

*Baytree Community  
Development District*

*Agenda*

*April 5, 2023*

# AGENDA

# *Baytree*

## *Community Development District*

---

219 E. Livingston Street, Orlando, FL 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

March 29, 2023

Board of Supervisors  
Baytree Community

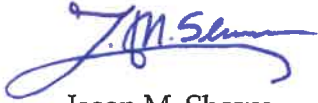
Dear Board Members:

The Board of Supervisors of the Baytree Community Development District will meet **Wednesday, April 5, 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 February 1, 2023 Board of Supervisors Meeting
5. Agenda
  - A. Discussion of Proposed Fiscal Year 2024 Budget
  - B. Discussion of Proposal for Electrical Upgrades
  - C. Discussion of Proposal for Pool Deck Resurfacing
  - D. Discussion of Additional Sheriff Patrols
6. CDD Action Items/Staff Reports
  - A. CDD Action Items
  - B. Additional Staff Reports
    - i. Attorney
    - ii. District Manager
      1. Field Manager's Report
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,

A handwritten signature in blue ink, appearing to read "J.M. Showe", with a stylized flourish at the end.

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, February 1, 2023 at 1:30 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum were:

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
Michael Pawelczyk	District Counsel
Peter Armans	District Engineer by phone
William McLeod	DSI Security
Andy Hatton	Field Manager
Jeremy LeBrun	GMS
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.

**SECOND ORDER OF BUSINESS**

**Engineer's Report**

Mr. Mills: Is Peter on the phone?

Mr. Showe: I don't believe he's on the phone yet.

Mr. Mills: Can we move along to security?

Mr. Showe: Absolutely.

**THIRD ORDER OF BUSINESS**

**Community Updates**

**A. Security**

Mr. Mills: Bill, do you want to give your report?

Mr. McLeod: Sure. Since the last visit, we had seven administrative visits on the site. The security officers have done two trainings. January's training was safety awareness, which included slope strips and poles. February's training, which was completed already, dealt with First Amendment monitors that might come on the property. Yesterday, we had an incident where a golfer was leaving the facility in their car and was in medical distress at the gate. The car stopped and Matt was able to call 911. He directed the traffic and we moved the car over to the officers parking area. From what I understood from Matt, the car was picked up last night. That's it for my report.

Mr. Mills: Okay. By the way, the officers are getting much, much better. Matt is doing a great job.

Ms. Hill: Oh yeah. We came in at 11:00 p.m. and somebody was jumping right up, checking things out. So, I appreciate that.

Mr. McLeod: I'm glad to hear that.

Mr. Mills: Good job.

- **Engineer's Report (Item 2)**

Mr. Showe: Are you on the call, Peter?

Mr. Armans: Yes, sir.

Mr. Mills: Would you like to go ahead and give your report?

Mr. Armans: Sure. I have a couple of items. The first one is we completed the survey work for the two sites that have drainage issues. We delivered the PDF and the CAD file to Jason for his records. We started working on designing the repair itself. We are looking at some drainage patterns to figure out where the water should be going. One thing that I wanted to bring to your attention, the best thing to do might be to have a catch basin draining to the next curb inlet at the intersection, but that is a little pricier to do. So, we're trying to avoid that at all costs, but we're looking at the overall grade. That may be the only way to do it to get the water not to pool in that corner. But we're still working on that. There is no final determination yet.

Mr. Mills: For clarity, that's 975 Chatsworth Drive, right?

Mr. Showe: No. There are two issues. There's one at Birchington Lane and another at Bradwick Way and Ashwell Court.

Mr. Mills: Oh. Okay. Alright.

Mr. Showe: Yeah. He's completed the task of doing the drawings and the design. So now he has to design the repair.

Ms. Hill: That's the one that's been ongoing.

Mr. Mills: Yeah.

Mr. Armans: The other item is we were forwarded a question about sealing the sidewalk concrete. I forwarded to Jason, a couple of things that we looked into. There's definitely a safety concern with using a material that would become more slip free when it rains. So, I reached out to a professor I know at Oklahoma State University that does research on concrete pretty much his entire life. He gave me material that he doesn't believe would be slippery that I forwarded to Jason; however, we have never used that material before. We don't know what it would act like, so if you want to use it, it could be applied in a pilot area that doesn't have a lot of traffic before its applied to the entire community. That's it for my report.

Mr. Mills: Do you have that material?

Mr. Showe: I handed it out to you. It came in the form of a YouTube link that explains it, which I will forward to the Board so you can see it.

Mr. Mills: Okay.

Mr. Showe: If the Board is inclined to move forward, it's not something that we have any experience with in terms of sealing sidewalks. I think I echo the same concerns as Peter. If you put something on top of the sidewalk, it could create more slippage, which could be a challenge, but if the Board wants, we can get a price to just do one panel or something somewhere.

Ms. Hill: Yeah. It would be worth it to check it out.

Mr. Showe: Just to try it out.

Ms. Hill: Don't you think?

Mr. Brown: I volunteer to do it at my house where they splattered sealer on the sidewalk.

Ms. Hill: Why not?

Mr. Armans: That's it for my report. I don't know if the Board has any questions.

Mr. Mills: Peter, was that a clear sealer or colored sealer?

Mr. Armans: A clear one. I'm not sure if they make that same sealer with color. I don't know.

Mr. Mills: Because the information that I provided to Carolyn before was a colored sealer that you can get in gray. It comes in different colors and said that it was not slippery.

Mr. Armans: There are a lot of products out there that say they are not slippery, but they are more slippery than not having a sealer. People use them around pools because they are worried about slipping around the pool. We have been doing construction for 40 plus years and never used concrete sealer on sidewalks.

Mr. Mills: Are there any questions for Peter from the Board?

Mr. Brown: I have one question regarding the annual reserves for the roadways. Do we have \$130,000?

Mr. Showe: Correct.

Mr. Brown: Someone mentioned to me that may be too low, given what's going on with everything else in the world. Is that something we want Peter to take a look at for next year?

Mr. Showe: If the Board is inclined to have him do that, now would be the right time, because in the March timeframe, we are having the budget workshop and providing you an initial budget. We can have him initially look at that.

Ms. Hill: The other thing is we are going to talk about replacing the sidewalks.

Mr. Showe: Yeah.

Ms. Hill: That's coming out of that same budget.

Mr. Showe: It could be.

Ms. Hill: We are depleting it. So, I think it would at least be worth looking at.

Mr. Mills: Peter, one of the men that did the sealing used to own a blacktop company. He told me to do this throughout the community would probably cost close to \$3 million.

Mr. Armans: I believe it, if you did a mill and resurface.

Mr. Mills: So, if you could give us some updated figures, when it comes budget time, we can include that in our budget.

Ms. Hill: We wouldn't be doing all of it at once.

Mr. Mills: Correct.

Mr. Showe: We need to know the expected life so we could divide that out. Again, it's up to the Board to determine if you want to do that once. Before the Board was doing pieces of it. So, you would do 20% per year.

Ms. Hill: Yes.

Mr. Showe: Or 20% every four or five years and just rotate through. There are lots of ways to do it.

Ms. Hill: We'll come up with some figures to put in the budget.

Mr. Mills: Okay.

Ms. Hill: That also reduces disruption to the community.

Mr. Showe: Correct.

Ms. Hill: Doing everything at once was very difficult.

Mr. Showe: It was a challenge.

Ms. Hill: The old numbers that I had; they were doing like you said...

Mr. Showe: 20% to 25% of the time.

Ms. Hill: Yeah. Of course, Baytree Drive and Old Tramway Drive will not last as long as Balmoral.

Mr. Showe: I can work with Peter on that.

Mr. Mills: Okay. Thank you, Peter.

Mr. Armans: Thank you.

*Mr. Armans left the meeting.*

## **B. BCA**

Mr. Mills: Jackie, do you have a BCA report?

Ms. Jackie Curly (Kingswood Way): I'm filling in for Bob who is on a cruise. First, I would like to introduce Ms. Roma Zimmerman. She is a brand-new Board Member. She replaced Mr. Mike Sherwin who had to resign due to health issues. She was voted in last month and her first meeting will be on February 9<sup>th</sup>. Welcome. Second of all, you have probably seen that we have had the sheriff off and on, on Baytree. That will continue for the many people that are speeding. I actually saw one come up on the sidewalk the other day when I went to the ARC Committee meeting. On Monday morning, they were here trying to catch people coming around the corner. Also, the newsletter will be coming out in March. If you have anything that the CDD wants in the newsletter, you can give it to Maureen by the 16<sup>th</sup>. Let her know that its coming so she saves room for your article. Once again, we're having a lot of problems with dog feces. Evidently, it's the same person because it's the same florescent pink bag. They were up and down Baytree Drive and one on Old Tramway Drive. So, they probably live on Baytree Drive and walk their dog to Old Tramway Drive and back. Either way, I decided today, when I went for my walk, because they were mowing and I know when they pick up a bag, it costs us \$75, I picked up the bags, all three of them. Every person that I saw, whether they had a dog or not, I

said something to them, *"This costs you \$75. So, if you see someone leaving poop behind, because it's disgusting, carry it back to your home."* Because if I can carry it five miles and bring it back to my trash, they can carry it back to their trash.

Ms. Hill: But that might be a good point to make in the newsletter.

Ms. Curly: We have put it in almost every single newsletter.

Mr. Mills: I covered that the last time and I was asked to take it out.

Ms. Hill: Oh, you were.

Ms. Curly: I was telling people it was \$75 a bag and they were paying for it. I don't know. I spoke to the folks in Balmoral and Southpointe and I think it's going better. I don't know what else we can do other than to get them on video and say, *"Hey."*

Mr. Brown: There are a couple of people who live outside of Baytree that walk their dogs.

Ms. Hill: Really? I didn't know that.

Mr. Brown: Yeah. The guy that had the big lab.

Ms. Curly: If I find out who it is, I will poop on their sidewalk. There's a Brevard County Law to pick up after your dog. It's really gross. Finally, just to let you know, the big thing for the BCA is there will be voting by residents in order for the association to pass the rental restriction of 18 months. So that will be on our agenda for February 9<sup>th</sup>. I think they will also be mailing it. Extra copies will be provided to the Voting Members (VMs). So, that we have the 309 votes that we need to pass it.

