

*Baytree Community  
Development District*

*Agenda*

*February 1, 2023*

# AGENDA

# *Baytree*

## *Community Development District*

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219 E. Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 – Fax: 407-839-1526

January 25, 2023

Board of Supervisors  
Baytree CDD

Dear Board Members:

The Board of Supervisors of the Baytree Community Development District will meet **Wednesday, February 1, 2023 at 1:30 p.m. at the Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Engineer's Report
3. Community Updates
  - A. Security
  - B. BCA
  - C. Isles of Baytree
4. Consent Agenda
  - A. Approval of Minutes of the December 7, 2022 Board of Supervisors Meeting
5. Agenda
  - A. Consideration of Sidewalk Repair Costs
6. CDD Action Items/Staff Reports
  - A. CDD Action Items
  - B. Additional Staff Reports
    - i. Attorney
    - ii. District Manager
      1. Field Manager's Report
        - (a) Discussion of Electrical costs
7. Treasurer's Report
  - A. Consideration of Check Register
  - B. Balance Sheet and Income Statement
8. Supervisor's Requests
9. Public Comment Period
10. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

*Jason M. Showe*

Jason M. Showe,  
District Manager

Cc: Michael Pawelczyk/Dennis Lyles, District Counsel

Peter Armans, District Engineer  
Darrin Mossing, GMS

# SECTION IV

# SECTION A

**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, **December 7, 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 Brown	Vice Chairman
Richard Bosseler	Assistant Secretary
Janice Hill	Assistant Secretary
April Simmons	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jeremy LeBrun	GMS
Michael Pawelczyk	District Counsel
Peter Armans <i>(via phone)</i>	District Engineer
William McLeod	DSI Security
Andy Hatton	Field Manager
Zach Young	Pot Hole Heroes
Andre	Pot Hole Heroes
Bob Eksten	BCA President
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. All Supervisors were present.

- **Discussion of Road Sealing Project *(Item 6A)***

Mr. Mills: I have asked that the sealing crew come today to answer any questions or comments that anyone may have. I'm going to ask Zach and Andre to be available for any questions or comments. So here's your opportunity.

Mr. Eksten: Improve the traffic situation, especially from Baytree Road. You had people calling the police because people felt intimidated. Where was the communication to say, "*Why don't you have traffic control people?*" People are getting run off of the road and you guys don't do anything. I don't understand this and the Clubhouse has never made us aware of what was going on, so the golfers came in and didn't know what was going on. There was incredibly poor communication.

Mr. Showe: I can assure you that we copied the golf course on every notification we sent out that included the schedule for the upcoming week, every single week.

Mr. Eksten: You copied them?

Mr. Showe: Absolutely.

Mr. Eksten: In an e-mail?

Mr. Showe: Yes, to the General Manager.

Ms. Hill: I'd like to add, we have residents in this community that are jackasses. Okay? I understand what you're talking about as far as trying to get around and trying to do stuff, but that's not the responsibility of the sealers. That's responsibility of your neighbor to be neighborly.

Mr. Eksten: It was the CDD who hired these people to do the job and somebody needed to be out there. Don't say it's the responsibility of the drivers. The drivers may have been acting like jackasses, but they were put in that position because nobody was controlling the traffic.

Mr. Mills: I'm going to interject here. The CDD Board basically voted not to have traffic control because it's \$1,800 a day. Now, if you want to spend your money for \$1,800 a day, next time we'll do that. I talked to the gentleman today. I said, "*If we were to black top this community today, what would it cost?*" He said that it would cost \$3 million. He was in the business. You might want to share if you thought this was inconvenient, share some of the experiences you had as a paving company.

Mr. Young: It's a horrible experience. That's all I can tell you. You're going to have to face it at some point, if you have to do it. I understand the inconvenience level and the challenges that are faced, but imagine that two \$800,000 milling machines, semi-trucks and 20 plus dump trucks are going to come in here. That's what you're going to deal with, with horns going on and off constantly beeping and trying to get around those people. What you're doing now is preventive maintenance and we will defer that expense off as far as we can push it off and that's a great thing to do. It really is. It was a smart decision for you guys to do that. It's really



worthwhile because I've experienced this in communities like Boca West. I don't remember the exact number, but it was a similar sized community. It took around a month-and-a-half. I think they had to redo a mile and a half of curving because the milling machines hit the curbs. Yes, the contractor may be responsible for damages from 80,000-pound semi-trucks and tractor-trailers backing onto your grass and into mailboxes, but you're still dealing with that inconvenience. You have a mile-long line of trucks that you need to navigate around, two-way traffic on a one-lane road, so you're going to experience that. There's no way around it. It's like when you put a new roof on your house. The point is dump trucks don't turn like they should when they're loaded because they're 70,000 pounds. They turn and guys are maneuvering around and taking out branches and hitting trees.

Mr. Bosseler: I wanted to commend you guys. I think it's great. I think the community looks wonderful. It has not looked this good in years. I think you did a great job. Yes, it was challenging for everyone, but maybe it's a learning thing. In the future one of our supervisors should act as the local person here every Monday to help you guys.

Mr. Young: I can speak to that. I think your support on this was fantastic. There wasn't an issue at any point that I think we felt like we were out there on our own.

Mr. Brown: I think one of the lessons learned, is that some of the stretches of the major roads that you did in one day may have been too much, especially with all the curbs. Do you have union or non-union workers?

Mr. Young: We have non-union workers.

Mr. Brown: Is it safe to say next time we do this, if I could find a dozen volunteers that we could act as...

Mr. Young: The issue with it is it's a licensed and regulated thing, so none of you can direct traffic, unless you want to take on a \$10 million or \$20 million liability. It's still illegal because you're not certified in a 40 plus hour class. So that's the challenge with it.

Ms. Hill: My question is we hired somebody to direct traffic, do we have to hire them for the entire community or can you just do it for those specific areas that are so challenging?

Mr. Young: The challenge is, when it comes to MOT maintenance of traffic on seal coding, you're closing an area for 24 hours. The cost is \$1,800 for an eight-hour shift for two flag people. So, you can do the math on how many shifts you need in a day for \$1,800 times a month-

and-a-half. That's our cost from our supplier because we're not insured to turn signs. We can't do that because that's not what we specialize in.

Mr. Brown: It takes you 40 hours to learn how to turn a sign?

Mr. Young: That's correct.

Ms. Hill: It's through OSHA.

Mr. Young: Yeah. We are certified to place cones, but unless you're certified, you're not even allowed to make a decision on how a cone is placed.

Mr. Mills: I want the discussion to be kept strictly for them to answer questions. We are going to have an agenda item on the discussion with the Board and I'm going to turn it over at that time, to Janice, to give her report. We all rode around in separate vehicles with those two before this meeting. So she has a report on that. If there are any other questions for them that they can answer, now is the time. If not, we're going to dismiss them.

Ms. Simmons: I do have a question. We could make Baytree Drive one way, right? I know on Old Tramway, you're going to have trouble, but I think over on Baytree Drive, if we did it one way coming in that way, out that way, that would alleviate it 50% of what we had. I think next time that's something to keep in mind.

Mr. Young: For sure.

Mr. Showe: Yeah. I think that was one of the things we all discussed as part of our review. In hindsight, there are definitely things we could have done differently, but this was the first time we've done this project. So we've lived and learn and go through the process.

Ms. Hill: One of the things that we did discuss, is because we have two exits, we could've completely closed off one and had everybody use the other and vice versa. We could've allowed them to get it done faster and more efficiently.

Mr. Mills: Well, that's what happened at the back gate. Unfortunately, they closed the one lane. We had a resident who went straight through the freshly laid sealer and totally ignored the crew. We'll discuss it when we get to that part.

Mr. Brown: You can't make this stuff up.

Ms. Hill: We could just put a detour sign up and say, *"This road is closed up ahead."*

Mr. Mills: They closed it at the turn around point.

Ms. Hill: No. I meant close it at Sandhurst Drive and say, *"You can't go past."*

Mr. Mills: They did. The road was totally closed.

Resident (Sandy Schoonmaker, Kingswood): This has nothing to do with you folks.

Mr. Mills: Can we hold it?

Resident (Sandy Schoonmaker, Kingswood): No, because it is about sand in the gutter.

Mr. Mills: Can we discuss that later, please?

Resident (Sandy Schoonmaker, Kingswood): We can.

Mr. Mills: Because they have to go to another meeting.

Resident (Sandy Schoonmaker, Kingswood): Okay. That's our problem, not theirs.

Mr. Young: We charge \$125 to \$200 per hour to clean up the sand. There's your answer.

Resident (Sandy Schoonmaker, Kingswood): I'm not asking you to do it. I want residents to do it. You don't need to clean up the sand.

Mr. Mills: I want to compliment you on doing a great job. Your staff was very courteous.

Ms. Hill: Yes.

Mr. Mills: They were very polite. Even all of the trauma that they went through, I don't know if the residents know this. His brother had a water bottle thrown at him. Then the following day, they were over in Kingswood and someone in Kingswood, proceeded to call them all kinds of fowl names. The following day, they were on Old Tramway Drive and a resident on Old Tramway Drive, called his brother an ugly MF from their house. This is the kind of stuff that they went through and yet they were as polite and as mannerly as anyone could expect them to be. I want you to know that and I apologize for our residents acting like fools because they shouldn't have done it in an upscale community like this. I'm very, very disappointed in their actions.

Mr. Young: I would add that a lot of residents were very complimentary. You guys have been great. We're not going to let one or two residents disrupt the whole thing. It's okay. We're here to help your community be as nice as we can to preserve the asphalt. We really appreciate the opportunity to be here. Thank you very much for choosing us. We appreciate it.

Mr. Mills: Well, again, great job. (*Applause*). Are there any comments that you'd like to make before you leave?

Mr. Young: No, I think, Jan went around and noted a few things. It should be good. Upon a general look at the road, we're pleased with the things that the sealer is doing. It's doing its job and everything looks really nice. So we are happy with it.

Mr. Mills: Thank you.

Mr. Young: Thank you all.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath of Office to Newly Elected Supervisors**

Mr. Showe: At the election that was held in November, April, Jan and Rick Brown were elected to serve new terms. So, we need to redo the Oaths of Office.

*Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. April Simmons, Ms. Janice Hill and Mr. Rick Brown.*

Mr. Showe: April is serving a new term. Behind your form, there's an information page. Fill out just your name, address and the e-mail address you'd like to use. Have you created a CDD address yet?

Ms. Simmons: I did.

Mr. Showe: Perfect. Just put that one down and we'll continue to use that. Behind that is your Form 1. You should have filled one of these out when you applied for the position with the Supervisor of Elections, but you may just want to check with them to make sure they have it on file. Otherwise, it's required within 30 days of today.

Mr. Pawelczyk: You filled that out when you qualified. So you should be fine for this year.

