct.

Mr. Hatton: He cut himself walking in, so we taped it.

Mr. Mills: Do you have black tape?

Mr. Hatton: There's black tape under the blue tape.

Mr. Showe: For the Board's information, just to supplement back to the pool conversation, we resurfaced that in 2015. So, it has a lot of usable life left.

Mr. Mills: Our pool lasted almost 20 years.

B. Additional Staff Reports

i. Attorney

Mr. Mills: Do you have anything to give us, Mike?

Mr. Pawelczyk: No, not today.

Ms. Witcher: There's nothing with the legislature?

Mr. Pawelczyk: We have the report. The memo has been drafted. We'll circulate it before the next meeting. There's really nothing that's earth-shattering. Rick will be happy to know that the legislature did address or modify the tree statute a little bit.

Mr. Mills: Oh good.

Mr. Pawelczyk: But there's nothing that's going to really impact us. It was provided for clarification. There's nothing that affects HOAs. It only affects residential homeowners.

Mr. Mills: Okay.

Mr. Pawelczyk: That's really about it. So, we'll get that report and that memo before the next meeting. One of the things that's involved in the delay is the Governor hasn't signed a lot of the legislation, even though it is supposed to go into effect on July 1st. We are waiting to make sure that it was signed. Sometimes when they sign it, it becomes law, but for whatever reason he's waiting on signing off on these approved bills. I'm sure that it was for political reasons. As soon as that gets done, we'll circulate the memo.

Mr. Mills: Thank you. I hope you feel better.

Mr. Pawelczyk: It's getting there. The way that I like to explain it, it was a hassle. It was five or six days of just feeling sick, but not flu-like. I worked every day. I guess I was lucky in that regard. Maybe the two vaccines and the booster did work. Will see you next time.

Ms. Witcher: Feel better.

ii. District Manager
1. Field Manager's Report

Mr. Mills: Andy, you're up next.

Mr. Showe: Do you have anything else? I think, he went through his report already.

Mr. Hatton: I think we talked about it earlier.

Mr. Mills: Tell him about the urn because that was missing. We talked about that.

Mr. Hatton: The urn was missing upfront.

Mr. Mills: We thought somebody stole it.

Mr. Hatton: It wasn't there. Throughout Monday, it was there. We just put it back in place.

Mr. Mills: Very good.

Mr. Showe: Did the fountain get fixed?

Mr. Hatton: The fountains are fixed.

Ms. Witcher: Are they going to put the flowers in?

Mr. Mills: They only do the poinsettias. Fake flowers don't look good.

Ms. Witcher: I'm talking about the front of our development.

Mr. Showe: They are coming.

Mr. Mills: I'll talk about that.

Mr. Hatton: ACT was here. They had some issues with the gates during the storm. The power was out and they aren't working. The backup batteries were all dead. They replaced a

couple today that they had in the truck and they are going to get more and replace all of them. So, we won't have that issue if the power's out again. They can still work for a limited period of time until the batteries run out.

Mr. Showe: Operationally, when the power goes out, the gates are supposed to open. That's what the backup battery is for. But when the backup battery is not working...

Mr. Mills: Isn't there a built-in charger?

Mr. Showe: No.

Mr. Hatton: It's like a triple charger. It's exactly like these lights here. It's the lifetime of the battery.

Ms. Witcher: They were out for six hours.

Mr. Hatton: They are 6 volts.

Mr. Mills: Okay. Did we check the charger to make sure it's working?

Mr. Hatton: Yeah, the chargers do work.

Ms. Witcher: Because the electricity was coming and going the entire six hours.

Mr. Hatton: It wore the motor out.

Mr. Mills: Very good.

SEVENTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Showe: In your General Fund, we've got Checks 363 through 385 for \$74,720.54. In the Community Beautification Fund, we have Check 56 for \$3,000 and April payroll for \$923.50 for a total of \$78,644.04. Both Andy and I can answer any questions that you have on those invoices should you have any.

Mr. Bosseler: Jason, I had a question on the top of Page 2. The \$13,250 for the redesign of 65 signs, could you remind us of what that was?