Ms. Simmons: Do the VMs vote for the residents?

Mr. Mills: The residents must vote. I think the meeting is on the 13<sup>th</sup>.

Ms. Curly: Sorry, I meant February 13<sup>th</sup>.

Mr. Mills: Jackie, you may also want to get a proxy to be included in case somebody doesn't want to come to the meeting or can't come to the meeting.

Ms. Curly: That's what they are doing. I think they can give proxies to the VMs. It is per resident not per property.

Resident (Not Identified): Do you have an idea when it is going to come out?

Ms. Maureen Ksiez (Balmoral Way): We're going to go around trying to collect the votes.

Mr. Mills: The VMs should be doing that.

Mr. Brown: We can't do anything until the Board does something on the 13<sup>th</sup>. Right?

Ms. Curly: They are going to vote on it on the 13<sup>th</sup>.

Ms. Hill: When is the vote actually?

Ms. Curly:: I think it opens up the day of our meeting.

Mr. Mills: I think the Board determines that.

Ms. Curly:: We just got the language from the attorney.

Ms. Hill: Okay. So, at your meeting, you're going to open the vote. How many days do they have to return their ballot?

Ms. Ksiez: I don't know. The attorney probably knows. He is giving us the ballots.

Ms. Hill: Yeah. Because, Maureen, that is important to be included in your newsletter.

Ms. Ksiez: Right. We have a little time. If the Board is meeting on the 13<sup>th</sup>, I have until the 16<sup>th</sup> to get it in there.

Ms. Hill: Do you have something online that they can use?

Ms. Ksiez: We can post a PDF.

Ms. Simmons: In Fairway, their big thing was this new App.

Ms. Ksiez: Oh yeah. People signed up for that.

Ms. Curly:: We'll figure it out.

Ms. Hill: If they can go to the website and vote...

Mr. Mills: I don't think you want to do that.

Ms. Curly:: We can't get a signature on the website.

Mr. Mills: Let's focus back on the CDD, because these are BCA issues. Thank you.

### **C. Isles of Baytree**

Mr. Mills: Joanne is back as President of the Isles of Baytree (IOB). She was supposed to come. I don't know why she didn't make it today.

## **FOURTH ORDER OF BUSINESS**

### **Consent Agenda**

#### **A. Approval of the Minutes of the December 7, 2022 Board of Supervisors Meeting**

Mr. Showe: We have made some adjustments. We received some small minor changes, which have been made.

Ms. Hill: I have one.

Mr. Mills: What do you have?

Ms. Hill: On Page 27, where it talks about the holiday lights, it was attributed to me. I'm pretty sure that's Mr. Rick Brown.

Mr. Showe: Got it.

Ms. Hill: It was no big deal.

On MOTION by Mr. Brown seconded by Mr. Bosseler with all in favor the Minutes of the December 7, 2022 Meeting were approved as amended.

## **FIFTH ORDER OF BUSINESS**

### **Agenda**

#### **A. Consideration of Sidewalk Repair Costs**

Mr. Mills: Jan, since this is your responsibility, we'll let you present it.

Ms. Hill: Okay. Jason was able to contact the sidewalk repair company, Don Bo. The proposal that we have, is for 256 locations where we need to remove and replace the sidewalk, which equals 5,632 square feet of concrete at a cost of \$50,688.

Mr. Showe: That comes up to \$9 per square foot.

Ms. Hill: Okay. In addition to that, we would be grinding down sidewalks at 561 different locations, which would be \$31,305. We only have one bid. These people are out of Palm Bay. Correct me if I'm wrong, Jason, but no one else responded to your request?

Mr. Showe: We typically just used Don Bo. They have been a provider out here for a long time at Baytree. They are very responsive. They give better pricing than other vendors.

Ms. Hill: Okay.

Mr. Showe: The pricing that they gave on a square foot basis and for the grinding, was less than what we've seen at other places. Obviously, it is a lot of money, more than the \$10,000 that was in the budget for sidewalk repairs. I think I let the Board know that it would be my recommendation to fund the \$10,000 from your capital repair and utilize the roadway funding for the rest of it. Andy did an exhaustive search and a report over the last couple of months to get to this point. We obviously were put back a little bit because we didn't want to have them coming in here doing the same work while the sealing guys were here. So, I think that we are at a point where, due to the health and safety concerns, we would like to move forward. Obviously, we will have District Counsel draft a front-end document that will go with it. Typically, we don't do that with Don Bo, but normally they are not this much. If any Board Member is interested, there is a 200-page report that Andy put together that details all of the different locations.

Ms. Hill: I would like to see that.

Mr. Showe: You got it.

Mr. Mills: I have a question, Jason.

Mr. Showe: Yes.

Mr. Mills: The owner of Advantage Concrete used to live in here. Did we send out a quote to him?

Mr. Hatton: I have gotten quotes from Advantage Concrete in the past and they are usually \$15 to \$25 more per square feet. Don Bo would do a soft cut, which is an extensive process. That's why it costs more.

Mr. Mills: It doesn't say in their proposal, but we might want to put it in the agreement about cutting the roots under the sidewalk that cause them to rise.

Mr. Showe: Yeah. They always do that for us. If it is a root, they will cut it.

Mr. Mills: Okay.

Mr. Showe: That's the only way that they can re-pour.

Ms. Hill: I did some research. In fact, in this month's invoices, we had a tree removed for \$950. If we're talking about replacing sidewalks in 256 locations, you have to believe that a good percentage of those trees, once you cut the roots, are going to die. So, we're going to be looking at, according to the internet, \$750 to \$1,500 per tree that you have to cut down and take away.

Mr. Mills: To my knowledge, the roots that we have cut, the trees haven't died.

Ms. Hill: No, they didn't die.

Mr. Hatton: It may harm the root, but not the tree.

Mr. Showe: So far, in the 15 years we have done this, we haven't had a tree die that we're aware of, specifically, due to cutting the roots.

Mr. Mills: No.

Mr. Hatton: A lot of those trees, Jan, have already been removed. The sidewalk was never fixed.

Ms. Hill: Oh, okay.

Mr. Hatton: That's what we started with. If the tree is large, we typically will send an email.

Ms. Hill: Okay. So, it's my understanding that \$10,000 would come out of the budget, but where is the rest of the money coming from?

Mr. Showe: It is my recommendation that we utilize the Roadway Fund as there is \$285,000 remaining. We still have one final payment to make on the road sealing after the punch list items.

Ms. Hill: I rode around again and there are still things that need to be done.

Mr. Showe: If you want to get me whatever items you have, we rode around with him today. They were actually here this morning.

Ms. Hill: I will.

Mr. Showe: Sidewalks accomplish a portion of the road right-a-way (ROW) maintenance. So, that is probably a safe source to use. Hopefully, with the sealing that we've done, it won't need so much maintenance on the roads before you are able to build those reserves back up.

Mr. Brown: Is this an all or nothing with the sidewalks?

Mr. Showe: We have not identified them, but they are painted. We have a report saying that these are challenges that we have in the community that could be potential safety concerns. So, I would say, "Yes."

Mr. Mills: I don't think we have a choice.

Mr. Brown: Are you going to take \$81,993 out of the Roadway Fund? My sense is the engineer is going to tell us next year that we need to increase the amount of money that's going into the reserve for that. You have to make the \$81,993 up?

Ms. Hill: That's what I was saying.

Mr. Brown: Then we have another project to run electric out to the main gate, which is probably going to cost \$35,000.

Mr. Showe: These are all things that we're hoping that we have some final numbers for as you go into next year's budget.

Resident (Sandy Schoonmaker, Berwick Way): On Kingswood Way, there is a stretch of sidewalk in front of someone's house that looks terrible, which Jackie can attest to. Is that included in this proposal? It has no problem as far as sinking, but we can't keep it clean, because it's down to the stone.

Mr. Showe: These are sidewalks that have safety trip hazards.

Resident (Sandy Schoonmaker, Berwick Way): Someday they are going to have to address it.

Mr. Hatton: Depending on how much of that aggregate is showing, if its more than a quarter, I wouldn't have it replaced.

Mr. Showe: What is the address, Sandy?

Ms. Sandy Schoonmaker (Berwick Way): It's on Kingswood Way.

Mr. Mills: Being a safety issue, I don't think that the Board has any alternative other than to fix the sidewalks. Because what we don't want to do is have someone fall and get hurt and then we get a liability bill.

Mr. Art Breitner (Kingswood Way): Are there two activities; remove or replace?

Mr. Mills: It says, "*Repair and Replace.*"

Mr. Showe: There are two things. There is a scope for grinding. If the sidewalk has a small lift, they can grind it down and get rid of the trip hazard. If they can't do that, they have to break the concrete, get it out and then re-pour it.

Mr. Breitner: Who determines which activity?

Mr. Showe: Andy did that for the most part in his report, but the vendor is also aware that when he gets out here, if he can't grind it, then he has to fix it.

Mr. Breitner: So, there's no duplication?

Mr. Showe: No.

Mr. Hatton: We have to be in ADA compliance.

Ms. Hill: If the vendor decides that it needs to be replaced rather than repaired, is he going back to you?

Mr. Showe: He'll typically reach out to us to let us know.

Ms. Hill: So, we're not just leaving that open.

Mr. Showe: I don't like the number, but I think it's a fair bid. They have always been creative with us and accommodating the price within their bid.

Mr. Mills: They have done some work for us for free when they were out here.

Mr. Showe: Yeah.

Mr. Mills: If there's no further discussion, I request a motion that we approve the \$81,993.

Mr. Showe: If you can, make that motion subject to District Counsel's inclusion of a document.

Mr. Pawelczyk: A motion to accept the proposal from Don Bo, Inc. in the amount of \$91,993 and authorization for District Counsel to prepare a Small Project Agreement to be executed by the Chairman.

On MOTION by Ms. Hill seconded by Mr. Brown with all in favor the proposal from Don Bo, Inc. to remove and replace 5,632 square feet of concrete in the amount of \$81,993 subject to District Counsel preparing a Small Project Agreement to be executed by the Chairman was approved.