Mr. Showe: As a Supervisor, you are eligible to receive up to \$200 compensation per meeting. You can elect to choose or wave that. Most of the Board Members elected to receive it. If you choose to receive it, you need to fill out I-9 and W-4 Forms, for tax purposes. You can just fill those out and either email or fax them to me, however you want to give them to me. We'll get those processed so you can receive the compensation for the meeting. Then behind that is the most important thing, which is the Florida Commission on Ethics Guide to the Sunshine Law. This is a good reminder for all of the Board Members. As a Board Member, you are a public official, just like a City or County Commissioner and subject to government and the Sunshine. In general, you can't talk to any other Board Members about things that may generally come up before a vote of the CDD Board.

Mr. Pawelczyk: Outside.

Mr. Showe: Outside of the Board Meeting. That applies to every form of communication you can think of; e-mails, texts, phone calls. Social media is a big thing to watch for. If you have something that you think the entire Board should know about, you can send that to me and I'll

distribute it. You'll see emails that come from our office that have the whole Board on it, will have a note at the bottom that says, *"Please do not reply to all."* Because if you hit *"Reply to all,"* you could just inadvertently start conversations. Again, that applies to social media. It's always our recommendation that you stay away from social media in terms of anything CDD related. Also, you're not required to keep any records from these meetings. That's our job as the record keeper of the District, but if you do keep things from the meeting, it's always our recommendation to keep them in a separate file. You don't want your personal items intermingled with them. So, if there's a public records request, your personal files aren't intermingled. You've already set up a separate e-mail, so that's the best way to keep all of your CDD stuff separate from your personal items. Mike, is there anything else?

Mr. Pawelczyk: As to social media, you can't stay off of it. It's impossible. So, what I always tell my Board Members is, you can monitor it as much as you want. I have Board Members that monitor it because for some reason, people in the community will just complain about it instead of calling the District Manager, City Manager and Parks Director. So, you can monitor it. If you see something, you could send it to Jason or call Jason and say, *"You guys might want to take a look at this. I saw a resident complain on the god-awful Nextdoor app,"* which is probably the worst thing that's ever happened to local governments and HOAs. Jason mentioned the public record. It is important if you take notes on your agenda book, that's technically a public record.

Ms. Simmons: Okay.

Mr. Pawelczyk: If you don't want to keep them, you can send them to him. If I send you an email, you can be rest assured that I have it and I will eventually send it to Jason.

Mr. Showe: Yeah.

Mr. Pawelczyk: Because I don't want to keep it either. Even though we keep a lot of the documents, like the agreements, I maintain those in my office as well. Not because I have to, but because I want to be able to access them. When one of you calls and asks or Jason has a question, I just pull it up on my computer. But Jason's office keeps all of the records. What else?

Mr. Showe: Also, If you do send an email to a resident, copy me on it. That way we have it as well. We will just keep it, so there's duplication of that record.

Mr. Pawelczyk: I'm going to give you two bits of advice that I use all of the time. One is, you don't have to wait for the meeting to bring something up to Jason or Andy. Just call or email

them, whatever you want to do. The other thing is, don't put anything in writing unless you want the entire world to read it. In other words, if you have any issue that you find is sensitive and you want to talk to Jason or me about it, send me or Jason an email. We've got time to talk about something. Set an appointment and we'll talk about it. So there's no record of it. That usually happens if you're going to terminate the District Engineer, the manager or the attorney. If you want to talk about and you don't want to put in the record or if there's an issue with a particular resident or another Board Member, sometimes it's easier just to talk about that rather than creating a bad record. If there's an accident or a drowning, like we had in one of our Districts, don't write about it.

Mr. Showe: Yeah.

Mr. Pawelczyk: Let's talk about it, so we don't create a bad record that our defense attorneys have to explain that record away. Because sometimes, especially emails, people write stuff that they write too quickly. You're subject to the Ethics Law as well. The only thing I'll say is if it feels wrong, it is wrong. Most of the people in this community, residents and Board Members have a knowledge of government and local government and know how things work and watch the news and see how people get in trouble. Alright? Ethics would be doing business with one's agency. If your third cousin, second wife twice removed owns the landscape company, it's not a conflict. Okay? But you should say, "*You know what, I'd better ask the attorney about that.*" The reason you ask the attorney is because once I give you an opinion, you are absolved, even if I'm wrong. So, you want to ask me just to avoid those issues. It's very rare that those come up, but sometimes they do come up. Not so much here, but in Miami-Dade County because everybody still lives together. Here nobody lives near each other. I think that's really about it. There's also a thing called, "*The Appearance of Impropriety.*" Mel may have mentioned that they drove around separately with the contractor to look at stuff. Well, there's an appearance of impropriety if you drove around together. Okay? It doesn't mean it's a Sunshine Law violation, but it looks bad. The example I'll give of that is, the City of Cooper City, several years ago, all met at a bar and grille for dinner, two hours or three hours before a budget hearing to discuss whether they were going to raise the mileage. Was there a Sunshine Law violation? Nobody knows, but it sure looked like one, because you had a very important vote. You had five commissioners at dinner, hours before the meeting. So, there was an appearance of impropriety. You want to avoid that appearance as well because you don't want some person accusing you of

something, which people accuse people of stuff, even though they didn't do anything wrong. So, you want to avoid that appearance of impropriety. It doesn't mean your families can't have dinner, can't have breakfast, you just don't want to do it before the meeting or before a big meeting. You just have to be careful about that. Then when you're there, don't discuss it. If you're at an HOA or BCA meeting in this case and you feel like they're going to discuss something that's CDD business, just get up and walk out. Excuse yourself and say, "*I'm sorry, I'm going to walk out,*" and this can be brought up at a CDD meeting. If there are any questions, I'll give you my card. I'm always reachable. We can also talk after the meeting as well. Thank you.

Ms. Simmons: Okay. Great. Thank you.

Mr. Pawelczyk: That's it.

Mr. Mills: Thanks, Mike.

Mr. Pawelczyk: That's a refresher course for everybody.

**B. Election of Officers**

**C. Consideration of Resolution 2023-02 Electing Officers**

Mr. Showe: After every election, the Board is required to re-elect officers. Typically, Boards will select their own Chair and Vice Chair and the rest of the Board members fill in as Assistant Secretaries. Then we have some of our staff fill in some of those other positions. So once you guys determine who you would like to be your Chair and Vice Chair, then we can fill in the rest and you can approve the resolution as read. At this time, we'll open it up for any Board discussion on how you'd like to fill the Chair and Vice Chair positions.

Mr. Brown: I nominate Mr. Mel Mills for Chair.

Mr. Bosseler: I second the nomination.

Mr. Showe: Are there any other nominations? Right now Mr. Brown is the Vice Chair. Are there any other nominations for Vice Chair?

Mr. Mills: I nominate Mr. Brown.

Mr. Showe: Okay. Are there any other nominations for Vice Chair? I'll just read the resolution with the names and you can invoke the resolution as read. We have Mr. Mills as Chairman, Mr. Brown as Vice Chair, Mr. Jason Showe as Treasurer, Ms. Katie Costa as Assistant Treasurer, Mr. George Flint as Secretary and Ms. Simmons, Mr. Bosseler, Ms. Hill, and Mr. Showe as Assistant Secretaries. Is there a motion to approve that resolution as read?

On MOTION by Mr. Brown seconded by Mr. Mills with all in favor Resolution 2023-02 Electing Officers as stated was adopted.

**D. Discussion of Areas of Responsibility**

Mr. Showe: Typically every time we do one of these, we open it up for the Board to review their areas of responsibility, to see if you want to make any changes. Obviously, we have a new Board Member, so there may be some additional discussion at this time. Again, we'll open up for the Board if there are any changes you would like to make to those areas of responsibility.

Mr. Mills: Is everybody happy with what we currently have? Are you okay with handling streetlights?

Mr. Showe: Lakes and streetlights.

Ms. Simmons: I am okay with that.

Mr. Mills: Very good. Then I guess it remains the same.

Mr. Showe: Easy enough. We'll go ahead and make sure that the website is updated and then we'll get April all of the information we have on the lakes so she'll get up to speed on those items. With that, we can go to the Engineer's Report.

**SECOND ORDER OF BUSINESS**

**Engineer's Report**

Mr. Mills: You're on, Peter.

Mr. Armans: I would like to welcome the new Board Members. I hope you all had a nice Thanksgiving. Engineering wise, we have the final inspection on the roadway work scheduled for this week. Tomorrow actually. If there's anything specific that you want us to look at, if you know an area that needs special attention, please let us know. That would help us tremendously. Otherwise, we'll have an inspection done tomorrow and then we'll provide a report.

Mr. Mills: Do we want to have him review from an engineering perspective, our streets that have just been sealed?

Mr. Showe: That's what he is doing. That is what the inspection is for tomorrow. Obviously, we received the last invoice from them and before we pay that, we want him to review everything and make sure there's not anything else that he came up with that we haven't found yet.

Mr. Mills: Alright.

Ms. Hill: We did want him to look at Ashwell Court.



Mr. Showe: Yeah. I'll make sure to email that to him. There was an issue on Ashwell Court that we want you to look at, Peter, while you're out here. I'll send that to you.

Mr. Mills: That's in regards to the concrete.

Mr. Armans: Okay. Perfect.

Ms. Hill: It's deteriorating. We thought they would do something when they repaved, but since the sealant won't adhere to the concrete, something needs to be done.

Mr. Mills: Yeah.

**A. Shoreline Restoration Memo**

Mr. Showe: We also had him inspect the shoreline restoration work that was done before that was paid. That report is included. I think Peter said that he was satisfied with the work and everything looks good.

Mr. Armans: Yeah. We provided a report on that. One last thing is there were two areas that needed some roadway work. One area was related to a previous repair as well as a homeowner's driveway settling in relation to the curb, where the sidewalk was coming up because of the street. We provided an updated quote for doing survey work. I'm not sure if it was included in the agenda. I updated the quote a few weeks ago. I had an email request to make this update. It is to survey those areas to determine why water was pooling in those areas. Then we will figure out what repair is needed and how much it will cost.

Mr. Showe: We had an email on that. It was \$400 to do the topographical work for drainage in those areas. If the Board is amenable to that, we can just go ahead and have him get that done as well.

Mr. Mills: Yeah. Peter, with regard to 975 Chatsworth Drive, Andy and I were at that lake a month ago, two months ago, and it appeared to us that the lake was washing away on the west side. The reason for the concern is when we have a torrential downpour, that lake actually spills over into the pools of the property on that lake. I don't know if you walked that entire bank line, but you can actually see where the bank eroded into the bottom of the lake. There was mention of two things that we can do. Number one, we can dredge the lake to make it deeper or lower the, what do you call that, Andy?

Mr. Hatton: Weir or outlet.

Mr. Mills: The outlet. Lower the outlet. That has been a problem ever since I have lived here. I guess the residents are getting tired of the lake going into their pools.

Mr. Hatton: Sure.

Mr. Mills: I know that I would be.