Mr. Showe: That was for the handyman. He went through and painted all of the poles throughout the community. We scraped them all down and repainted all of the poles. That was the charge for all of that.

Ms. Witcher: Did they do the light poles too?

Mr. Mills: No.

Mr. Showe: We have proposals for the light poles, but at the last meeting, the Board didn't want to do the Florida, Power & Light (FPL) ones.

Mr. Mills: That's right.

Ms. Hill: When they do that, do they repaint the street name?

Mr. Showe: No. Andy has those. We're coordinating the installation right now. We just got those in this week from the sign company. So, we're coordinating that install.

Mr. Mills: That may sound like a lot of money to the people in the audience, but that guy really did a hell of a job.

Mr. Showe: I think there were a lot of poles.

Mr. Mills: He had to actually sand down with a generator and an electric buffer to get all of the old paint off because the person who painted before did not do the job correctly. Again, we were looking at trying to save money and it wound up costing us more. He grinded it all down and put a nice primer on it. I had him dig around the poles and put stones so that the weed eaters wouldn't knock off the paint.

Mr. Showe: He did 45 signs that he grinded down and then primed and repainted and 65 total signs with the rock around it to keep the poles from getting deteriorated. That's what the \$13,250 was for.

Mr. Mills: Yup.

Mr. Bosseler: Thank you.

Ms. Witcher: In the hot sun.

Mr. Mills: Yes, in the hot sun. It looks good.

Mr. Showe: Are there any other questions? If not, we need a motion to approve.

On MOTION by Ms. Hill seconded by Mr. Bosseler with all in favor the Check Register for April 1, 2022 to April 30, 2022 in the amount of \$78,644.04 was approved.

B. Balance Sheet and Income Statement

Mr. Showe: On the Balance Sheet and Income Statement, no action is required by the Board. You are performing better than your budget to actuals. You are at 99% collected on your assessments. So, we're in great shape.

Mr. Mills: Could you say that again?

Mr. Showe: You're performing better than budget to actuals by about \$13,000.

Mr. Mills: Really? Good. That could go towards the Christmas lights.

Ms. Witcher: How about putting it into reserves?

Mr. Mills: True.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Mills: Do you have anything, Richard?

Mr. Bosseler: No.

Mr. Mills: Jan?

Ms. Hill: No.

Mr. Mills: I do, as always. We found out that they have been spaying the weeds and the spray has contaminated all of the soil in the flower beds. So, they are now going to take out all of soil in all of the monuments. They are replacing it at their expense, not at ours. We do not have to pay for that.

Ms. Hill: Tropic Care is doing it?

Mr. Mills: Tropic Care is doing it.

Ms. Witcher: So instead of pulling the weeds, they were spraying them and contaminating the ground.

Mr. Mills: Yeah. I've had that very thing happen to me at home. I called Tony and said to him, "*I think I've found the problem.*" He said, "*What's that?*" I said, "*I've been using Roundup-365 and right where I spray, I planted some plants and they all died.*" So, that's exactly what's happened.

Mr. Showe: Obviously, you had that soil bed for about five, six, seven years before they refreshed it. So, every now and again, it's good to pull all of that out and refresh it.

Mr. Mills: The new flowers will be going in, I think, next month, at the beginning of July. Maureen, did you have a question?

Resident (Maureen Ksiez, Balmoral Way): You just answered it.

Mr. Mills: I need your help again. The dog poop has come back again. My suggestion is that we go ahead and have our camera guy place a camera in the tree somewhere and put a sign saying, "*You are under observation*" or something along those lines.

Ms. Witcher: Surveillance is good.

Mr. Mills: I asked Bob if there's anything in the BCA documents that we could fine the individual or individuals who are responsible for this and he's looking into that. Also, it is a

Florida State Law that you must pick up after your dog and the leash should be no longer than six feet from your body. So, maybe you can put that again, Maureen, in your newsletter.

Resident (Maureen Ksiez, Balmoral Way): Yup.

Mr. Mills: It's very disappointing that we have a resident that stoops that low to put dog waste behind a monument.

Ms. Hill: Well, there's more than one.

Resident (Maureen Ksiez, Balmoral Way): Which one?