Mr. Breitner: So, if I walk around the neighborhood, there is going to be some activity on the length of sidewalk?

Mr. Showe: Yeah.

Mr. Breitner: What if I walk around and I find something that is a safety problem and it's not marked?

Mr. Showe: Send me an email.

Mr. Hatton: I started marking the sidewalks in March and finished it up in June. Most of the paint is gone with the two hurricanes.

Mr. Breitner: We have a couple of sidewalks that are raised 4 to 5 inches.

Ms. Hill: There are some on Baytree Drive.

Mr. Pawelczyk: When do we expect them to get started on this?

Mr. Showe: We'll let them know. We want to get them queued up even before the document is ready. I don't think they're going to have an issue. As soon as I have a start date, I'll let you know. Even though this is a large contract for you guys, they do work all over. This is probably a smaller contract for them, so they fit us in as they can get time and staff.

Ms. Hill: I did note that their proposal says will get it permitted, but it will be an additional cost.

Mr. Showe: There will be no permits. That is just their standard language, so if a permit is required, we would have to pay for it.

Mr. Pawelczyk: It's in all of our agreements that if there is a permit, you would pay for the cost of the permit.

Mr. Showe: Right.

Mr. Mills: Our community is getting older and there is infrastructure that is going to need to be replaced and we have to address the issue. We don't have a choice. Any safety issues should be addressed ASAP.

- **Isles of Baytree** (*Item 3C*)

Mr. Mills: Joanne is here.

Ms. Hill: Welcome!

Mr. Mills: Joanne, do you have a report?

Resident (Joanne Wagner, IOB): I'm back on the Board because they didn't replace me. We are replacing the pool chairs, but it is taking a long time. We are also clearing some of the Pepper trees out of some of the preserves. We have no houses for sale. I gave a copy of the rentals to Jackie. It has died down. We did have one die. One owner tried to rent out his house on Airbnb and we put a stop to that. We have people coming in and out because rent is so high. It is \$2,700 for a 1,700 square foot house.

Mr. Mills: Wow!

Ms. Joanne Wagner (IOB): We had one house on Kingswood Way that was selling for \$500,000 to \$600,000. We are still waiting for the light pole to go back in. We still have the same speeders. But other than that, everything is going well.

Mr. Mills: We are glad to have you back.

Ms. Wagner: Thank you. I appreciate all of the well wishes.

Mr. Mills: You're welcome.

- **CDD Action Items**

Mr. Mills: Are there any CDD action items?

Mr. Showe: We didn't present one this month. I think the one we did for last month, covered everything and everything is going to be covered between that and Andy's report.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Mills: Mike, do you have anything?

Mr. Pawelczyk: No. Nothing new from me, but I have a quick report on the encroachment issue. First, I want to say Mr. Cody Ray is a good guy. We are trying to find something that he will execute. If the Board is okay, he is not willing to sign an Encroachment

Agreement, which typically has indemnification and whatnot in it. I told him, as we discussed at the last meeting, *"I have to record something because you are in our easement. I know it's not your fault as your builder built into the easement."* What I think he's okay signing is just a Notice of Encroachment that's in the public record. That protects the District, but it removes his legal argument that it's been like that for 20 years. The District has always been using the easement because pipes have been in there since the community was built. So, I think he's okay signing that, but I want him to sign off on this. It's just going to be a Notice of Encroachment. If the Board's okay with that, that's what we'll do because he won't sign an agreement. I understand why. He doesn't want to be responsible for something that he can't control.

Mr. Mills: Will the survey be included with it?

Mr. Pawelczyk: The survey will be attached to the recorded document. I think that's the best way to protect the District.

Mr. Mills: Yeah.

Mr. Pawelczyk: And put it into the public record. When he sells his house or mortgages his house, that encroachment is going to come up. Then they would come to the District and say, *"Remove it,"* and we'll say, *"No. That's up to your Title Company."* Jason and I have discussed it and if there's an issue, it will be in there. I think it's unlikely that the pipe that's in there, if we have to replace it, is going to be an issue. We don't know that unless we were to identify exactly where the pipe is. So, in all likelihood, it's right under the property, but we just don't know. I think it's safe to say that it's not under the encroachment. Because if it was under the encroachment, it would be on the edge of that easement, close to his home. We think we have at least 4 feet there. I don't think it's going to be an issue. If it ever is, we'll just have to deal with it at that time. It's kind of one of those things that we're stuck with. If that's one of the worst things that the builder did, that's not so bad. I know everybody has issues with what the builder did, but from a CDD standpoint, if that's the worst thing we've located in the last 15 years, that's not so bad. So, we'll go ahead and record that. The Board previously authorized us to move forward with some sort of document. We'll have Mel sign it, once it's done and bring it back to the Board for final ratification, if the Board is amenable. Are there any questions?

Mr. Mills: Okay. Thanks, Mike.

## **B. District Manager**

Mr. Showe: The only other item that I have under the District Manager, is we received a request, which I forwarded to Mr. Bosseler. There is a resident asking if the Tennis Pro can come back. Obviously, their agreement expired and I think the Board was not inclined for it continue at that time. It's really a Board decision. The resident can bring a tennis instructor in as their own private guest without having an agreement. Again, it's really up to the Board, but I just wanted to make you aware of it in case you had any questions.

Ms. Hill: You only had one?

Mr. Showe: Just one.

Ms. Curly (Kingswood Way): I know that Bob listened to me about sending something out to residents about starting something, but since he's been away, we really haven't done anything with that.

Mr. Showe: If it's a group of residents playing, that doesn't need an agreement at all.

Resident (Jackie Curly, Kingswood Way): I'm just letting you know.

Mr. Showe: Okay.

Ms. Simmons: That is why the Board decided not to because it was not a resident using the court. Is that right?

Mr. Showe: Yeah. Every agreement that we have is going to allow for outside folks to come in, since it is a public access property and that's the agreement we have. You can't limit an activity to just residents.

Mr. Pawelczyk: The issue has always been taking up court time.

Mr. Showe: Correct.

Mr. Pawelczyk: The previous agreements were always structured so the Board would try to make sure that those lessons were given not during the prime time.

Mr. Showe: Yeah.

Mr. Pawelczyk: Like when Bob and his group were out there. We don't want somebody doing lessons at that time because they always go out there. Not just because its Bob, but they should not be out there when residents are. So, lessons were structured during those times.

Mr. Showe: The agreement allows that person use of that court for designated times.

Mr. Pawelczyk: Correct.

Mr. Showe: Versus residents being fully able to bring their own coach out, use the courts in accordance with the rules and they have their own private agreement with that coach. That's

fine. You're allowed to have guests on the court as a resident. Again, I just wanted to make you aware. If there's no action from the Board, we can certainly move on.

Mr. Mills: Move on.

**C. Field Manager's Report**

**i. Discussion of Electrical Costs**

Mr. Hatton: We were trying to get some quotes to have the pool resurfaced. The first one is from TS.

Mr. Showe: The only one I gave them was the new one because they have seen the other ones before.

Mr. Hatton: The new one is from Orlando Pool Deck Resurfacing. There is about a \$16,000 difference in the two bids. I have a third guy giving me a quote.

Mr. Mills: So, do we want to hold until we get the other quote?

Mr. Hatton: Yeah. The first one from TS was for a textured pool deck, like you have at your house. The other quote is for a complete resurface of the deck. They apply a product similar to paint. Its brand new. We can revisit that once I get the third quote. He was here last week.

Mr. Bosseler: This bid came in at \$9,886, just under \$10,000.

Mr. Hatton: Yeah. The other one was \$25,800.

Mr. Mills: Is your recommendation that we wait until we get the next one?

Mr. Hatton: Yeah.

Mr. Mills: Okay.

Mr. Showe: We are just keeping you up to date.

Mr. Hatton: We talked at the workshop about cleaning the tennis courts. I just received an email from our maintenance team for a quote of \$1,747 for a low-pressure power wash.

Mr. Bosseler: In my opinion, it just needed sweeping. There is a lot of debris there from the mulch.

Mr. Hatton: They may have blown it off today. They did some of the power washing just inside of that front gate when they did the playground equipment and they kind of left a mess there. We got that cleaned, but there was a drainage problem with the tennis court towards the back corner.

Mr. Mills: That's where the water lays.

Mr. Hatton: Its sitting back there quite a bit.

Mr. Showe: It was a request from the same tennis folks. We also are getting a quote from Ken Horn who does a lot of the pressure washing just to see what a comparable quote would be.

Mr. Mills: Okay.

Mr. Showe: It may be time, depending on the quotes, to have our company come out to see what the full resurface is, if you want to add that going forward. Every four to five years, we end up resurfacing the entire court to give it a fresh look. You may not be at that point yet.

Mr. Hatton: Not quite. They have to deal with some stress cracks. We did get the new shade structures in today. So, hopefully I'll get them installed on Monday when I'm here. We have a lot going on. On Monday, Eau Gallie, the electrician is going to come out for the front electrical. Right now, everything is working out there.

Ms. Hill: I have a question. The Southpointe monument light is not working.

Mr. Hatton: Okay.

Ms. Hill: Is there a reason that Southpointe did not get geraniums like everybody else?

Mr. Hatton: Yes. We didn't have irrigation because there was no electric panel there. There were originally no moisture plants that take very little water.

Ms. Hill: Okay.

Mr. Hatton: Now that's all been repaired. Since the panel is there, the irrigation is up and running. When we switch out the new stuff, they will get regular irrigation.

Ms. Hill: Even the ones by Balmoral didn't have any flowers.

Mr. Hatton: They probably do now because they sprayed Miracle Grow.

Ms. Hill: Everybody else's was red and then you get to ours. There were plants there and leaves, but no flowers. They haven't factored in us in the back.

Mr. Hatton: Its all the same process. It has some shade and sunshine. I know that we talked with Mike and Tony about some soil replacements.

Mr. Mills: I talked to Mike. When they pull out these geraniums, they are going to do a soil test. Whatever the soil test requires, they are going to do and replace the soil.

Ms. Hill: Good.

Mr. Mills: That's in the works.

Resident (Jackie Curly, Kingswood Way): I just want to clarify, the Southpointe monument lighting wasn't working, but it's working now?