Mr. Armans: Either of those options would require us to look at the overflow drainage. It could be multiple things. It could be that you don't have enough surge or it that the outlet is too small and not letting out the water fast enough. If we make it bigger, what happens downstream is it would create another issue. You would have to look at the drainage. I'm just thinking out loud. We would have to do a drainage model, basically, to model that area and figure it out. If you maybe work with someone that would remember the rain event that caused that flooding, it was modeled. Its normal that there is flooding. Because sometimes it's not normal that its flooding and it maybe because there's an outlet that's clogged. Either one of the two options mentioned is not a cheap one.

Mr. Mills: We had ECOR look at the outlet and it is not clogged as far as looking into the outlet. Whether under I-95 is clogged or not, we don't know that either.

Mr. Hatton: It's clear.

Mr. Mills: Okay.

Mr. Armans: It always had the same problem?

Mr. Mills: Yes, every time.

Mr. Armans: So we would have to look at the overall design to figure out what the issue is and the appropriate solution. Both of those options that you mentioned are feasible. Lowering the outlet may or may not be feasible. Dredging the lake is always doable. It's a wet lake anyway. It is not going to be cheaper.

Mr. Mills: My next question is, will St. Johns have to get involved if we dredge that lake? I'm sure that they will.

Mr. Armans: They will be. Also, if we change the grade of the outlet, they will get involved because that thoroughly changes the drainage pattern.

Mr. Mills: Okay.

Mr. Armans: It will require some permit modification.

Mr. Mills: Yeah. When you come out, will you take a good look at that?

Mr. Armans: Sure. Is there someone that I can coordinate with?

Mr. Mills: How about Andy?

Mr. Armans: Okay. Perfect. We can schedule something in January. Is that okay since we are not in the wet season?

Mr. Hatton: Yeah.

Mr. Mills: Oh yeah.

Mr. Armans: Okay. Then we will do it sometime in January and we'll try to coordinate early on.

Mr. Mills: Okay. Very good.

Mr. Brown: Jason, did we get a hold of him to do that quote for 8175?

Mr. Showe: Yes, we're still waiting on that.

Mr. Armans: Are you referring to the survey work?

Mr. Showe: No. The estimate for the drainage easement work at 8175 Belford.

Mr. Armans: Okay. I have not provided that yet?

Mr. Showe: No.

Mr. Armans: I'll look at my files because I remember getting a comparative. I haven't sent it out. I apologize.

Mr. Mills: No worries. Is there anything else from the Board for Peter? If not, thank you, Peter. Have a great Christmas.

Mr. Armans: Same to you guys. Happy New Year and Merry Christmas. Take care.

*Mr. Armans left the meeting.*

#### **FOURTH ORDER OF BUSINESS**

#### **Community Updates**

##### **A. Security**

Mr. Mills: Bill, you're up.

Mr. McLeod: Good afternoon. I would like to congratulate and welcome the new Board Members. Since we last met, we had seven management visits to the site to check on the officers. They have gone through their monthly training twice. The first one was to provide new skills. The second one was for cyber security. I brought out several uniforms and we identified one problem officer that is no longer here. We have now replaced them. So we are fully staffed at this moment and doing well.

Mr. Mills: I like your positive comments. I have a negative one.

Mr. McLeod: Okay.

Mr. Mills: I don't know who was on last night at 7:30 p.m., but they never got up out of their chair. They never looked up. They never waved at any car coming in.

Mr. McLeod: Okay. I will address that with Matt.

Mr. Mills: Matt is outstanding with that. When you come in that gate, he's up and waving at everybody and so does Ralph for the most part. But I don't know who was on last night.

Mr. McLeod: Matt tries to get everybody to do that. I don't know what was happening last night. I won't make any excuses.

Mr. Mills: You don't have to.

Mr. McLeod: My expectation is that they will get up and greet the residents.

Mr. Mills: Does any resident have questions for Bill?

Resident (Not Identified): No. Matt is always greeting us.

Mr. Mills: Thank you, Bill.

Resident (Not Identified): I think they did a great job around the sealing when things were up and down.

Mr. McLeod: He's really good. He has a lot of common sense. This work isn't hard. It's as hard as you make it and some guys just don't get that. Matt gets it. I love coming out here and getting positive comments about them.

Mr. Mills: Yeah.

Mr. McLeod: If I had two or more of them, I would be a happy man.

Mr. Mills: Yeah. If we could clone him for three more, we would be happy. Okay, Bill. Thank you and have a great holiday.

## **B. BCA**

Mr. Mills: Bob, you're up.

Mr. Eksten: First off, I would like to thank the CDD Board for getting the cooperation that we got for installing our sign at the front gate. (*Applause*). I know that we are still missing a few symbols. I know that Jason has been having multiple correspondence on that, so hopefully we will get those missing items. But I think it looks great and it will take care of the problem of not having enough space at the front gate to announce simultaneously things going on with your Board and our Board as well as social events. The road rage, I was going to talk about that. I will be bringing it up at our next BCA meeting, which is this coming Monday at 1:00 p.m. There

were some residents acting as “jackasses.” They were very inconsiderate. We were all inconvenienced, but some people tended to think that there were exceptions. As I said, our next meeting is next Monday. The 1:00 p.m. meeting is earlier. So, be here at 1:00 p.m. at the Clubhouse on Monday. We have another big event coming up this weekend, the Baytree holiday party, which should not be missed. There’s going to be a lot of fun, music, food, special guests and what not. The forecast looks good. I would hope that we get a good turnout. It should be a lot of fun. It is a way for the community to have a nice fun time together. I think we need that after the roads.

Mr. Mills: Santa Claus is going to be there?

Mr. Eksten: He is our surprised guest.

Mr. Mills: How about Rudolph?

Mr. Eksten: One last thing, bring a toy for Toys For Tots. We had a lot of success last year.

Mr. Mills: Unwrapped?

Ms. Hill: Yes.

Mr. Mills: Okay.

**C. Isles of Baytree**

Mr. Mills: I must inform you that Joanne has stepped down as President of the Isles of Baytree (IOB). Her presence is going to be missed. She lost her son.

Ms. Hill: He died?

Mr. Mills: Yes. She feels at this point in time that she needs time to recuperate. So, I don’t know if we’re going to have anyone representing IOB. I will email her and ask her to please ask her successor to come. She is welcome to come to our meetings. I just wanted to let you know that.

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of the Minutes of the October 5, 2022 Board of Supervisors Meeting**

Mr. Showe: You had some changes, Mel. You can give me those changes.

Mr. Mills: I’ll give them to you.

Mr. Showe: We can approve the minutes as amended.

Mr. Mills: Yeah.

On MOTION by Mr. Brown seconded by Ms. Hill with all in favor the Minutes of the October 5, 2022 Meeting were approved as amended.

**SIXTH ORDER OF BUSINESS**

**Agenda**

**A. Discussion of Road Sealing Project**

Mr. Mills: Now we're into the meat. Jan, I'm going to ask you to give your report as we did the ride around today.

Ms. Hill: Okay.

Mr. Mills: Not together.

Ms. Hill: No, not together. But I did have one, with one of the managers and with Jason. We rode up and down every street. We identified places where there was sealant that migrated into the gutter. Those are going to be fixed. Initially, I thought that there was some sealant in certain places and it turns out that was really dirt. You are talking about sand. It looks like some residents clean their gutter and power wash them, while others do not. You can really see the difference there. Basically, they did a good job, but there are some spatters on the sidewalk, which they will go back and re-work. Anywhere there is sealant, they are going to go back and probably sandblast. They do acknowledge that it will take a little bit of the surface away, but in their estimation, you will still see discoloration. When it takes an initial layoff, it's going to be much wider than the rest of the cars. One of the things that occurred to me, and we need to talk to the Board, but maybe we want to do a good cleaning at this time, since you talked about the sand. Jason said that we had it power washed some years ago. At least, we should get a bid to see what it would cost us to finish the job and clean up everything, so we all start fresh.

Mr. Brown: Power wash the gutters?

Ms. Hill: Yeah. The sealant company is going to address places where the sealant is still quite visible. Once they get that done, maybe we want to clean up all of the gutters throughout the community so we start fresh. I don't know how much that costs or how all of you feel about it. It's just a suggestion.

Mr. Mills: We had gotten a price some time ago and it was really expensive.

Mr. Bosseler: It was very expensive.

Mr. Mills: Maybe we can budget it for next year.

Ms. Hill: Okay.

Mr. Mills: Just put it in the budget for next year. I like your idea. The only problem that I think we're going to have, is we are going to have to face the fact that our sidewalks and our gutters are going to need to be sealed. Its either that or they are going to have to be replaced. Because if you look closely, you can see the stones where the cement has worn off. The more power washing we do, the more it's going to erode back. I will see if I can find that pamphlet on the different sealers and colors. I gave it to Carolyn. I'll see if I can get it again to give to you.

Ms. Hill: Okay.

Mr. Mills: Because there is one that looks exactly like concrete.

Ms. Hill: Okay.

Mr. Mills: So maybe we need to as a Board, think about doing that at some future meeting.

Ms. Hill: It didn't become apparent as I went through the community, who cleans their gutters and who doesn't. If we could encourage people when they are power washing their sidewalks, to take it to the front of their house, there's not much for the CDD to do.

Mr. Brown: What about the repairs to some of the lawns between the sidewalk and the street that got trampled?

Ms. Hill: He said that they would take care of it.

Mr. Showe: Yeah, we're going to have to look at that. We're trying to see if any of that is going to come back on its own, especially on Old Tramway Drive. So we will have the landscapers take a look at that.

Mr. Mills: I talked to Andy about the one on Old Tramway Drive and Mike is supposed to take care of that.

Ms. Hill: Okay. The other thing that I pointed out, but I don't know if any of you noticed, but where the speed humps are, there used to a triangle. They call it a...

Mr. Showe: Chevron.

Mr. Mills: Chevron.

Ms. Hill: It was faded. They didn't paint it, but they are going to. They are going to go back and do that. He ended up with a whole page of little things to come back and take care of.

Resident (Not Identified): Does that include the corner of Southpointe?

Ms. Hill: Yes. That was on my list.

Resident (Not Identified): Thank you.

Ms. Hill: Previous to that, I had gone through the entire community in my golf cart. It was easier to see on a golf cart than it was to see it in a car. So I had a list.

Mr. Mills: They are very amenable to repair or whatever they need to do to make it look right again.

Ms. Hill: Yeah.

Resident (Not Identified): They did Matt's mailbox.

Mr. Mills: Yeah.

Ms. Hill: Their attitude is that they will make it right.

Mr. Mills: The one partner that was with me, told me, *"We do not want to be the biggest. We want to be the best and that's why we thrive on quality. We can take on a lot more business but we don't want it because our quality will go downhill and we don't want that to happen,"* which was encouraging to hear.

Ms. Hill: Yes.

Mr. Mills: Does anybody have anything else?

Ms. Hill: I was impressed that they did not give me a push back. The things that I had on my list and I was pointing out, there was no push back. I thought that was very positive.