Mr. Mills: Balmoral.

Ms. Witcher: She wasn't here when we were talking about that.

Resident (Maureen Ksiez, Balmoral Way): I saw them throwing the bag in the trees.

Mr. Mills: It's ridiculous. There was one on the park bench.

Ms. Witcher: Is there something that our lawyers can do to enforce it?

Mr. Showe: We can't enforce a State Statute. We can't even enforce the BCA's. If there was a fine from the BCA, they would have to enforce it.

Ms. Witcher: So, we could go to the Sheriff and say to him, "*We want to prosecute this person.*"

Mr. Showe: The Sheriff would have to come out and catch them in the act.

Ms. Witcher: It's on film.

Mr. Showe: Possibly.

Ms. Witcher: If we don't nip it in the bud, it's going to keep going.

Mr. Mills: Well, that's why I said that we will get a hold of the camera guy. It's going to cost some money. I don't know how much, but he said you could put a battery on it and leave it up there for maybe a week.

Mr. Showe: Yeah.

Mr. Mills: The other side of me says let's not post the sign and let them get caught.

Ms. Hill: I wouldn't tell them.

Ms. Witcher: We've warned them already.

Mr. Showe: I'll ask Mike what we need to do.

Mr. Pawelczyk: I'll talk to Jason offline.

Mr. Mills: Okay. Thanks, Mike. Do you know the big, tall palm trees that are behind the monuments? You don't even know they're there anymore. I'm going to take them down. There are seven on one side and six on the other.

Ms. Witcher: Why are you taking them down?

Mr. Mills: You can't see them. All you see are long big sticks.

Resident (Not Identified): Where are you talking about?

Mr. Mills: At the very entrance of Baytree. Behind the curved walls, there are six on one side and seven on the other. You didn't even know they were there.

Resident (Not Identified): Yes, I do. They're pretty.

Ms. Witcher: They add to the fullness of the area.

Mr. Mills: I was looking into getting a lower slow-growing palm instead of the ones that are there. I think it will look much better. It will make the entrance look much better.

Ms. Witcher: But it costs money to do that.

Mr. Mills: Of course, it costs money.

Ms. Witcher: But why are we going to spend that if we're trying to raise somebody's assessment?

Mr. Mills: It comes out of my budget, Carolyn.

Ms. Witcher: I know. It's still their money.

Mr. Mills: Anyway, moving along. Everything else is covered. Thank you.

NINTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We can take audience comments. We ask that you state your name and address and keep your comments to three minutes.

Resident (Bernard Bryan, Chatsworth Drive): I just have one question. We had a power outage a few days ago. Do you know what the root cause of that was? Because I didn't see a significant amount of wind.

Mr. Mills: A transformer blew.

Ms. Witcher: Was it the one on Wickham Road?

Mr. Mills: Yeah. Does anybody else have any comments?

Resident (Maureen Ksiez, Balmoral Way): Is the pavilion rental form on the CDD website accurate?

Mr. Showe: I believe so.

Resident (Maureen Ksiez, Balmoral Way): Because I remember there was some back-and-forth between the BCA and the CDD.

Mr. Showe: It's \$25. Ours was accurate.

Mr. Bosseler: Mel, did you say the next meeting is the 11th?

Mr. Showe: I'll let you know. The next workshop is July 12th.

Mr. Mills: Bob's meeting is the 11th.

Mr. Showe: The Board meeting is August 3rd.

Mr. Mills: Okay.

Mr. Showe: That will be the budget hearing. That's at Noon. We moved that one up a little.

Mr. Mills: Those of you who are going to run for office, your time is getting shorter to qualify. What was the date?

Mr. Showe: Noon on June 17th is the last time that you can qualify.

Resident (Jeremy Tippey, Balmoral Way): I think that some of the allure of our community are the trees.

Mr. Mills: There are the same kind of palms at the entrance of the avenues and they took them down because people couldn't actually see the palm itself. All they saw was the trunk. That's why they did that center.

Resident (Not Identified): Do we know how much that would cost or we haven't progressed that far yet?

Mr. Mills: Yes, we have. It's around \$10,000.