Mr. Hatton: There's no electricity there for the entire sign.

Ms. Curly: Right.

Mr. Hatton: I worked with Florida, Power & Light (FPL) to rework that panel. FPL had to pull the meter. So, that's all permitted. It was a long process, but now there's a new panel.

Ms. Curly: It was completed and there should be light?

Mr. Hatton: Yes. There should be light. If there's not a light, it will be taken care of on Monday.

Ms. Curly: Okay. Do we now have irrigation?

Mr. Hatton: The irrigation is working.

Ms. Curly: So, they are going forward with the plantings.

Mr. Mills: The winter plants will be pulled at the end of March and new plants will be going in.

Mr. Hatton: Yes.

Mr. Mills: Do you have anything else, Andy?

Mr. Hatton: Yes. We were talking about the flooring in the guardhouse, which is a mess. We are working with Phil and getting quotes for that. He is also going to throw some numbers at us for a new countertop. However, to stop the floor from being ruined again, I talked with Mel about getting a glass mat for the chair in there instead of plastic. That is the reason the last one was taken out. It was curling at the edges. The glass ones won't do that. We need to make sure that the floor is flat before I put a glass mat in there. We are going through all of the breaker boxes. I will walk through, make notes and speak to the electrician.

Ms. Hill: That's great.

Mr. Hatton: We'll get numbers for that. It will likely be the same process.

Ms. Hill: It looks good. You can see that it all got cleaned up.

Mr. Mills: The front monument is the same way.

Mr. Hatton: Yeah. They are all damaged because they are outside and then they get drenched with irrigation water.

Mr. Mills: One thing we need to ask Eau Gallie is when they replace the boxes, can they use fiberglass or Lexon?

Mr. Hatton: Yeah. It still has to pass code because the box has to be grounded.

Mr. Mills: Maybe what we need to do is when it is installed, we need to paint on top of what is already there.

Mr. Hatton: Yeah. That's not a bad idea. We probably should talk with them about it.

Mr. Mills: Yes. Alright. Are there any questions for Andy?

Ms. Simmons: I do. Andy, I'm looking at all of the light poles here and I noticed that two of them have no lights.

Mr. Hatton: Yes. We have some that don't even have poles anymore. I'm still talking to FPL and Eau Gallie. The ones that say, "*Baytree CDD*," are CDD poles.

Ms. Simmons: I think the two that don't have lights are CDD lights.

Mr. Hatton: One of them is and the one on Baytree Drive is an FPL light. You will see numbers on it because they replaced those poles. Eau Gallie needs to replace the CDD ones. They are trying to find the fixtures; however, all of those fixtures are labeled FPL. Therefore, they have to go through FPL to get them, but FPL doesn't have them. We are on the list and as soon as they get them, they will be replacing those. There are inserts that we can include on the bottom of the poles to deter weed whackers from chopping them down.

Ms. Simmons: Yeah. I saw one or two of them.

Mr. Hatton: They are pricy. They are similar to the ones we have on the street signs. I haven't been able to source them, but I've seen them. So I know that they exist. I think FPL has access to those.

Ms. Simmons: That's good.

Mr. Mills: Okay. Very good.

Mr. Hatton: It's a slow process.

Mr. Breitner: Andy, just so you know. I was out a week-and-a-half ago and I had a couple of guys from the company when a pole was down on Kingswood Way.

Mr. Hatton: Yeah.

Mr. Breitner: They were there for a couple of hours. They marked the grass. I hope they fix the grass.

Mr. Hatton: They will have to repair it. They will need to know the pole is at. The wires are right there.

Resident (Not Identified): Did you say that new shade structures were installed at the tennis court?

Mr. Hatton: I just took possession of them.

Mr. Showe: We just got them in our office earlier this week and I brought them out today. Andy will install them on Monday.

Mr. Hatton: I'm hoping to have some time to do it on Monday.

Mr. Showe: Unfortunately, much like everything else, it took about four months to get them in.

Mr. Hatton: It's on my list of things to do. We got the new switches for the water fountain at the pool. Those were done and it looks great.

Mr. Showe: Yes.

Mr. Hatton: I did adjust the water pressure.

Mr. Showe: We finally received those last week after nine months of waiting.

Mr. Hatton: I think we ordered those on March 28<sup>th</sup>.

Mr. Mills: Let's move on.

## **SEVENTH ORDER OF BUSINESS**

### **Treasurer's Report**

#### **A. Consideration of Check Register**

#### **B. Balance Sheet and Income Statement**

Mr. Showe: In your General Fund, we have Checks #498 through #536 in the amount of \$124,363.80, Check #17 from the Pavement Management Fund, Checks #125 and #126 from the Capital Projects Fund in the amount of \$36,357, Check #18 from the Pavement Management Fund in the amount of \$114,494 and November and December payroll in the amount of \$1,847 for a total Check Register of \$277,061.80. Andy and I can answer any questions on those invoices should you have any or a motion to approve.

Ms. Hill: I have a question. There was a tree that we paid to have removed. Where was the tree and why was it removed?

Mr. Showe: I believe that one was on Kingswood Way. It was removed in order for a resident to replace their driveway. Mel and I discussed it. I also received an alternate quote from Tropic Care, which was double the cost from the landscaper the resident was able to procure. By using the landscaper that the resident recommended to remove that tree and replace it with grass, saved the District some money and helped the resident all at the same time. We have a list of other trees that residents asked us to remove that fall into trees that we normally fix and remove with the sidewalk repairs. This one fell outside of that scope and there was a timing concern with the resident needing to get their driveway repaired. They had some personal issues and this tree

was in the way of that. So, in order to expedite it, we went ahead and removed it. The quote from Tropic Care was far more than the \$950 that their vendor quoted.

Ms. Hill: Do we know who that vendor is?

Mr. Showe: Absolutely. Depending on the quote that we get from Tropic Care, we can also reach out to that vendor and get a quote on the same thing.

Mr. Mills: Absolutely.

Mr. Bosseler: Back in November, we replaced shower valves. I presume that was at the pool.

Mr. Showe: Yeah.

Mr. Hatton: The two on the back side of the pool.

Mr. Bosseler: It was \$774.

Mr. Hatton: We just had one done at Montecito too.

Mr. Mills: Maybe we need to get a plumber's license.

Mr. Bosseler: Then we did the swing gate for \$9,800 and a month later we replaced the back gate for \$7,700.

Mr. Hatton: Those were both approved by the Board. One was higher than the other because they installed one gate and then installed all of the electrical, the loops in the ground, at one time.

Mr. Showe: That was the proposal that the Board approved several months ago.

Mr. Mills: Yeah, we did. Okay. Is there anything else? If not, we need a motion to approve it.

On MOTION by Mr. Bosseler seconded by Ms. Hill with all in favor the Check Register for November 1, 2022 through December 31, 2022 in the amount of \$277,061.80 was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Mills: April?

Ms. Simmons: Okay. I have been going around looking at all of the street poles. I haven't done Old Tramway Drive, but I've done Kingswood Way to Wickham Road. I'd rather get all of them recorded at one time because some need to be replaced where its actually broken through and the integrity of them are really bad.

Mr. Hatton: Yeah. That's going to be the same issue with FPL.

Ms. Simmons: Yeah.

Mr. Hatton: If it's the ones that they maintain, they may have some pushback.

Mr. Mills: Can't we use that as a safety situation? Because if a resident is walking and we have a windstorm, as fragile as those posts are, they could blow down and hit someone in the head.

Mr. Hatton: That's exactly what happened. They blew down after the storms.

Ms. Simmons: They actually sway when you touch them.

Mr. Mills: I would force the safety issue.

Mr. Hatton: Likely right now, they will just take them down.

Ms. Simmons: There are only three or four so far. I looked at a hundred of them.

Mr. Hatton: We'll get that taken care of.

Ms. Simmons: I'll do them all at one time. I did actually have some questions about IOB lights. Is that part of the CDD or is that totally different?

Mr. Showe: No. IOB is not part of the Baytree CDD, but we have a Cost Share Agreement with them where they share a portion of our costs for Baytree Drive, Kingswood Way, some of the guardhouses and some of the streetlights. That's the only involvement we have with them. Everything inside of their gates they are responsible for.

Ms. Simmons: I talked about the two that had no lights on them. Basically, all I'm doing is documenting them. Some of them had fiberglass tape on them. I don't think they would even paint those. It looks like the sun will just wear them down at some point. They are probably going to be replaced at some point.

Mr. Hatton: I'm trying to get somebody to come out, but I wish that I had a list to give to them.

Ms. Simmons: I have it all documented and how bad they are. Some of them are really bad and some are just okay.

Mr. Brown: That's good. Could I ask a dumb question? If an FPL light post falls down, can we replace it with one of ours?

Mr. Showe: No.

Mr. Brown: Why not?

Mr. Showe: It is their utility. We lease them specifically from them. So, in that lease document, they own, operate and have all rights of everything in there.

Mr. Brown: Does that agreement also say that they maintain them?

Mr. Showe: Yup.

Mr. Brown: They are not. So, they are violating their contract.

Ms. Simmons: Once I get that report...

Mr. Brown: The reality is talking to FPL is like talking to a wall. We've been dealing with them for over 20 years. They never respond unless you call 911, which is nuts. If we put up our own light post when theirs falls down, what is the recourse that they have?

Mr. Pawelczyk: You're right. You are not the only community that has this problem.

Mr. Brown: They just think that everything is fine.

Ms. Hill: How did we get ones that belong to the CDD?

Mr. Showe: The reason we got ones that belong to the CDD is there were not FPL utilities to tie into at those locations. The cost of FPL running their power to that location, was more expensive than us just buying our own pole and connecting it to power that we had locally available.

Ms. Simmons: We have to make sure that Tropic Care is not weed whacking them. I think there's one on Kingswood by someone's house, but that is the only one.

Mr. Mills: That's an impossibility.

Mr. Brown: They weed wacked the wires that went to the holiday lights by the Space Coast Credit Union. That's why the lights went out. They don't have a clue about what's going on. So, if we could find those light poles, what's the harm in us putting them up and having a licensed electrician to make sure that the wiring is done per code and see what happens?