Mr. Mills: I have several things that I'd like to say. Number 1, I would like to echo Jackie. Everybody in this community received letters ahead of time and knew that there were going to be areas of concern and that we asked people to please have patience, which most people did. The assholes that didn't, make everybody else in this community look bad. What really bothers me as a resident of this community, living in the quality community that we have, we have these people who would think about only themselves and nobody else. I was always taught to be courteous. If I saw a car coming, I'd stop, back up and let them through. That's the way I was taught and I'm sure the majority of us in this room were taught that way. But that's not what was displayed. I am really concerned about, if this kind of attitude gets outside of this community, it's going to hurt every homeowner in here as far as the prices of houses. I know that's a vibe we've all used, but quite honestly, that's what's going to happen. On the positive side, I'd like to thank Jason and Andy for biting the bullet on a lot of, I'm going to say, poop that



you've dealt with. Jason, I don't know how you held your composure. I really don't. God bless you and God bless Andy.

Mr. Showe: Absolutely.

Mr. Mills: I also want to thank Maureen, Sue, April and the Board Members for putting up with all that you had to put up with, with the phone calls of people asking about where their garbage can was and what side of the street they should park on. It's almost to the point of being ridiculous. Anyway, I want to thank each and every one of you. Jackie even baked cookies and gave cookies to the crew. So. Jackie, thank you. I greatly appreciate it. I want you to know that this Board is very conservative in their approach of residents money. Yes, we could have hired traffic control people. You heard what it would've cost the community. At one point, I was at the point of saying, *"You know what? The next time, we will just have it re-blacktopped and let the people put up with that."* You heard what he said and it's going to be three times worse than what it is. However, at some point in time, it's going to have to be done. So, we need to be prepared for that.

Mr. Brown: Well, they all don't have to be done at the same time.

Ms. Hill: Yeah. That's the good thing.

Mr. Brown: That's why we rely on the engineer.

Mr. Mills: For all of those who were very patient, I thank you.

Ms. Hill: But when we get to point where we really have to re-pave it, we will go back to doing a section at a time and not disrupt the whole community.

Mr. Mills: Yeah. Is there any other discussion on road sealing? No? Okay, we're good.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Pawelczyk: I really don't have anything to report other than welcoming April to the Board. I'm glad you're here. That's about it.

Mr. Mills: Where are at with the drainage easement?

Mr. Brown: That's why I asked about the quote.

Mr. Pawelczyk: We are waiting on the quote.

Mr. Showe: We need a scope to know what that's going to cost to let the owner know what it's going to cost to see if he wants to proceed in that direction.

Mr. Mills: Got you.

Mr. Pawelczyk: He's been patient. But at the same time very reasonable on his request.

Mr. Mills: Alright.

Mr. Pawelczyk: I'm confident that he and his wife will come to the table once we get the information. We'll figure out the best way to handle this, which is the direction of the Board at this point. April, if you need a refresher, Jason will can give you a quick update on that after the meeting.

Mr. Showe: Yeah. She's been at the last two meetings.

**B. District Manager**

**i. Field Manager's Report r**

Mr. Hatton: As already stated, the signs are upfront. I'm assuming that they lit up last night. I wasn't here.

Mr. Mills: Hooray.

Mr. Hatton: On the 11<sup>th</sup>, the tall palms upfront will be taken down. I believe that's a Sunday. So it's this coming Sunday. The Southpointe fountain lights will be installed on the 22<sup>nd</sup>. If we miss that window, Florida, Power & Light (FPL) will come out in January.

Mr. Mills: If I may add to that with regard to FPL, they just don't respond. We had streetlights lying down and streetlights that are out. They just don't respond.

Ms. Hill: We also have streetlights that are on 24/7.

Mr. Mills: Yes.

Mr. Hatton: Those we can report and they will repair those. They were onsite today. They came into the community and I never saw them after that. I reported four lights out last evening. One was laying on the ground. Kingswood did not take any requests for over a month because of the hurricanes.

Mr. Mills: Tell the audience what you had to go through in order to get them to come out and disconnect the streetlights that were laying down.

Mr. Hatton: We had to call 911. It was FPL's idea to call 911 to get them out faster. So I did. They did come out to repair one by the guardhouse, but they weren't available after that. I even called 911 for Kingswood. They must've come outside. They haven't picked it up yet, as of this morning. They are onsite.

Ms. Simmons: As of when I left the house because it fell in my yard.

Mr. Mills: They're still there.

Ms. Simmons: I moved it from the grass onto the sidewalk.

Mr. Hatton: I saw that.

Ms. Simmons: The neighbor already put in an ornament because you can trip. There's a hole in there.

Mr. Hatton: Yeah. I think they are onsite today. So, I'm assuming they are going to look at that. The other poles went in fast, but they didn't put the actual light fixture on top. That could be a supply chain issue.

Ms. Simmons: I just didn't know if I would get in trouble for putting it on the sidewalk. I'm not blocking the sidewalk, but you can't mow.

Mr. Hatton: That's fine. They may have picked it up.

Ms. Simmons: No, it's still there.

Ms. Hill: Why is it falling down? Is it because of the storm or is it because of the weed wackers in there?

Mr. Hatton: I think the weed wackers damaged it. They are fiberglass.

Ms. Simmons: I plan on taking notes of everything.

Mr. Hatton: It's in my notes. Once things settle down, I will get with FPL and see if there's something that we can add to the bottom of those. That's on my list of stuff to do.

Ms. Simmons: I thought I saw on one of the polls that they use some type of tape or something that looks like a fiberglass tape or something?

Mr. Hatton: Probably.

Ms. Simmons: Do you recall the first monument in Kingswood, wasn't live when I came home last night. Everything else was on as soon as you turned that corner. When we were doing those monuments ourselves, there's a tripper back there. That one is always on.

Mr. Hatton: We have some ongoing issues upfront.

Ms. Simmons: Everything was live, but that Kingswood monument, someone has to get some power to it because it's always tripped.

Mr. Hatton: Yes.

Ms. Simmons: Yes. We found that Southpointe's monument has considerable electrical issues.

Mr. Hatton: That was on the list to be replaced on the 26<sup>th</sup>.

Mr. Showe: It needs a whole new panel. It needed to go through permitting and it's taken forever to get all of that through FP&L and then the electrician.

Ms. Hill: My husband is an electrical engineer. He noticed that the wreath wasn't coming on. So he went over to look at it and took pictures. He sent them to Rick and said, "*This is a real liability.*"

Mr. Mills: He's been working on that for months.

Mr. Hatton: Yeah. There are others out there. A lot of it is irrigation water, which makes it grow a lot faster. We are still working on some of those issues out front. We were able to use extension cords. We installed a new wire yesterday. They were here on Monday. I am waiting another day for them to come out and do the palm trees by the fountain.

Mr. Mills: Did they ever tell you what they found?

Mr. Hatton: They feel there is a broken wire somewhere in there. There is a hodge podge and taken apart. It started out with a 240-volt circuit and now it's down to 120 volts. There are wires there that don't mean anything anymore or some that should be something they aren't. There is going to be a lot of trouble shooting going on out there. They actually replaced the GFI's upfront earlier the summer and those are the ones that aren't working right now. That goes back to the broken wire somewhere in the ground. So there's a lot going on out there.

Ms. Hill: Yeah. My husband showed me where somebody had taken the wire and put it where it wasn't supposed to be.

Mr. Hatton: At Southpointe?

Ms. Hill: Yeah.

Mr. Hatton: Somebody has been meddling with that.

Ms. Hill: Oh yeah.

Mr. Hatton: That meter has then pulled out and turned upside down. Somebody has been playing there that shouldn't be.

Ms. Hill: I don't know who gets in it, but someone is messing with it.

Mr. Hatton: But that all could be taken care of. Also, a new GFI was installed at the Chatsworth monument this week. The irrigation was damaged behind the back of the community. That panel was reworked this week and is back online. Otherwise, we would still be waiting longer and longer for water. FPL was onsite today. ACT was out earlier this week to

repair the resident arm at the front gate. I put one gate arm on Monday. Its back onto the asphalt today.

Ms. Hill: That's a full-time job.

Mr. Hatton: Pretty much everything else has been touched on.

Mr. Brown: When somebody knocks off the back gate, do we have that on camera?

Mr. Hatton: We do and Matt is putting together an email right now. It was an Amazon truck.

Mr. Brown: Well, then I think we should send them a bill.

Mr. Showe: We do. If we can identify who it is, absolutely, we do that.

Mr. Brown: If it's a resident that does it.

Mr. Showe: Absolutely.

Mr. Mills: Andy, on behalf of the Board, I want to thank you for your continued support and your dedication to this community. You do a great job.

Mr. Hatton: I care.

Mr. Mills: Thank you.

Mr. Bosseler: If we can get him to move here, that would be better.

Mr. Mills: Well, him and Jason. Jason, do you have anything?

Mr. Showe: No.

Mr. Bosseler: I have a question. Andy, how are we doing on the pool deck bids? How many bids are we getting?

Mr. Hatton: I'm still waiting on the other two.

Mr. Bosseler: So we got one.

Mr. Hatton: Yeah. The original one. Spies can't do it. They are like a year-and-a-half out to even do it. I can get numbers from them just for comparison.

Mr. Bosseler: Yeah. Even if it's a year out, have them do it.

Resident (Not Identified): Are we really required to have three bids?

Mr. Bosseler: No.

Resident (Not Identified): And only one responds?

Mr. Showe: No.

Resident (Not Identified): So why are we screwing around? Why don't we just do it?

Mr. Showe: I think we want to at least know the original price. One, we have to check and see if it's still valid because it was a couple of months old at this point and two, we want to make sure we're at least in the ballpark. We need at least one more.

Mr. Hatton: It's a pretty good number.

Mr. Mills: Yeah, we should get several quotes.

Resident (Not Identified): For resurfacing?

Mr. Showe: For the deck, not the pool itself.

Mr. Hatton: I know that Spies does it right. Their proposal would be to install PVC drains throughout the wall because the slab doesn't go all the way to the fence anyway. The water would drain along that fence and get it off of the property. So it doesn't sit on the pool deck. I didn't ask them. That is what they want to do.

Mr. Mills: Okay. Alright. Is there anything else for Andy?

Ms. Simmons: I just have a question. Did you notice that somebody put a bird feeder out near the playground up in the tree and its attracting all kinds of critters?

Mr. Bosseler: I saw birds going in and out of there. I don't know how they fill it.

Mr. Mills: Do they have a ladder truck?

Mr. Hatton: I haven't seen it.

Mr. Mills: It's a regular bird feeder.

Mr. Hatton: I have seen people hanging stuff in trees.

Resident (Not Identified): It does attract a lot of other critters. The other day, there were probably five turkey vultures.

Mr. Mills: Maybe what we should do is have the DMs poll their communities, that community especially to see who put the bird feeder up and have them to take it down.

Mr. Brown: Just take it down.