Resident (Not Identified): Is that to replace them?

Mr. Mills: No. That's just digging them out. They are native palms. I'm looking at the cabbage, which is a native palm of Florida. They are on Baytree Drive as you go out the back as you come off of Old Tramway. The palms on the left-hand side are native Cabbage palms. That's a slow growing palm. There are a few others that I'm looking at.

Resident (Not Identified): They're going to be different than the monuments.

Mr. Mills: Behind the monuments where the other one's are. The \$10,000 is to cut down those palms. It's expensive to have those palms trimmed because they have to bring in a bucket

truck. So, I figured we would maybe be able to cut some maintenance costs for that as well. They're also going to dig out the stumps. I think the price is very reasonable for 13 palms.

Mr. Hatton: The one on the entrance side, the far one, is getting really close to the top. We have to address that.

Mr. Mills: Yeah.

Resident (Not Identified): So its \$10,000 to remove and how much to replant?

Mr. Mills: I don't have a cost to replant yet because I haven't picked out the palms. I don't want to put in very elaborate palms like the Medjools that are in the center. They are expensive, about \$10,000 a piece, but a Cabbage palm probably cost around \$600 or \$700 a piece.

Resident (Not Identified): How many?

Mr. Mills: Probably six. Three on each side.

Resident (Not Identified): How big will those be?

Mr. Mills: Probably 10 feet.

Ms. Witcher: That's the maximum?

Mr. Mills: Yeah.

Mr. Witcher: How long does it take to get to 10 feet?

Mr. Mills: Oh my God. It will take 25 to 30 years.

Mr. Bosseler: Mel, I got one more thing.

Mr. Mills: Yes.

Mr. Bosseler: Going out the back gate on the north side, a resident from Suntree walks along there and trims all of the hedges. Then they leave them in a pile. We end up with 10 piles that just sit there. That's Suntree property, not ours, but we have to look at it.

Mr. Mills: Its county property.

Mr. Showe: It's probably county right-of-way (ROW). So that's probably the best place to make contact with. They shouldn't trim things and not take them.

Mr. Mills: We picked it up the last time.

Ms. Witcher: I think a homeowner is doing it.

Ms. Hill: Yeah, and they wait. It's a mess.

Mr. Showe: I can reach out to the county.

Mr. Bosseler: I watched the guy do it.

Mr. Mills: That roadway, when it goes to two lanes for us, is the end of our property. I always thought it went out to that development, but it doesn't. That belongs to the county. We maintain it.

Mr. Showe: If you look on the ground, you'll see where the pavement changes. That's the line. So, when it changes, outside is the county and inside is Baytree.

Ms. Witcher: So that one little patch...

Ms. Wagner: That's not Suntree. When you contact the county, you need to tell them to trim those. I understand why the homeowner is doing it. It's annoying.

Mr. Showe: The hedges are all on Suntree property. They're trimming them and moving them to the county ROW.

Ms. Wagner: Then Suntree needs to take care of it because that is a major problem.

Mr. Showe: Correct.

Ms. Wagner: I understand why that person is doing it.

Mr. Mills: It's going cause rats. We mow that property.

Mr. Showe: We do it as a convenience for the appearance of your entrance. Tropic Care will take a swipe or two on their mower just to clean it up.

Ms. Witcher: Maybe we can tell Suntree, "*We are mowing it for you. Do you think you can pick up the trash?*"

Mr. Showe: We could try. It depends on which way the pendulum is swinging with them that day.

Ms. Witcher: I know. They are going from Interlachen Road to the other development.

Mr. Showe: Yeah.

Ms. Witcher: They could go the 10 feet and pick up the trash.

Mr. Showe: We'll ask them.

Ms. Witcher: How about we tell the people that are trimming to just take it to the other side of the line there.

Mr. Showe: Yeah.

Mr. Mills: Are there any other comments, questions, concerns? Thank you all for coming.

TENTH ORDER OF BUSINESS

Adjournment

June 8, 2022

Baytree CDD

On MOTION by Ms. Hill seconded by Mr. Bosseler with all in favor the meeting was adjourned.



Secretary / Assistant Secretary



Chairman / Vice Chairman