Mr. Hatton: In my experience with contracts, it wasn't necessarily a light pole. It was the HVAC equipment. We couldn't get them to come and fix it. People were sweating. We hired a company to come in and they repaired it. We had problems down the road and the company that normally maintains it, wouldn't maintain it anymore because we had someone else repair it.

Mr. Mills: That's fine by me. They don't do anything anyway. I just assume have Eau Gallie come in here and handle the light poles. They are licensed electricians just like FPL.

Mr. Breitner: It's a little complicated because it was down by us on Kingswood Way. It was not the light; it was just the pole.

Mr. Mills: I understand that. Well, we just have to keep working on it. That's all we can do.

Mr. Pawelczyk: You can try to meet with someone. FPL does have local government reps. It is just getting with them is very difficult. When I worked for the City of Ft. Lauderdale, it was difficult to get FPL. The only way that I could get a meeting was through relationships. So, if we can't get a meeting, maybe we can get some sort of engineer. I know that FPL is trying to replace a lot of these concrete poles. They are doing it down in Broward County.

Mr. Mills: I remember when Cocoa Beach had a problem, they went public. They were going to buy the tower from FPL and maintain everything within Cocoa Beach. FPL got on their butts and fixed the issue.

Mr. Pawelczyk: Yeah, that's why I'm thinking if Jason can't get that meeting, maybe we could generate a conversation. Have the Board appoint a Board Member to act as a liaison at this time, because you are all reasonable and have business experience. You have all been involved in these types of situations in your professional career. It might help to say, "*Look, we just have to figure this out.*" Maybe you'll get more attention for a couple of months or for longer than that. Maybe that couple of months will help resolve some issues.

Ms. Hill: Okay.

Mr. Pawelczyk: I hate to nominate Jason.

Mr. Showe: It's all good.

Mr. Pawelczyk: I think it's worth a try.

Mr. Showe: We'll start pushing a little bit.

Mr. Pawelczyk: I think there's a local government rep for this area. You can find out who that is.

Mr. Mills: Is there anything else?

Ms. Simmons: No. That's it for me.

Mr. Mills: Alright, Jan?

Ms. Hill: We still have some repairs that the sealant people need to still do. Jason and I are working on that.

Mr. Showe: Yeah. We met with them today. They got as much near Southwind as they are going to get. I know that it's not perfect and there are still some dots on there, but I think it's much improved over what we had before. There's definitely a stretch on Baytree Drive from Old Tramway Drive to the first house on the right, if you're heading out the entrance. It's really

rough. We showed them that today. Obviously, there are some issues in Chatsworth that Mel has as well.

Ms. Hill: Well, on Baytree Drive, there is a stretch that is solid black.

Mr. Showe: Oh yeah.

Ms. Hill: All the way to where the speed bump is.

Mr. Showe: We showed them that today. Obviously, we'll still retaining that final payment from them until they get everything cleaned up.

Ms. Hill: Yeah. We are going to have to do sidewalks and gutters. The more they do, the less we're going to have to do. That's our money.

Mr. Mills: Alright. Rick?

Mr. Brown: Nothing.

Mr. Mills: Richard?

Mr. Bosseler: Yeah. I have one item. Occasionally, it comes up that we should look at pickleball and the possibility of putting a court in. Over the holidays, I ran into a lady from another District in the county. She informed me that they put in two pickleball courts and the local residents complained that it was too noisy. They had to come to an agreement with the county and ended up removing the pickleball courts. So, they spent this money and lost the case, sort of speak. So, before we get into pickleball, I would ask Mike if he would research it. This lady told me that according to a State Law, you can't have pickleball within 1000 feet of the closest resident. Our closest home is 500 feet, so, I don't want to go any further.

Mr. Pawelczyk: There's no State Statute that we could find. That's the only way we could beat the State Law. In Brevard County, pickleball courts require a conditional use permit, which means that you have to go to the county and they could put conditions on that approval, i.e., 1,000 feet away from the closest resident. The other thing you can do, if you are allowed to do it, you could put something on the tennis court on a trial basis to see how loud it really is, before investing all of that money, but it requires approval by the Board. It's just an extra step or you can go through either the Planning and Zoning Board or some sort of DRC to put conditions on the permit. We exchanged some emails with Jason and I'm sure that Brevard County has had someone install pickleball courts. Before conditions were put on that approval, I think that would be proven down, because if they are putting a condition of no pickleball court within 1,000 feet of a resident, there's no reason to go through this process.

Mr. Mills: Right.

Mr. Pawelczyk: But we didn't pursue anything further.

Mr. Mills: Alright. One of the things that I wanted to draw our attention to is I noticed that there are a lot of walkers walking in the street and not on the sidewalk. That's a real serious liability issue. I've heard that its softer to walk on the roads than concrete. Well, if you are 250 pounds, you are not going to dent that pavement to make it soft. So maybe we need to get out a notice to the VMs.

Ms. Schoonmaker: A lot of the walkers on our street, come through your neighborhood. Tell your people not to walk in the street. I tell my people not to do that.

Ms. Hill: When I was going around house-to-house, people were telling me that they were walking in the street because the sidewalks were unsafe. So now we are fixing the sidewalks so there won't be an excuse to walk in the street.

Ms. Schoonmaker: Can we wait until the sidewalks are fixed?

Mr. Mills: The point is, if someone gets hurt...

Ms. Curly: I suggest that we wait to make a decision because the sidewalk repairs are going to start soon.

Mr. Mills: There you go.

Ms. Hill: I leave the house at 5:30 a.m. when it's dark and I go off of Old Tramway Drive onto Baytree Drive and there is a group in the middle of the street.

Ms. Curly: There is a group in Suntree that runs.

Mr. Brown: They leave their water bottles in the street.

Ms. Hill: I had to really slam on my breaks not to hit somebody.

Ms. Curly: They run all over.

Mr. Mills: Also, if you noticed, you have seen the Sheriff's Department in here recently. I had a very lengthy conversation with Lieutenant Haggerty at the West Precinct. I begged and pleaded our case with regard to people speeding, not stopping at stop signs and the light. He suggested to me that we hire police. He said, *"I will do you one thing first. I will have people come in,"* which they have. I talked to them the other day. They issued tickets. I ask that there be no warnings, only fines. The Sheriff Deputies told me that they are not issuing warnings. They are issuing fines. He said, *"Let us know if you're going to do this. I would like for you to hire us back at least for 30 days and see if that makes a difference. It would be \$55 an hour. That*

*includes everything; the cop, the car, everything. Specify that you want tickets and no warnings. I will see that, that happens."* In fact, he told the cops, *"I want you to go in there and raise hell and give tickets."* So, it would be my suggestion, based upon his input, that we try this again on a limited basis for 30 days or maybe even 60 days to see how it goes and that we only do it sporadically. Let them decide what days they are coming and not have the same day every week or the same time and let's see what happens.

Mr. Brown: Do we specify what time we want them?

Mr. Mills: We can specify what time we want them to come.

Mr. Brown: How many hours?

Mr. Mills: I gave Jason the application that we file.

Mr. Showe: It's a three-hour minimum.

Mr. Mills: That's perfect because we can do it from 7:00 a.m. to 10:00 a.m.

Mr. Breitner: Did we get feedback?

Mr. Mills: I asked for that and he said that he would try to get as much feedback as he could get.

Mr. Breitner: What I mean by feedback is from those people who were ticketed to know whether they were Baytree residents or not. If the people that get tickets are non-Baytree residents, there's not much we can do about it.

Mr. Mills: No. I asked them to focus on National Drive and Old Tramway Drive and Chatsworth Drive and Old Tramway Drive because they just plow through Chatsworth. They don't even look. They were sitting there this afternoon and I don't know if they have anybody or not, but I would like for the Board to approve the Sheriff's Office to enforce for either 30 or 60 days.

Mr. Brown: Let's do 30 days.

Ms. Hill: 30 days.

Mr. Brown: I suggest three hours per week.

Mr. Showe: Do you want one rotation per week for 30 days?

Mr. Brown: For less than \$600.

Mr. Mills: I would rather see us do two sessions per day; one in the morning and one in the afternoon.

Ms. Simmons: I agree.

Mr. Mills: For four weeks.

Ms. Curly: Why aren't you doing Kingswood Way? That's where all of the complaints are coming from. We're getting a lot of complaints on Kingswood Way, right about where the Sheriff actually lives.

Mr. Mills: We can attach a notification to that application stating that we want them to focus on Kingswood Way, National Drive, Old Tramway Drive and Chatsworth Drive. That's where we want them to focus. He promised me that he would make sure that they give tickets and no warnings.

Mr. Showe: So, I guess the question from the Board is do you want one patrol per week or two per week?

Mr. Mills: I say two per week.

Ms. Hill: I agree.

Mr. Mills: And alternate.

Ms. Hill: Different days, but early in the morning when the mothers are taking their kids to school.

Mr. Mills: Oh yes.

Ms. Hill: I know this from riding my bike.

Mr. Brown: Two months?

Mr. Showe: I heard one month.

Ms. Hill: One month.

Mr. Mills: Twice a week.

Mr. Showe: We can do 7:00 a.m. to 10:00 a.m.

Mr. Mills: Then I would do 3:00 p.m. to 6:00 p.m.

Mr. Showe: And two per week; one in the morning and one in the afternoon per week for 30 days.

Mr. Mills: Right.

Ms. Simmons: I was driving my daughter to school and someone passed me on Baytree Drive. They went around me. I couldn't believe it.

Mr. Mills: What caused all of this for me was Linda and I were in one of our classic cars coming in on Baytree Drive and there was a young couple behind us riding my bumper. All of a

sudden, they started to go around me. I go over to the center of the road and they hollered at me with profanity, gave me the finger, etc. I just kept in the middle of the road.

Ms. Simmons: You should've followed them.

Ms. Hill: Yeah. Be careful.

Mr. Hatton: I talked to a couple of residents. They weren't aware of how to get in the back gate. I let them know how to do that. I don't know if we need to inform the residents. A lot of them think it's a Sheriff's device and it's not. Those are siren activated. They have to run three to seven seconds on that. I let those guys know, but I don't know if they'll spread the word.