Mr. Showe: I think the easier answer is to have Andy remove it and take it up to the guardhouse. We won't throw it away. We'll keep it in case somebody asks for it.

Mr. Brown: Don't keep it forever.

Mr. Showe: That's what we do with the 'For Sale' signs with the metal posts that go into the ground. If we find those, we do the same thing. People pay for those, so we don't want to just toss them right away. We stash them up at the guardhouse to see if anybody claims it.

Mr. Hatton: If it's too big, I can put it in the closet.

Mr. Brown: They are not allowed.

Mr. Showe: Correct. That's why we pull them.

Mr. Mills: Okay. Let's move along.

**EIGHTH ORDER OF BUSINESS**

**Treasurer's Report**

**A. Consideration of Check Register**

Mr. Showe: In your General Fund, we have Checks #454 through #497 in the amount of \$178,290.33, Check #17 from the Pavement Management Fund, Check #57 from the Community Beautification Fund and September and October payroll for a total amount of \$250,448.63. Andy and I can answer any questions on those invoices should you have any.

Mr. Brown: My pet peeve is with ACT. I don't know whether there is another company out there, but on August 12<sup>th</sup>, we paid \$317.86 to replace two screws valued at \$2.75 for the access to the tennis court. The rest was \$150 for labor and \$165 for travel.

Mr. Showe: They are all like that.

Mr. Brown: That's my pet peeve with this company.

Mr. Showe: We try not to use them unless it's necessary. That is one of those things that happened on a Tuesday, the day after Andy was here and we just couldn't get him back out.

Mr. Brown: Its crazy.

Mr. Hatton: Those circuit plates have to be insulated.

Mr. Brown: Its \$317.86 to replace two screws valued at \$2.75. That's ridiculous.

Mr. Hatton: I know.

Mr. Showe: I will say that part of that was for the transponders, but we will get reimbursed for that as those get replaced. Is there a motion to approve the Check Register?

On MOTION by Mr. Brown seconded by Ms. Hill with all in favor the Check Register for September 1, 2022 through October 31, 2022 in the amount of \$250,448.63 was approved.

**B. Balance Sheet and Income Statement**

Mr. Showe: Nothing is required by the Board. We are in good shape for the General Fund for the first month. If there are any questions, I can take those. Otherwise, we can go to Supervisor's Requests.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Mills: We'll start with April. April, do you have anything?

Ms. Simmons: No.

Mr. Mills: Welcome to the Board.

Ms. Simmons: Actually I do. I would like for Andy in January, when they look at the lakes, to go through the community and take notes on streetlights that are out.

Mr. Hatton: Yeah.

Ms. Simmons: I was hoping that there was a map with some streetlights.

Mr. Showe: We have a map of all the lakes. Those are all identified. I will send you a property map that shows you what is CDD property versus others. We don't have a map of the streetlights. There are two different kinds of streetlights. Some of them have numbers on them. Those are FPL poles. If it says, "*Baytree CDD*," those are poles that the CDD actually paid for and installed ourselves. That will be the identifier.

Mr. Mills: Didn't FPL repair theirs?

Mr. Showe: Some of them. Not all of them.

Mr. Mills: Oh really.

Resident (Not Identified): Some of those numbers aren't accurate any more. Once you're on the website, it will show you a map of the streetlights. You punch in the address and can click on it to see whether the number is right or not.

Mr. Mills: Okay.

Mr. Bosseler: Andy, would you set up a meeting with the cleaning company that cleans the bathrooms?

Mr. Hatton: Yes.

Mr. Bosseler: In January.

Mr. Hatton: I talked to them about the soap.

Mr. Bosseler: There are a few things that we have to talk to them about.

Mr. Hatton: For sure.

Mr. Mills: Alright. Jan?

Ms. Hill: In the new year, I would like to meet with Andy to get a bid for that QR code at the back gate.

Mr. Hatton: Okay.



Ms. Hill: Once we have bids, I'll bring it back to the next meeting.

Mr. Mills: Okay. Rick?

Mr. Brown: Only one thing. Thank you, Andy for your hard work and Jason regarding the holiday lights. We had another major electrical issue. The landscaping company cut the wires with their equipment, but Andy got it back running again. The front is all lit up now. We had some issues with the Sylvester Palms, but I think you are working on that.

Mr. Hatton: Correct.

Ms. Hill: It looks really nice. I want to thank the BCA for their contribution to the holiday lights, as usual. Next year, in the BCA budget, they were not able to provide us with \$4,000, but they did contribute \$3,500. So we need to find \$500.

Mr. Mills: I'll take \$500 out of my budget.

Mr. Brown: We have some lessons learned for next year regarding the holiday lights. Andy and I talked about that. I am going to be talking to George from Merry and Bright about some changes for next year, in order to enhance the main entrance, not so much after you go through the main entrance, but as you come in. I will bring that back to the Board.

Mr. Mills: Rick, I want to thank you on behalf of the Board for your hard work in getting that accomplished. I have a few things. I have a video of the culprit that is putting the dog poop bags on the ground. It is in my cell phone. Maureen, you may know this person. The companion has red hair and the dog is black. It is a small dog. The video actually shows the person grabbing the blue bag, putting the dog poop into the bag, sealing the bag up, walking over and dropping it.

Resident (Maureen Ksiez, Balmoral Way): She doesn't come back and get it. When I was walking, she dropped it by the bench.

Mr. Mills: No, this was behind the monument.

Mr. Brown: You can watch the video after the meeting.

Mr. Mills: Exactly. I'm very disappointed in the flowers as are the contractors. What happened was the flowers come out of South Florida and the hurricane damaged almost all of the flowers that were supposed to go in. They were supposed to be red with a white border to go around them. So, next year, I'm going to ask them to bite the bullet and put Poinsettias in the front. Only the front.

Ms. Hill: That's wonderful.

Mr. Mills: I want them to do red and white next year. That will really pop. But we won't do the rest of the development. They will probably do Geraniums. But just the front will have the pop. With the holiday lights and Poinsettias, it will be great.

Ms. Hill: Yes.

Mr. Mills: Jason?

Mr. Showe: Yes.

Mr. Mills: When we have some issues like the flowers or something like that, if I give it to you, can you put that on the website so residents know what's going on?

Mr. Showe: Just let me know if that's something you want to put on the website and we can keep a running list. I know when we have the back gate down, we put that on it.

Mr. Mills: Yeah.

Mr. Showe: Any Board Member can do that. If you say, "*Please post this to the website,*" we can certainly post it.

Mr. Mills: Andy, especially you. If you know that something is not right, let Jason know so he can put it on the website.

Mr. Hatton: Yeah.

Mr. Mills: That way, residents don't have to wait until the meeting to find out what's going on.

Resident (Not Identified): We can also put that on the monthly email, if it's something that's going to be going on for a while.

Mr. Mills: Yeah.

## **TENTH ORDER OF BUSINESS**

## **Public Comment Period**

Mr. Mills: Alright. Its open for public comment.

Resident (Sandy Schoonmaker, Kingswood): I just want to get back to my comment about the sand. I sent out to people a notice that they need to clean up their sand. What's happened is they put it out, it runs into the gutters and it is going to cause a drainage problem. It is not the sealer's problem and its not your problem. It's the homeowner's problem because they put it there.

Mr. Mills: You're right.

Resident (Sandy Schoonmaker, Kingswood): So I just want it to be on the record that I said that and you guys told me that its okay to put it in my newsletter, "*Clean up the sand in front of your house.*"

Mr. Mills: Please.

Mr. Showe: Absolutely.

Ms. Hill: When you are power washing your sidewalks, power wash the gutter.

Resident (Sandy Schoonmaker, Kingswood): I'll put that in. Did you get my email about the stuff inside of the drain?

Mr. Showe: Yeah. We sent it to the landscaper to have him take a look at it and pick it up. That's really not within their scope, but they'll take care of it.

Resident (Sandy Schoonmaker, Kingswood): That's fine. What is the proper procedure for this? We had a hurricane and drains in Kingswood got clogged again and residents are the ones that are going out and physically cleaning out the drains. They pile it up on the side of the drain and on Kingswood, right across the street from one another. I don't know who did that, but it was a lot. It sat there until last week. Someone on one side of the road finally put it in containers so Waste Management could pick it up. Who is responsible for cleaning out those drains after a hurricane and if we clean them out, who is going to pick up the leaves? If its not the landscaper, who is it?

Mr. Bosseler: Its supposed to be the landscaper.

Mr. Showe: Yeah.

Mr. Mills: There was a real problem this year after the hurricane, with the fact that we were doing road sealing and garbage trucks couldn't get in to pick up the stuff. There's another side of the story as well. FEMA pays the county to pick up the trash that is derived from a hurricane. FEMA apparently didn't get the funds to the county so the county delayed the trash company to pick up the debris.

Resident (Sandy Schoonmaker, Kingswood): Okay. That's part of why I didn't send Jason a note because I was hoping that FEMA would pick up the stuff that came out of our drains. FEMA will take the big stuff, but FEMA did take it because its loose. I remember a couple of years ago coming to these meetings and some lady was always here complaining about the drains being clogged.

Mr. Mills: It was Ms. Joanne Walton.

Resident (Sandy Schoonmaker, Kingswood): The other thing is, I don't know if FEMA is done.

Resident (Not Identified): Yeah, they are.

Resident (Sandy Schoonmaker, Kingswood): Nobody is picking up the big stuff. Homeowners had not called.

Resident (Not Identified): At this point, FEMA is done. If there's anything left that you want to pick up, you have to call Waste Management.

Mr. Brown: Waste Management has a contract with the county and every Tuesday, they are supposed to pick up landscaping debris as long as its in specific piles, whether it's in a container or on the ground. We sent out stuff from the ARC Committee saying, "*Make sure that your landscaping debris is a certain length*" and they are supposed to pick it up. So I don't understand why they have to wait for FEMA when their underlying contract says, "*If the homeowner puts their stuff out on the street for Tuesday, they are supposed to pick it up.*"

Resident (Not Identified): They wanted FEMA to pay for it.

Mr. Brown: Yes. Exactly. I understand.

Resident (Sandy Schoonmaker, Kingswood): If homeowners put stuff out as he just said, "*In reasonable piles.*" I trim bushes and I put out little piles and those guys pick every one of them up and I didn't have a problem.

Mr. Mills: Yeah.

Resident (Sandy Schoonmaker, Kingswood): But if it's too big, we have to call them.

Mr. Mills: Its usually 4 foot long, Sandy.

Resident (Sandy Schoonmaker, Kingswood): Yeah.

Mr. Mills: Anything over 4 feet, they won't pick it up.

Resident (Sandy Schoonmaker, Kingswood): Okay.

Mr. Mills: Another thing, Sandy and Maureen as well, please ask residents not to put yard waste in the gutters.

Resident (Sandy Schoonmaker, Kingswood): Oh yeah, that's happening too.

Mr. Mills: Put it in your yard, not in the gutters. Because that will wash right into the drains.