Mr. Showe: I'll put it in the application.

Mr. Mills: Yeah, put it in the application.

Mr. Hatton: Just so they know.

Mr. Mills: Jason, if you are going to be in contact, it's with Lieutenant Haggerty.

Mr. Showe: There's normally a contact for when you email that in and I'll add that Lieutenant to it.

Ms. Mills: I have his cellphone number.

Mr. Showe: Perfect. We'll coordinate. I'll have you review it to ensure that we're in accordance with the Board's direction.

Mr. Mills: There was one other thing that was brought up by a resident with regard to the safety of pets. Jason is looking into this as far as our insurance company.

Mr. Showe: Yeah. The insurance company is going to give me a recommendation. He actually called me right before the meeting. We will work through their recommendations.

Ms. Hill: What do they recommend?

Mr. Mills: There is a fruit on a Palm that is very poisonous to animals. If a dog eats one or two, it will actually kill them.

Ms. Simmons: Is it in the grass or on the sidewalk?

Mr. Mills: So, we're looking into suggestions for our insurance company.

Mr. Showe: Before I went into the meeting, he was going to provide me with some sample documentation on just some general pet safety information. He doesn't think that we should put out signage. He would like some general information on the plants and animals that you should avoid, as you're walking around in Florida that we can put on our website and send it out. So, that's the recommendation that I'm working with them on right now.

Mr. Pawelczyk: It's hard to say that the District should be responsible for every single thing.

Mr. Mills: It's ridiculous.

Ms. Ksiez: Whenever I get it, I'll put it in the newsletter.

## **NINTH ORDER OF BUSINESS**

### **Public Comment Period**

Mr. Mills: Alright. We'll open it up for resident input.

Mr. Breitner: Quick question. It seems that every week, there are problems with the gates. I don't know whether it's the sensor or the motor that lifts the gates up and down. At least once a week, the gates are open all the time. Sometimes, it's on the exit side and sometimes on our side. I don't know whether there is a setting issue with the sensors. The nose of my car actually has to be almost past the gate before it goes up, which I guess is not a bad idea because it makes you slow down.

Mr. Brown: The resident's gate coming in is a brand-new gate. There's a brand-new motor and everything.

Ms. Hill: It catches my car before I get to the gate.

Mr. Showe: The challenge that we have, which is why we have to install them on the vehicles, is because with that type of device, every vehicle is different. It catches it in a different place and works in a different place. That's the nature of the system that you have.

Mr. Breitner: A couple of times, it didn't go up and I started to back up.

Mr. Showe: You should not be doing that.

Mr. Mills: No. Not at all.

Mr. Showe: They have been directed not to do that.

Mr. Mills: Artie, what kind of car do you have?

Mr. Breitner: A Camry.

Mr. Mills: A lot of these windshields have Ferric Oxide inside of them for tinting.

Mr. Showe: Sometimes the age of them factors in. My best bet would be for you to meet with Andy out there at 10:00 a.m. on a Monday when he's here and if there's a problem with the transponder, we'll switch it out for you.

Mr. Breitner: I don't want to make a big deal, but there's no problem with it at the back gate.

Mr. Mills: Then your transponder is fine.

Mr. Hatton: It depends on how they adjust those antennas because it shoots a beam and picks up the transponder on the car. Trucks don't have an issue.

Mr. Breitner: It is what it is.

Mr. Showe: There is a lot of variances on vehicles. Sometimes even when they update models, you'll have one car that's the same and they just change the model and it makes a 10-foot difference in how that transponder works.

Mr. Breitner: I understand.

Mr. Hatton: As far as the gates being stuck up and down, they are mechanical and sometimes a belt goes.

Mr. Breitner: I sort of figured that it wasn't the sticker on the car because the back gate has no problem.

Mr. Showe: Sometimes if you see the gates open, check back in about 15 minutes, because we have those SOS Systems on there. If the police activate those SOS Systems, the gates stay open for about 15 minutes.

Mr. Mills: A weed whacker will do the same thing.

Mr. Showe: A weed whacker imitates that same frequency. So, if you see them open, wait about 15 minutes to 20 minutes and if they are still open, give us a call and we can call for repair if needed.

Mr. Mills: Do we have anything else from the audience?

Ms. Curly: Yes. Summer is coming and our playground is gorgeous, but it is really hot. I noticed that the playground on St. Andrews and the one behind Viera High School, have a big canopy for the kids. I'm wondering if we might increase usage of our playground if you could find it in our budget to install one of those big shades. Because last summer, Rick and I took pictures to put on the website and the metal was so hot that you couldn't even touch it. I know that's a lot of money to spend, but it might be a good idea.

Mr. Bosseler: I'll get some bids.

Mr. Showe: I will get you a quote, but you will not likely believe how much it is.

Mr. Mills: No.

Mr. Hatton: A lot of times, they will have to be taken down for hurricanes.

Ms. Curly: I didn't see them taken down.

Mr. Showe: They probably should have been.

Mr. Mills: I would just like to share this little story that I heard the other day from Tropic Care. They hired a new employee to come on board to work with the crew. He stole their vehicle. Thank God they had GPS on it, because they found it on 192. They finally called the police. First day on the job, fresh out of jail and he does this. Is there anybody else?

Resident (Maureen Ksiez, Balmoral Way): I just want to thank the Board for putting those trees at the end of Balmoral Way. It looks much better.

Mr. Mills: That is my focus. In fact, Andy and I rode around on Monday. We are going to push all of the trees back in all of the preserves to where we feel comfortable and not get bothered by St. Johns. We are trying to make it a lot more attractive than it is.

Ms. Ksiez: The flowers are gorgeous.

Mr. Mills: Thank you.

Ms. Ksiez: I know that you did not like the color at first, but they are gorgeous.

Mr. Mills: I asked them to leave them in for another month and they said that we couldn't because they ordered the flowers ahead of time.

Ms. Curly: Is it okay for residents to ask them for flowers that they remove?

Mr. Mills: I wouldn't know why not. I can ask them to let you know.

Ms. Hill: They've given me flowers before.

Mr. Mills: Under the new contract with this flower company, the flower company is not tearing them out. Tropic Care is. So, I will get a hold of Tony who owns Tropic Care and ask him if it's okay for residents get those flowers when they tear them out and see what he says.

Ms. Ksiez: They are gorgeous.

Mr. Mills: They are beautiful.

Ms. Ksiez: Good. Thank you.

Ms. Curly: I don't know if I should bring this up here or the BCA, but I've been approached by two different people. We have a couple of registered pedifiles in our community. One of them, their parents live on National Drive, within 1,000 feet of the playground and they are concerned.

Mr. Mills: I knew about the one on Baytree Drive, but I didn't know about this one.

Ms. Curly: There's one on Ashford Court.

Mr. Bosseler: The parents live where you said, but the person lives elsewhere.

Ms. Curly: I know that. He is not supposed to be within 1,000 feet of a playground. He is visiting his parents who are less than 1,000 feet. So, I didn't know legally...

Mr. Mills: That's a BCA issue.

Mr. Showe: Actually, that's a law enforcement issue. You would have to call the Sheriff's Office.

Ms. Curly: When he had surgery, his parents came to ask the court if they could stay with him because he does visit them.

Mr. Showe: That's a law enforcement issue. We certainly wouldn't have any standing.

Ms. Curly: Okay.

Mr. Mills: Is there anything else? Hearing none, we need a motion to adjourn.

#### **TENTH ORDER OF BUSINESS**

#### **Adjournment**

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

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## SECTION V

# SECTION A

# Baytree

*Community Development District*



**Proposed Budget  
FY 2024**



# Table of Contents

General Fund	Page 1-2
Narrative	Page 3-10
Capital Projects Fund	Page 11-12
Pavement Management Fund	Page 13
Community Beautification Fund	Page 14
O&M Assessment Calculation	Page 15
IOB Roadway Maintenance Cost Share Schedule	Page 16

**Baytree**  
**Community Development District**  
**Proposed Budget FY 2024**  
**General Fund**

Description	Adopted Budget FY2023	Actual thru 02/28/23	Projected Next 7 Months	Total Projected 09/30/23	Proposed Budget FY 2024
<b>Revenues</b>					
Maintenance Assessments	\$995,884	\$951,999	\$43,885	\$995,884	\$995,884
Miscellaneous Income (JOB Cost Share Agreement)	\$48,639	\$21,260	\$36,357	\$57,617	\$48,226
Miscellaneous Income	\$9,250	\$2,021	\$3,584	\$5,604	\$9,250
Interest	\$0	\$4	\$0	\$4	\$0
<b>Total Revenues</b>	<b>\$1,053,773</b>	<b>\$975,284</b>	<b>\$83,825</b>	<b>\$1,059,109</b>	<b>\$1,053,360</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$11,000	\$5,000	\$7,000	\$12,000	\$12,000
FICA Expense	\$842	\$363	\$536	\$918	\$918
Engineering	\$36,050	\$13,299	\$17,500	\$30,795	\$36,050
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$7,875
Attorney Fees	\$24,000	\$6,908	\$14,000	\$20,908	\$26,400
Annual Audit	\$3,265	\$0	\$3,265	\$3,265	\$3,350
Management Fees	\$44,274	\$18,448	\$25,827	\$44,274	\$46,488
Information Technology	\$1,800	\$750	\$1,050	\$1,800	\$1,890
Website Maintenance	\$1,200	\$500	\$700	\$1,200	\$1,260
Telephone	\$250	\$0	\$0	\$0	\$250
Postage	\$2,000	\$1,664	\$340	\$2,004	\$2,000
Insurance	\$31,100	\$28,686	\$0	\$28,686	\$39,783
Tax Collector Fee	\$19,918	\$19,042	\$878	\$19,919	\$19,918
Printing & Binding	\$1,500	\$572	\$610	\$1,182	\$1,500
Legal Advertising	\$5,000	\$243	\$1,000	\$1,243	\$5,000
Other Current Charges	\$3,000	\$200	\$280	\$480	\$3,000
Office Supplies	\$250	\$39	\$105	\$144	\$250
Property Taxes	\$350	\$336	\$0	\$336	\$350
Property Appraiser	\$250	\$234	\$0	\$234	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenditures</b>	<b>\$193,724</b>	<b>\$103,971</b>	<b>\$73,091</b>	<b>\$177,062</b>	<b>\$208,707</b>

**Baytree**  
**Community Development District**  
**Proposed Budget FY 2024**  
**General Fund**

Description	Adopted Budget FY2023	Actual thru 02/28/23	Projected Next 7 Months	Total Projected 09/30/23	Proposed Budget FY 2024
<b><u>Operation and Maintenance</u></b>					
Security Contract	\$214,805	\$86,850	\$119,584	\$206,434	\$224,336
Gate Maintenance Contract	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Maintenance - Gatehouse	\$9,500	\$24,146	\$2,200	\$26,346	\$20,000
Telephone/Internet - Gatehouse/Pool	\$6,300	\$2,582	\$3,615	\$6,198	\$6,818
Transponders	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Field Management Fees	\$31,022	\$12,926	\$18,096	\$31,022	\$32,573
Electric	\$54,075	\$22,331	\$31,300	\$53,831	\$56,700
Water & Sewer	\$13,915	\$5,343	\$8,400	\$13,743	\$15,120
Gas	\$7,150	\$3,511	\$5,777	\$8,687	\$9,115
Trash Removal	\$613	\$255	\$357	\$613	\$643
Maintenance - Lakes	\$38,531	\$17,070	\$24,020	\$41,100	\$42,440
Maintenance - Landscape Contract	\$98,398	\$43,725	\$69,520	\$113,395	\$129,076
Maintenance - Additional Landscape	\$15,000	\$5,405	\$5,000	\$20,405	\$20,000
Maintenance - Pool	\$19,944	\$20,599	\$10,697	\$31,296	\$30,000
Maintenance - Irrigation	\$9,214	\$4,356	\$4,000	\$8,956	\$9,214
Maintenance - Lighting	\$5,000	\$10,165	\$5,000	\$15,165	\$6,000
Maintenance - Monuments	\$4,000	\$0	\$4,000	\$4,000	\$4,000
Maintenance - Fountain	\$700	\$475	\$525	\$700	\$700
Maintenance - Other Field (R&M General)	\$5,000	\$1,565	\$3,352	\$4,917	\$5,000
Maintenance - Recreation	\$1,500	\$945	\$1,000	\$1,945	\$1,500
Holiday Landscape Lighting	\$16,092	\$12,092	\$0	\$12,092	\$16,092
Operating Supplies	\$750	\$0	\$750	\$750	\$750
Sidewalk/Curb Cleaning	\$15,000	\$1,700	\$13,300	\$15,000	\$15,000
Miscellaneous	\$1,000	\$55	\$945	\$1,000	\$1,000
<b>O&amp;M Expenditures</b>	<b>\$573,708</b>	<b>\$286,446</b>	<b>\$337,349</b>	<b>\$623,795</b>	<b>\$652,277</b>
<b>Total Expenditures</b>	<b>\$767,431</b>	<b>\$390,418</b>	<b>\$410,440</b>	<b>\$800,857</b>	<b>\$860,984</b>
<b><u>Other Financing Uses</u></b>					
Transfer Out - Capital Projects - Paving - Baytree	\$97,981	\$0	\$97,981	\$97,981	\$22,968
Transfer Out - Capital Projects - Paving - IOB Funds	\$32,019	\$0	\$32,019	\$32,019	\$7,506
Transfer Out - Capital Projects - Reserves	\$64,041	\$32,021	\$32,020	\$64,041	\$65,093
Transfer Out - Community Beautification Fund	\$45,265	\$0	\$45,265	\$45,265	\$45,265
Transfer Out - Rebalance First Quarter Operating	\$47,036	\$0	\$0	\$0	\$51,544
<b>Total Other Financing Uses</b>	<b>\$286,342</b>	<b>\$32,021</b>	<b>\$207,285</b>	<b>\$239,306</b>	<b>\$192,376</b>
<b>Total Expenditures &amp; Other Financing</b>	<b>\$1,053,773</b>	<b>\$422,438</b>	<b>\$617,725</b>	<b>\$1,040,163</b>	<b>\$1,053,360</b>
<b>Net Change in Fund Balance</b>	<b>\$0</b>	<b>\$552,846</b>	<b>(\$533,900)</b>	<b>\$18,947</b>	<b>\$0</b>

**Baytree**  
**Community Development District**  
**Proposed Budget FY 2024**  
**Capital Projects Reserve**

Description	Adopted Budget FY2023	Actual thru 02/28/23	Projected Next 7 Months	Total Projected 09/30/23	Proposed Budget FY 2024
<b>Revenues:</b>					
Interest Income	\$0	\$1	\$0	\$1	\$0
<b>Total Revenues</b>	<b>\$0</b>	<b>\$1</b>	<b>\$0</b>	<b>\$1</b>	<b>\$0</b>
<b>Expenditures:</b>					
Lake Bank Restoration/Evaluation	\$30,000	\$34,100	\$0	\$34,100	\$35,000
Sidewalk/Gutter Repair	\$10,000	\$0	\$10,000	\$10,000	\$14,500
Drainage Maintenance	\$8,000	\$0	\$8,000	\$8,000	\$10,000
Curb -Tree Trimming/Replacements	\$4,000	\$0	\$4,000	\$4,000	\$6,500
Recreation Area Improvements	\$5,000	\$0	\$5,000	\$5,000	\$0
Bank Fees	\$600	\$190	\$266	\$456	\$600
<b>Total Expenditures</b>	<b>\$57,600</b>	<b>\$34,290</b>	<b>\$27,266</b>	<b>\$61,556</b>	<b>\$66,600</b>
<b>Other Financing Sources</b>					
Beginning Fund Balance	\$2,521	\$24,521	\$0	\$24,521	\$27,007
Transfer In	\$64,041	\$32,021	\$32,020	\$64,041	\$65,093
<b>Total Other Financing Sources</b>	<b>\$66,561</b>	<b>\$56,542</b>	<b>\$32,020</b>	<b>\$88,562</b>	<b>\$92,100</b>
<b>Net Change in Fund Balance</b>	<b>\$8,961</b>	<b>\$22,253</b>	<b>\$4,754</b>	<b>\$27,007</b>	<b>\$25,500</b>

**Baytree CDD - Capital Improvement Program**

<b>Project Description</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Lake Bank Restoration	\$ 35,000	\$ 30,000	\$ 30,000
Sidewalk /Gutter Repair	\$ 14,500	\$ 14,500	\$ 14,500
Drainage Maintenance	\$ 10,000	\$ 10,000	\$ 10,000
Curb - Tree Trimming/Replacements	\$ 6,500	\$ 6,500	\$ 6,500
Tennis Court Lights	\$ -	\$ 2,000	-
Pool Furniture	\$ -	\$ -	\$ 4,000
<b>Total</b>	\$ 66,000	\$ 63,000	\$ 65,000

**Baytree**  
**Community Development District**  
**Proposed Budget FY 2024**  
**Pavement Management**

Description	Adopted Budget FY2023	Actual thru 02/28/23	Projected Next 7 Months	Total Projected 09/30/23	Proposed Budget FY 2024
<b>Revenues:</b>					
Interest Income	\$0	\$15	\$0	\$15	\$0
<b>Total Revenues</b>	<b>\$0</b>	<b>\$15</b>	<b>\$0</b>	<b>\$15</b>	<b>\$0</b>
<b>Expenditures:</b>					
Bank Fees	\$500	\$190	\$342	\$532	\$600
Sidewalk Repairs	\$0	\$145,718	\$75,000	\$220,718	\$0
<b>Total Expenditures</b>	<b>\$500</b>	<b>\$145,908</b>	<b>\$75,342</b>	<b>\$221,250</b>	<b>\$600</b>
<b>Other Financing Sources</b>					
Beginning Fund Balance	\$457,388	\$400,152	\$0	\$400,152	\$308,917
Transfer In - Baytree	\$97,981	\$0	\$97,981	\$97,981	\$22,968
Transfer In - IOB	\$32,019	\$0	\$32,019	\$32,019	\$7,506
<b>Total Other Financing Sources</b>	<b>\$587,388</b>	<b>\$400,152</b>	<b>\$130,000</b>	<b>\$530,152</b>	<b>\$339,391</b>
<b>Net Change in Fund Balance</b>	<b>\$586,888</b>	<b>\$254,254</b>	<b>\$54,658</b>	<b>\$308,917</b>	<b>\$338,791</b>

	CARRY FORWARD SPLIT	
	FY 2023	FY 2024
BAYTREE	\$194,380	\$216,748
IOB	\$114,537	\$122,043
	<u>\$308,917</u>	<u>\$338,791</u>

**Baytree**  
**Community Development District**  
**Proposed Budget FY 2024**  
**Community Beautification**

Description	Adopted Budget FY2023	Actual thru 02/28/23	Projected Next 7 Months	Total Projected 09/30/23	Proposed Budget FY 2024
<b>Revenues:</b>					
Interest	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Expenditures:</b>					
Bank Fees	\$400	\$150	\$0	\$150	\$400
<b>Total Expenditures</b>	<b>\$400</b>	<b>\$150</b>	<b>\$0</b>	<b>\$150</b>	<b>\$400</b>
<b>Other Financing Sources</b>					
Beginning Fund Balance	\$19,510	\$19,560	\$0	\$19,560	\$64,675
Transfer In - Baytree	\$45,265	\$0	\$45,265	\$45,265	\$45,265
<b>Total Other Financing Sources</b>	<b>\$64,775</b>	<b>\$19,560</b>	<b>\$45,265</b>	<b>\$64,825</b>	<b>\$109,940</b>
<b>Net Change in Fund Balance</b>	<b>\$64,375</b>	<b>\$19,410</b>	<b>\$45,265</b>	<b>\$64,675</b>	<b>\$109,540</b>