Resident (Jackie Curly, Kingswood Way): We have sand to stop it.

Mr. Mills: Thanks, Jackie.

Mr. Bosseler: Remind them to put it out on Monday.

Mr. Brown: Yeah, not Wednesday.

Resident (Sandy Schoonmaker, Kingswood): Sunday nights.

Mr. Bosseler: At the corner of Kingswood, on Wednesday, he has a new pile out there.

Mr. Brown: Take a picture of it.

Mr. Mills: Okay. Let's move along. Does anybody have any other comments?

Resident (Jeff Feel, Saddlewood): I have a question about streetlights. I know that we talked about them already. I noticed that many of our streetlights look like they are purple. I don't know if this has been discussed before, but I did some Googling on it and I realized that this is a widespread problem in Florida and even throughout North America. The phosphorescent coating on LEDs degrades over time with heat and it is what makes the light white become blue. I drove around last night and about a third of the lights are greyish intensities of purple, but what I did see was in the *Orlando News Report*, the Florida Department of Transportation said that the company that replaces these under warranty, charge the bulbs. So, I just thought I would ask if there's something that can be done. My cul-de-sac is also bathing the house in this kind of terrible glow.

Ms. Hill: That glow isn't very helpful. If you walk at night, it doesn't illuminate in a very big space.

Mr. Mills: I was also told that that is also near the lifespan of the bulb.

Resident (Jeff Feel, Saddlewood): I had a link to the *Orlando News Report* and I can forward it and someone can track down whether it can be replaced under the manufacturer's warranty.

Mr. Mills: It should be and they should handle it.

Resident (Jeff Feel, Saddlewood): For defective bulbs.

Mr. Brown: They will get right on it.

Mr. Mills: Next year.

Resident (Jeff Feel, Saddlewood): There were too many. I thought about it and then I drove along and saw some that were white, white, white, purple, white, purple.

Mr. Mills: I think April will take care of that.

Ms. Simmons: I am.

Mr. Mills: If not, we will pass it along. Is there anything else to be brought before the Board? I really appreciate your attendance. I wish all of you a Merry Christmas, Happy Hanukkah and whatever faith you believe in, may you have a blessed one.

Ms. Hill: I want to suggest to people that we give some kind of gift to the guards.

Mr. Mills: I did that last year and forgot. Thanks Jan. If you have it in your heart, would you please ask your neighbors to consider giving the guards some kind of a gift. My wife and I always give gift certificates to Publix to the guards. Matt is really appreciative. So if you could do that and pass it along. Bob, you may want to mention that at your meeting.

Resident (Not Identified): How many guards?

Mr. Mills: Four. We always give Matt more than the rest because he's a supervisor.

Ms. Hill: We do too.

Resident (Not Identified): Why do we have four guards for 24-hour shifts?

Mr. Showe: They get a day off.

Resident (Not Identified): Four guys can do that 24/7?

Mr. Mills: They are doing it.

Mr. Brown: And they don't mind it. When I wanted one of the guards to be let go, I was told that the remaining guards were fine with it because they liked the overtime. I said once the overtime gets to a point of where it's going to impact the budget, I got them, but right now, everybody's happy.

Ms. Hill: That's good.

Mr. Showe: Is there a motion to adjourn.

Mr. Mills: We need a motion to adjourn.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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

\_\_\_\_\_  
Chairman / Vice Chairman

# SECTION V

# SECTION A





**PROPOSAL**

**Submitted To:**

GMS  
Andy Hatton  
(352) 551-3229  
[ahatton@gmscfl.com](mailto:ahatton@gmscfl.com)

**Dated:**

January 13, 2023

**Project / Job Name:**

**Baytree Sidewalks**

**Description of work to be performed:**

**CLARIFICATIONS & EXCLUSIONS**

\* Prices are based on documents provided by GMS

**PROPOSAL**

Remove and Replace – 256 locations. Sawcut, remove, form and pour 5,632 SF. **\$ 50,688.00**

Grind sidewalks – 561 locations **\$ 31,305.00**

**Owner / GC To Supply:**

Grade +/- 1/10<sup>th</sup>

Survey: Bldg Corner's with Elevation, Site Layout

All Testing Required

All Permits Needed - *Note: Don Bo, Inc will provide at an additional cost.*

Access for equipment & concrete trucks

Soil Treatment

Locate and relocate all utility & sprinkler systems to accommodate concrete work

Maintenance of Traffic

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strike, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Worker's Compensation insurance.

Authorized Signature: Lewis Morin Date: January 13, 2023

Licensed • Insured  
Commercial • Residential



**Don Bo, Inc.**

concrete

contractor

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. ***Note: This proposal may be withdrawn by Don Bo, Inc. if not accepted within 30 days of the bid due date.***

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Licensed • Insured  
Commercial • Residential

2835 Kirby Circle NE • Unit #101 • Palm Bay, FL 32905 • (321) 768-2287 • Fax (321) 725-7669

# SECTION VII

# SECTION A

# Baytree Community Development District

## Summary of Check Register

November 1, 2022 to December 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	11/3/22	498 - 504	\$ 16,688.25
	11/8/22	505 - 506	\$ 510.63
	11/22/22	507	\$ 9,384.00
	12/1/22	508 - 516	\$ 44,236.71
	12/9/22	517 - 519	\$ 8,927.74
	12/14/22	520 - 530	\$ 32,357.34
	12/21/22	531 - 536	\$ 12,259.13
			\$ 124,363.80
Capital Projects Fund	12/9/22	125 - 126	\$ 36,357.00
			\$ 36,357.00
Pavement Management Fund	12/14/22	18	\$ 114,494.00
			\$ 114,494.00
Payroll	<u>November 2022</u>		
	Carolyn E. Witcher	50584	\$ 184.70
	Gilbert M. Mills Jr.	50585	\$ 184.70
	Janice Hill	50586	\$ 184.70
	Richard C. Bosseler	50587	\$ 184.70
	Richard L. Brown	50588	\$ 184.70
	<u>December 2022</u>		
	April Simmons	50589	\$ 184.70
	Gilbert M. Mills Jr.	50590	\$ 184.70
	Janice Hill	50591	\$ 184.70
	Richard C. Bosseler	50592	\$ 184.70
	Richard L. Brown	50593	\$ 184.70
			\$ 1,847.00

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/03/22	00047	10/19/22	35252	202210	320	53800	41100		REPLACE SWING GATE ACCESS CONTROL TECHNOLOGIES	*	9,815.00	9,815.00	000498
11/03/22	00243	10/17/22	WO-11464	202210	320	53800	46200		REPLACE SHOWER VALVES DIAL DURON SERVICE COMPANY	*	774.00	774.00	000499
11/03/22	00200	10/19/22	1803287	202210	320	53800	34500		SECURITY 10/13-10/19/22 DSI SECURITY SERVICES	*	3,966.48	3,966.48	000500
11/03/22	00039	10/19/22	430959	202210	320	53800	46200		QRTL Y PEST CONTROL SEPT22 ECOR INDUSTRIES	*	60.00	60.00	000501
11/03/22	00023	8/31/22	00049016	202211	310	51300	48000		NOT FLORIDA TODAY	*	242.53	242.53	000502
11/03/22	00053	7/29/22	2163-646	202207	320	53800	49000		SPEED LIMIT SIGN	*	713.64		
		9/06/22	2163-660	202209	320	53800	49000		SIGN HOLDER POST CAPS FASTSIGNS	*	1,065.55	1,779.19	000503
11/03/22	00225	10/25/22	0041659-	202211	320	53800	43300		96 GALLON TOTES NOV 22 WASTE MANAGEMENT CORPORATE SERVICES	*	51.05	51.05	000504
11/08/22	00099	10/03/22	85739	202210	310	51300	54000		SPECIAL DISTRICT FEE FY23 DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00	000505
11/08/22	00088	11/30/22	2617659-	202211	310	51300	49200		FIRE ASSESSMENT FY23 LISA CULLEN, TAX COLLECTOR	*	335.63	335.63	000506
11/22/22	00016	10/03/22	45592	202210	320	53800	47300		LANDSCAPE MAINT OCT 22	*	7,961.00		
		10/07/22	45649	202210	320	53800	47400		REPLACE IRRIGATION MIST	*	23.00		
		10/11/22	45697	202210	320	53800	47200		HURRICANE CLEAN UP TROPIC-CARE OF FLORIDA, INC.	*	1,400.00	9,384.00	000507

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/01/22	00047	11/01/22 S238784	202211 320-53800-41100	REPLACE BACK GATE	*	7,686.01	
				ACCESS CONTROL TECHNOLOGIES			7,686.01 000508
12/01/22	00019	11/01/22 12401	202210 320-53800-46200	INSTALL POOL MOTOR	*	4,730.00	
		11/01/22 6814	202211 320-53800-46200	POOL MAINTENANCE NOV 22	*	721.87	
				BEACH POOL SERVICE			5,451.87 000509
12/01/22	00004	10/31/22 177751	202210 310-51300-31500	GENERAL COUNSEL OCT 22	*	2,295.00	
				BILLING, COCHRAN, LYLES, MAURO&RAMSEY			2,295.00 000510
12/01/22	00193	11/01/22 15800338	202211 320-53800-46200	JANITORIAL SVCS NOV 22	*	431.00	
				COVERALL NORTH AMERICA, INC DBA			431.00 000511
12/01/22	00224	10/19/22 2188703	202209 310-51300-31100	GENERAL ENGINEER SEPT 22	*	2,660.00	
		11/14/22 2201837	202210 310-51300-31100	ENGINEER SVCS OCT 22	*	3,305.00	
				DEWBERRY ENGINEERS, INC			5,965.00 000512
12/01/22	00200	10/26/22 1803315	202210 320-53800-34500	SECURITY 10/20-10/26/22	*	3,966.48	
		11/02/22 1803388	202210 320-53800-34500	SECURITY 10/27-11/2/22	*	3,966.48	
		11/09/22 1803416	202211 320-53800-34500	SECURITY 11/3-11/9/22	*	3,966.48	
				DSI SECURITY SERVICES			11,899.44 000513
12/01/22	00039	11/04/22 432909	202211 320-53800-47000	AQUATIC WEED CNTRL NOV 22	*	2,930.00	
		11/07/22 432822	202211 320-53800-47000	MGMT NATURAL AREAS NOV 22	*	880.00	
				ECOR INDUSTRIES			3,810.00 000514
12/01/22	00021	11/01/22 449	202211 310-51300-34000	MANAGEMENT FEES NOV 22	*	3,689.50	
		11/01/22 449	202211 310-51300-35200	WEBSITE ADMIN NOV 22	*	100.00	
		11/01/22 449	202211 310-51300-35100	INFORMATION TECH NOV 22	*	150.00	
		11/01/22 449	202211 310-51300-51000	OFFICE SUPPLIES NOV 22	*	.72	

BAYT --BAYTREE-- MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/22	449		202211 310-51300-42000						POSTAGE NOV 22	*	13.80		
11/01/22	449		202211 310-51300-42500						COPIES NOV 22	*	108.15		
11/01/22	450		202211 320-53800-34000						FIELD MANAGEMENT NOV 22	*	2,585.17		
GOVERNMENTAL MANAGEMENT SERVICES												6,647.34	000515
12/01/22	00225	11/22/22	0046918-	202212	320-53800-43300				96 GALLON TOTES	*	51.05		
WASTE MANAGEMENT CORPORATE SERVICES												51.05	000516
12/09/22	00193	12/01/22	15800343	202212	320-53800-46200				CLEANING SVCS DEC 22	*	431.00		
COVERALL NORTH AMERICA, INC DBA												431.00	000517
12/09/22	00200	11/16/22	1803438	202211	320-53800-34500				SECURITY 11/10-11/16/22	*	3,435.26		
		11/23/22	1803457	202211	320-53800-34500				SECURITY 11/17-11/23/22	*	3,966.48		
DSI SECURITY SERVICES												7,401.74	000518
12/09/22	00074	11/08/22	393119	202211	320-53800-46200				INSTALLED CONTROL BOARD	*	1,095.00		
SPIES POOL, LLC.												1,095.00	000519
12/14/22	00104	12/07/22	2023BAYN	202212	310-51300-49210				NON-AD VAL ASSESS FY23	*	234.00		
BREVARD COUNTY PROPERTY APPRAISER												234.00	000520
12/14/22	00224	12/12/22	2214982	202211	310-51300-31100				GENERAL ENGINEERING NOV22	*	3,357.50		
DEWBERRY ENGINEERS, INC												3,357.50	000521
12/14/22	00243	11/23/22	WO-11706	202211	320-53800-41100				ADDED REFRIGERANT	*	312.00		
		12/01/22	WO-11728	202212	320-53800-41100				REPLACE FILTER DRIER	*	1,391.00		
DIAL DURON SERVICE COMPANY												1,703.00	000522
12/14/22	00200	11/30/22	1803476	202211	320-53800-34500				SECURITY 11/24-11/30/22	*	4,249.92		
DSI SECURITY SERVICES												4,249.92	000523
12/14/22	00039	12/02/22	434916	202212	320-53800-47000				AQUATIC WEED CONT DEC 22	*	2,930.00		
ECOR INDUSTRIES												2,930.00	000524



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/14/22	00008	12/06/22	7-967-50 202212 310-51300-42000 6 DELIVERIES 12/1/22		*	265.34	
				FEDEX			265.34 000525
12/14/22	00053	7/29/22	2163-645 202207 320-53800-49000 REFLECTIVE VINYL PVS SIGN		*	245.73	
				FASTSIGNS			245.73 000526
12/14/22	00021	12/01/22	451 202212 310-51300-34000 MANAGEMENT FEES DEC 22		*	3,689.50	
		12/01/22	451 202212 310-51300-35200 WEBSITE ADMIN DEC 22		*	100.00	
		12/01/22	451 202212 310-51300-35100 INFORMATION TECH DEC 22		*	150.00	
		12/01/22	451 202212 310-51300-51000 OFFICE SUPPLIES		*	18.01	
		12/01/22	451 202212 310-51300-42000 POSTAGE		*	9.69	
		12/01/22	451 202212 310-51300-42500 COPIES		*	30.00	
		12/01/22	452 202212 320-53800-34000 FIELD MANAGEMENT DEC 22		*	2,585.17	
		12/01/22	452 202212 320-53800-49100 GENERAL MAINT DEC 22		*	55.48	
				GOVERNMENTAL MANAGEMENT SERVICES			6,637.85 000527
12/14/22	00196	11/25/22	06127 202211 320-53800-41100 REPLACED FRONT GATE CAM		*	1,050.00	
				MODERN SECURITY SYSTEMS LLC			1,050.00 000528
12/14/22	00016	11/02/22	45723 202211 320-53800-47300 LANDSCAPE MAINT NOV 22		*	7,961.00	
		11/09/22	45793 202211 320-53800-47400 REPLACE SPRAY NOZZLES		*	53.00	
		11/11/22	45837 202211 320-53800-47200 PICK UP/DISPOSE OAK LIMB		*	550.00	
		11/11/22	45838 202211 320-53800-47200 CUT/CHOP/REMOVE PALM TREE		*	325.00	
		11/14/22	45843 202211 320-53800-47400 INSTALL IRRIGATION PUMP		*	1,850.00	
				TROPIC-CARE OF FLORIDA, INC.			10,739.00 000529
12/14/22	00082	10/24/22	6610 202210 320-53800-51500 2 SHADY COURT AWNINGS		*	945.00	
				VARSIY COURTS, INC.			945.00 000530

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/21/22	00019	12/01/22	12499	202211	320	53800	46200		SET POOL HEATERS 11/16	*	125.00		
		12/01/22	6964	202212	320	53800	46200		POOL MAINTENANCE DEC 22	*	721.87		
												846.87	000531
12/21/22	00245	12/01/22	311	202212	320	53800	47200		TREE REMOVAL	*	950.00		
												950.00	000532
12/21/22	00200	12/07/22	1803549	202212	320	53800	34500		SECURITY 12/1/22-12/7/22	*	3,966.48		
		12/14/22	1803567	202212	320	53800	34500		SECURITY 12/8/22-12/14/22	*	3,966.48		
												7,932.96	000533
12/21/22	00039	12/16/22	436664	202212	320	53800	47000		TRIPLOID GRASS CARP	*	660.00		
												660.00	000534
12/21/22	00123	12/12/22	W30412	202212	320	53800	47500		FRONT ENT SIGN POWER	*	1,820.00		
												1,820.00	000535
12/21/22	00008	12/13/22	7-974-65	202211	310	51300	42000		1 DELIVERY 12/12/22	*	49.30		
												49.30	000536
TOTAL FOR BANK F											124,363.80		
TOTAL FOR REGISTER											124,363.80		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/09/22	00024	11/01/22 11012022	202211 600-53800-61092	LAKE EROSION AMERICAN SHORELINE RESTORATION	*	34,100.00	34,100.00 000125
12/09/22	00023	12/06/22 B-16707	202212 600-53800-46100	INSTALLED SIGN DBA KENDAL SIGNS	*	2,257.00	2,257.00 000126
TOTAL FOR BANK B						36,357.00	
TOTAL FOR REGISTER						36,357.00	

BAYT --BAYTREE-- MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/14/22	00006	11/28/22 1419	202211 600-53800-46000	ROADWAY SEALING/STRIPING	*	114,494.00	
							114,494.00 000018
						TOTAL FOR BANK C	114,494.00
						TOTAL FOR REGISTER	114,494.00

BAYT --BAYTREE-- MBYINGTON

# SECTION B

***Baytree***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2022***



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5	<hr/>	<u>Pavement Management Fund</u>
6	<hr/>	<u>Community Beautification Fund</u>
7-8	<hr/>	<u>Month to Month</u>
9	<hr/>	<u>Assessment Receipt Schedule</u>

**Baytree**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2022**

	<i>General Fund</i>	<i>Capital Funds</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
<u>Cash:</u>			
Operating Fund	\$ 761,165	\$ -	\$ 761,165
Capital Reserves	\$ -	\$ 22,329	\$ 22,329
Pavement Management	\$ -	\$ 285,589	\$ 285,589
Community Beautification	\$ -	\$ 19,410	\$ 19,410
<u>Investments:</u>			
Custody	\$ 1,035	\$ -	\$ 1,035
Due from IOB	\$ 4,571	\$ -	\$ 4,571
<b>Total Assets</b>	<b>\$ 766,770</b>	<b>\$ 327,328</b>	<b>\$ 1,094,098</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 28,789	\$ -	\$ 28,789
<b>Total Liabilities</b>	<b>\$ 28,789</b>	<b>\$ -</b>	<b>\$ 28,789</b>
<b>Fund Balance:</b>			
Assigned for:			
Capital Reserves	\$ -	\$ 22,329	\$ 22,329
Pavement Management	\$ -	\$ 285,589	\$ 285,589
Community Beautification	\$ -	\$ 19,410	\$ 19,410
Unassigned	\$ 737,981	\$ -	\$ 737,981
<b>Total Fund Balances</b>	<b>\$ 737,981</b>	<b>\$ 327,328</b>	<b>\$ 1,065,309</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 766,770</b>	<b>\$ 327,328</b>	<b>\$ 1,094,098</b>



**Baytree**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$ 995,884	\$ 900,753	\$ 900,753	\$ -
Interest Income	\$ -	\$ -	\$ 4	\$ 4
IOB Cost Share Agreement	\$ 48,639	\$ 4,571	\$ 4,571	\$ -
Miscellaneous Income	\$ 9,250	\$ 2,313	\$ 1,387	\$ (926)
<b>Total Revenues</b>	<b>\$ 1,053,773</b>	<b>\$ 907,636</b>	<b>\$ 906,715</b>	<b>\$ (921)</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 11,000	\$ 3,000	\$ 3,000	\$ -
FICA Expense	\$ 842	\$ 230	\$ 230	\$ -
Engineering	\$ 36,050	\$ 9,013	\$ 8,948	\$ 65
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Attorney Fees	\$ 24,000	\$ 6,000	\$ 2,925	\$ 3,075
Annual Audit	\$ 3,265	\$ -	\$ -	\$ -
Management Fees	\$ 44,274	\$ 11,069	\$ 11,069	\$ 0
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Telephone	\$ 250	\$ 63	\$ -	\$ 63
Postage	\$ 2,000	\$ 500	\$ 1,258	\$ (758)
Insurance	\$ 31,100	\$ 31,100	\$ 28,686	\$ 2,414
Tax Collector Fee	\$ 19,918	\$ 18,015	\$ 18,015	\$ -
Printing & Binding	\$ 1,500	\$ 375	\$ 448	\$ (73)
Legal Advertising	\$ 5,000	\$ 1,250	\$ 243	\$ 1,007
Other Current Charges	\$ 3,000	\$ 750	\$ 119	\$ 631
Office Supplies	\$ 250	\$ 63	\$ 20	\$ 43
Property Taxes	\$ 350	\$ 350	\$ 336	\$ 14
Property Appraiser	\$ 250	\$ 250	\$ 234	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative</b>	<b>\$ 193,724</b>	<b>\$ 90,451</b>	<b>\$ 83,953</b>	<b>\$ 6,497</b>

**Baytree**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2022**

	Adopted Budget	Prorated Budget Thru 12/31/22	Actual Thru 12/31/22	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Security Contract	\$ 214,805	\$ 53,701	\$ 46,618	\$ 7,083
Gate Maintenance Contract	\$ 1,200	\$ 300	-	\$ 300
Maintenance - Gatehouse	\$ 9,500	\$ 9,500	\$ 21,507	\$ (12,007)
Telephone/Internet - Gatehouse/Pool	\$ 6,300	\$ 1,575	\$ 1,549	\$ 26
Transponders	\$ 5,000	\$ 1,250	-	\$ 1,250
Field Management Fees	\$ 31,022	\$ 7,756	\$ 7,756	\$ 0
Electric	\$ 54,075	\$ 13,519	\$ 12,912	\$ 607
Water & Sewer	\$ 13,915	\$ 3,479	\$ 3,235	\$ 244
Gas	\$ 7,150	\$ 1,788	\$ 1,630	\$ 158
Trash Removal	\$ 613	\$ 153	\$ 153	\$ (0)
Maintenance - Lakes	\$ 38,531	\$ 9,633	\$ 10,330	\$ (697)
Maintenance - Landscape Contract	\$ 98,398	\$ 24,599	\$ 15,922	\$ 8,677
Maintenance - Additional Landscape	\$ 15,000	\$ 6,725	\$ 6,725	-
Maintenance - Pool	\$ 19,944	\$ 16,243	\$ 16,243	-
Maintenance - Irrigation	\$ 9,214	\$ 2,303	\$ 1,926	\$ 377
Maintenance - Lighting	\$ 5,000	\$ 5,000	\$ 5,348	\$ (348)
Maintenance - Monuments	\$ 4,000	\$ 1,000	-	\$ 1,000
Maintenance - Fountain	\$ 700	\$ 175	\$ 175	-
Maintenance - Other Field (R&M General)	\$ 5,000	\$ 1,250	-	\$ 1,250
Maintenance - Recreation	\$ 1,500	\$ 375	\$ 945	\$ (570)
Holiday Landscape Lighting	\$ 16,092	\$ 9,678	\$ 9,678	-
Operating Supplies	\$ 750	\$ 188	-	\$ 188
Sidewalk/Curb Cleaning	\$ 15,000	\$ 3,750	-	\$ 3,750
Miscellaneous	\$ 1,000	\$ 250	\$ 55	\$ 195
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 573,708</b>	<b>\$ 174,189</b>	<b>\$ 162,707</b>	<b>\$ 11,481</b>
<b>Total Expenditures</b>	<b>\$ 767,431</b>	<b>\$ 264,639</b>	<b>\$ 246,661</b>	<b>\$ 17,979</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 286,342</b>		<b>\$ 660,055</b>	
<b><i>Other Financing Uses:</i></b>				
Transfer Out - Capital Projects - Paving - Baytree	\$ 97,981	-	-	-
Transfer Out - Capital Projects - Paving - IOB Funds	\$ 32,019	-	-	-
Transfer Out - Capital Projects - Reserves	\$ 64,041	\$ 32,021	\$ 32,021	-
Transfer Out - Community Beautification Fund	\$ 45,265	-	-	-
Transfer Out - Rebalance First Quarter Operating	\$ 47,036	-	-	-
<b>Total Other Financing Uses</b>	<b>\$ 286,342</b>	<b>\$ 32,021</b>	<b>\$ 32,021</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 0</b>		<b>\$ 628,034</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 109,947</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 737,981</b>	

**Baytree**  
**Community Development District**  
**Capital Projects Reserve**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2022**

	Adopted Budget	Prorated Budget Thru 12/31/22	Actual Thru 12/31/22	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Expenditures:</b>				
Lake Bank Restoration/Evaluation	\$ 30,000	\$ 30,000	\$ 34,100	\$ (4,100)
Sidewalk/Gutter Repair	\$ 10,000	\$ -	\$ -	\$ -
Drainage Maintenance	\$ 8,000	\$ -	\$ -	\$ -
Curb -Tree Trimming/Replacements	\$ 4,000	\$ -	\$ -	\$ -
Recreation Area Improvements	\$ 5,000	\$ -	\$ -	\$ -
Bank Fees	\$ 600	\$ 150	\$ 114	\$ 36
<b>Total Expenditures</b>	<b>\$ 57,600</b>	<b>\$ 30,150</b>	<b>\$ 34,214</b>	<b>\$ (4,064)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (57,600)</b>		<b>\$ (34,213)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In - Baytree	\$ 64,041	\$ 32,021	\$ 32,021	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 64,041</b>	<b>\$ 32,021</b>	<b>\$ 32,021</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,441</b>		<b>\$ (2,193)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 2,521</b>		<b>\$ 24,521</b>	
<b>Fund Balance - Ending</b>	<b>\$ 8,961</b>		<b>\$ 22,329</b>	

**Baytree**  
**Community Development District**  
**Pavement Management**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2022**

	Adopted Budget	Prorated Budget Thru 12/31/22	Actual Thru 12/31/22	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 7	\$ 7
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7</b>	<b>\$ 7</b>
<b>Expenditures:</b>				
Bank Fees	\$ 500	\$ 125	\$ 76	\$ 49
Roadway Paving	\$ -	\$ -	\$ 114,494	\$ (114,494)
<b>Total Expenditures</b>	<b>\$ 500</b>	<b>\$ 125</b>	<b>\$ 114,570</b>	<b>\$ (114,445)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (500)</b>		<b>\$ (114,563)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In - Baytree	\$ 97,981	\$ -	\$ -	\$ -
Transfer In - IOB	\$ 32,019	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 130,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 129,500</b>		<b>\$ (114,563)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 457,388</b>		<b>\$ 400,152</b>	
<b>Fund Balance - Ending</b>	<b>\$ 586,888</b>		<b>\$ 285,589</b>	

**Baytree**  
**Community Development District**  
**Community Beautification**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2022**

	Adopted Budget	Prorated Budget Thru 12/31/22	Actual Thru 12/31/22	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	-
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Expenditures:</b>				
Bank Fees	\$ 400	\$ 100	\$ 150	(50)
<b>Total Expenditures</b>	<b>\$ 400</b>	<b>\$ 100</b>	<b>\$ 150</b>	<b>(50)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (400)</b>		<b>\$ (150)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In - Baytree	\$ 45,265	\$ -	\$ -	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 45,265</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ 44,865</b>		<b>\$ (150)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 19,510</b>		<b>\$ 19,560</b>	
<b>Fund Balance - Ending</b>	<b>\$ 64,375</b>		<b>\$ 19,410</b>	

**Baytree**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Maintenance Assessments	\$ -	\$ 214,737	\$ 686,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,753
Interest Income	\$ 1	\$ 2	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
IOB Cost Share Agreement	\$ -	\$ -	\$ 4,571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,571
Miscellaneous Income	\$ 238	\$ 560	\$ 589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,387
<b>Total Revenues</b>	<b>\$ 239</b>	<b>\$ 215,298</b>	<b>\$ 691,178</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 906,715</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Engineering	\$ 3,305	\$ 3,358	\$ 2,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,948
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Attorney Fees	\$ 2,295	\$ 630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,925
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,690	\$ 3,690	\$ 3,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,069
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 920	\$ 63	\$ 275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,258
Insurance	\$ 28,686	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,686
Tax Collector Fee	\$ -	\$ 4,295	\$ 13,720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,015
Printing & Binding	\$ 309	\$ 108	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 448
Legal Advertising	\$ -	\$ 243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243
Other Current Charges	\$ 40	\$ 40	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119
Office Supplies	\$ 1	\$ 1	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20
Property Taxes	\$ -	\$ 336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 336
Property Appraiser	\$ -	\$ -	\$ 234	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative</b>	<b>\$ 48,247</b>	<b>\$ 14,089</b>	<b>\$ 21,618</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 83,953</b>

**Baytree**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
Security Contract	\$ 19,100	\$ 15,618	\$ 11,899	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,618
Gate Maintenance Contract	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance - Gatehouse	\$ 9,815	\$ 9,048	\$ 2,644	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,507
Telephone/Internet - Gatehouse/Pool	\$ 516	\$ 516	\$ 516	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,549
Transponders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management Fees	\$ 2,585	\$ 2,585	\$ 2,585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,756
Electric	\$ 4,108	\$ 4,346	\$ 4,457	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,912
Water & Sewer	\$ 1,232	\$ 918	\$ 1,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,235
Gas	\$ 28	\$ 542	\$ 1,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,630
Trash Removal	\$ 51	\$ 51	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Maintenance - Lakes	\$ 2,930	\$ 3,810	\$ 3,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,330
Maintenance - Landscape Contract	\$ 7,961	\$ 7,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,922
Maintenance - Additional Landscape	\$ 1,400	\$ 875	\$ 4,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,725
Maintenance - Pool	\$ 6,717	\$ 2,373	\$ 7,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,243
Maintenance - Irrigation	\$ 23	\$ 1,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,926
Maintenance - Lighting	\$ -	\$ -	\$ 5,348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,348
Maintenance - Monuments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance - Fountain	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Maintenance - Other Field (R&M General)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance - Recreation	\$ 945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945
Holiday Landscape Lighting	\$ 8,046	\$ -	\$ 1,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,678
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk/Curb Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 65,458</b>	<b>\$ 50,547</b>	<b>\$ 46,702</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 162,707</b>
<b>Total Expenditures</b>	<b>\$ 113,705</b>	<b>\$ 64,636</b>	<b>\$ 68,319</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 246,661</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (113,466)</b>	<b>\$ 150,662</b>	<b>\$ 622,858</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 660,055</b>
<b><i>Other Financing Sources/Uses:</i></b>													
Transfer Out - Capital Projects- Paving - Baytree	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Out - Capital Projects - Paving - IOB Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Out - Capital Projects - Reserves	\$ -	\$ -	\$ 32,021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,021
Transfer Out - Community Beautification Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Out - Rebalance First Quarter Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,021</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,021</b>
<b>Net Change in Fund Balance</b>	<b>\$ (113,466)</b>	<b>\$ 150,662</b>	<b>\$ 590,838</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 628,034</b>

**Baytree**  
**Community Development District**  
**Special Assessment Receipts**  
**Fiscal Year 2023**

Gross Assessments \$ 1,037,545.00 \$ 1,037,545.00  
 Net Assessments \$ 996,043.20 \$ 996,043.20

**ON ROLL ASSESSMENTS**

100.00% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>Total</i>
11/21/22	ACH	\$14,850.95	(\$754.30)	\$0.00	\$14,096.65	\$14,096.65	\$14,096.65
11/29/22	ACH	\$209,000.00	(\$8,360.00)	\$0.00	\$200,640.00	\$200,640.00	\$200,640.00
12/13/22	ACH	\$678,945.00	(\$27,157.80)	\$0.00	\$651,787.20	\$651,787.20	\$651,787.20
12/22/22	ACH	\$35,436.40	(\$1,207.36)	\$0.00	\$34,229.04	\$34,229.04	\$34,229.04
<b>TOTAL</b>		<b>\$ 938,232.35</b>	<b>\$ (37,479.46)</b>	<b>\$ -</b>	<b>\$ 900,752.89</b>	<b>\$ 900,752.89</b>	<b>\$ 900,752.89</b>

<b>90%</b>	Net Assessments Collected
<b>\$95,290.31</b>	Net Assessments Remaining