DRAFT 4/15/23

# Baytree

## Community Development District

### O&M Assessment Calculation

	<u>FY 2023</u>	<u>FY 2024</u>	
Net Assessments	\$995,884	\$995,884	
Discounts (4%)	\$41,663	\$41,663	
Gross Assessments	<u>\$1,037,547</u>	<u>\$1,037,547</u>	
Less : Golf Course (2.25%)	\$23,345	\$23,345	
Adjusted Gross	<u>\$1,014,202</u>	<u>\$1,014,202</u>	
Assessable Units:			
Phase 1	304	304	
Phase 2	<u>157</u>	<u>157</u>	
Total	461	461	
			<u>Change From</u>
			<u>2023</u>
Per Unit O & M Assessments	<u>\$2,200.00</u>	<u>\$2,200.00</u>	<u>\$0.00</u>

FY 2024 Baytree CDD Assessments	Phase 1	Phase 2
Per Unit O & M	\$2,200	\$2,200

**Isles of Baytree**  
**Baytree Roadway Maintenance Cost Sharing Agreement**  
**Proposed Budget FY2024**

	<b>FY24 Proposed Budget</b>
Security	\$224,336
Maintenance - Gatehouse/Agreement	\$21,200
Telephone - Gatehouse	\$6,818
Utilities <sup>1</sup>	\$6,293
Maintenance - Lighting	\$1,875
Capital Reserve - Paving Management <sup>2</sup>	\$7,506
<b>Total</b>	<b>\$268,029</b>
Less: Golf Course Contribution (2.25%)	(\$6,031)
Total to be assessed To Baytree CDD & Isles of Baytree HOA	\$261,998
Total Number of Lots	
Baytree Phase I	304
Baytree Phase II	157
Isles of Baytree	104
	<b>565</b>
Total Per Lot Assessment	\$464
Total Expenses divided by Total Units	
Adopted Amount for Isles of Baytree HOA for FY24	\$48,226
<b>Notes</b>	
<b>Total Utilities</b>	
201 Baytree Drive Guardhouse	\$3,710
201 Baytree Drive Guardhouse - Water	\$780
8005 Kingswood Way - Street Lights	\$1,803
	<b>\$6,293</b>
Capital Reserve Calculation is based on the following areas:	
Baytree Boulevard	
National Drive	
Kingswood Drive	
Total Area of Pavement	89,711
IOB Shared Roadway Area	22,093
Fraction of Shared Roadways	24.63%
Total Projected FY24 Paving Management	\$30,474
IOB Shared Cost	\$7,506

## SECTION B



4325 Woodland Park Dr  
Suite 101  
West Melbourne, FL 32904  
Phone; (321) 259-2885  
Fax: (321) 254-1518  
EC13003441 CGC1518099 EC13007245

<b>Sold To:</b>  Baytree CDD 219 E. Livingston St.  Orlando, FL 32801	<b>QUOTATION</b>  <b>Quote:</b> 00041175  <b>Date:</b> Mar7/23 <b>Reference Number</b>
<b>Job Location</b> Baytree HOA Baytree Drive Melbourne, FL 32940	<b>Quoted By:</b> Scott Sallade <b>Email:</b> ssallade@eg-electric.com

Description	Total
<p><b>We are pleased to submit our quotation for the following work:</b></p> <p><b>BAYTREE FRONT ENTRANCE POWER &amp; LIGHTING UPGRADE</b></p> <p><b>INCLUSIONS:</b>          Quote is based on the site visit.          EGE proposes to safely remove and abandoned the exsiting lighting and receptacles in the front entrance islands, the NE, &amp; NW front entrances. This encompasses from Wickham Rd. to Guard Shack          We shall replace the exsiting breaker panel on the west side of the front entrance.          We shall provide a new feeder conduit and cable from the lift station panel located across from the front gate guard shack building to the breaker panel located on the west side of the entrance.          We shall provide and install a new rack at this location to support the replaced breaker panel and other items.          Provide and install all new underground conduit, conductors, low voltage light fixtures, and GFCI receptacles in the front entrance islands.          This shall consist of (2) low voltage transformers with built-in photocells/timers, (72) 12 volt 11 watt LED accent light fixtures, (4) 12 volt 6 watt LED flood light fixtures, conduit, low voltage cabling, (20) GFCI receptacles with in-use weather proof covers.          Clean-up of all work areas and testing for proper operation upon completion.          All work is to be performed between 8 am-4 pm.</p> <p>Price may change if the quote is not accepted within 30 days. No work will be performed unless this quote is</p>	



4325 Woodland Park Dr  
Suite 101  
West Melbourne, FL 32904  
Phone; (321) 259-2885  
Fax: (321) 254-1518  
EC13003441 CGC1518099 EC13007245

**Sold To:**

Baytree CDD  
219 E. Livingston St.  
Orlando, FL 32801

**QUOTATION**

**Quote:** 00041175

**Date:** Mar7/23  
**Reference Number**

**Job Location**  
Baytree HOA  
Baytree Drive  
Melbourne, FL 32940

**Quoted By:** Scott Sallade  
**Email:** ssallade@eg-electric.com

accepted.

Any additional findings will be taken to the attention of the approving authority before further work is conducted. Additional charges will apply for any work done outside of this scope of work. Existing problems not included in this scope will not be covered during this job.

By signing this or issuing a Purchase Order, you understand that this estimate becomes a contract. Modification of this contract may only occur in writing or a revised Purchase Order, signed by both parties.

**Payment Terms:**

Net 30 - Payment due in 30 days from invoice date

**Warranty Terms:**

The Warranty Period for Parts and Labor purchased is 365 days from the date of installation.

**Items not covered under the Warranty Terms:**

Damage of a product resulting from negligence.

Damage of a product resulting from unauthorized modification of the product.

Damage caused by natural disasters.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Thank you for choosing Eau Gallie Electric, Inc!  
License # EC13003441 & EC13007245



4325 Woodland Park Dr  
Suite 101  
West Melbourne, FL 32904  
Phone; (321) 259-2885  
Fax: (321) 254-1518  
EC13003441 CGC1518099 EC13007245

**Sold To:**

Baytree CDD  
219 E. Livingston St.  
Orlando, FL 32801

**QUOTATION**

Quote: 00041175

Date: Mar7/23

Reference Number

Job Location  
Baytree HOA  
Baytree Drive  
Melbourne, FL 32940

Quoted By: Scott Sallade  
Email: ssallade@eg-electric.com

Subtotal	159,903.00
----------	------------

Total Quotation	159,903.00
-----------------	------------

**Convenience fee of 3.5% will be added to all credit card transactions**

## SECTION C

2nd fact  
And 9

## Orlando's Best Pool Deck Resurfacing

By Pool & Spa Services of Central FL LLC

8297 Champions Gate Blvd #365, Champions Gate, Florida 33896

Phone: (407) 778-5227, Email: orlandopooldeckresurfacing@gmail.com

### Work Agreement

Customer(s) Name: Baytree Community Todays Date:     /     / 2023

Address: 8207 National Drive City: Melbourne Zip:    

Best Contact Phone: (352) 551-3229 (Other) (   )

Email: ahatton@qmscfl.com Gate Code:    

Area 1: Pool Deck Area Entire scope of work to be done is as specified:  
Area 2: Deck Deck Length x Width: 52' x 92'  
Area 3: Ng Deck Length x Width: 18' x 25'  
Deck Length x Width: Ng

(Y or N) Includes prep work of job site: power cleaning, acid treatment, TSP, weep holes added when needed, patching of significant chips and voids.

(Y or N) Includes Crack Fill (\*Due to the nature of ground movement etc., no warranty/guarantee against reappearing cracks!)

(Y or N) Drains: (R&R Existing or New Install Drain): Ng LF: 6

(Y or N) Install Concrete Staples # (   ) (Final location of staples to be determined by installer at time of installation)

(Y or N) Fill in garden areas or other with concrete: Approx. SF: (   ) (contraction of concrete can create visible seams)

(Y or N) Existing Surface Material: REMOVE LOOSE or REMOVE ALL, to be determined by installer

(Y or N) Includes Skim coat: (SPOT SKIM or ENTIRE DECK) determined by installer!

(Y or N) Includes Temperature Cooling Non Slip Texture: (SPOT BLEND or ENTIRE DECK) (no exact pattern)

(Y or N) Premium Pool Deck Paint: Main Color:    , # SW:    

(Y or N) If a 2nd Color: Ng, # SW: Ng Location(s): Ng

\*\* Premium Pool Deck Paint Finishes should NOT be power washed, see included care guide for proper cleaning.

(Y or N) Pavers: (relevel to reduce raised edges) (power wash) (add sand) (sealer) (remove) (new install)

#### Other work to be completed:

1. Deck Has a lot of cracks - these will be addressed using
2. a pleable long lasting specialty concrete crack fill
3. ENTIRE DECK needs concrete overlay to strengthen & give solid base
4. for temperature cooling non slip textured finish.

#### Additional specifications:

Pool Deck "No Power Wash" Paint Finish

#### Includes: Manufacturers Warranties on all products we use!

Skim coat & knockdown textures, paint, sealers, will not hide all imperfections or patterns in concrete surfaces and will not eliminate pooling water on deck surfaces! Replacing drains will not change the pitch of deck area. Paint colors on deck may appear different than paint shade/color samples! True color tones achieved after approximately 30 days. Due to ground movement, expansion & contraction of concrete no warranty against cracking concrete and cracking paint finishes. Installing engineered concrete staples help to stabilize concrete & help prevent further separation. Excess underground moisture may cause finish problems that are not a warranty issue! No other warranties expressed or implied. Power washing painted deck surfaces damages and shortens the life of your deck finish & may void warranty. Paint can be damaged by scrapping with hard/rough items this is not covered under warranty. Your signature below confirms that you have read and understand and accept the entire contents of this work agreement! "ALLOW deck surfaces to CURE for 5+ days before returning heavy furniture!" We are Not responsible for issues caused by Mother Nature.

Approximate start: 3-4 weeks "WEATHER CONDITIONS CAN DELAY START DATES!"

We will furnish material & labor complete in accordance with the specifications above, for the sum of: \$ 9886<sup>00</sup>

Deposit with signed order: \$ 4943<sup>00</sup>

Draw check due @ time of completion of prep/crack fill/concrete overlay: \$ 3543<sup>00</sup>

Check for final payment is due day of completion & given to installer / Final: \$ 1400.00

Please understand we do the very best we can to determine all job conditions. However, if there are conditions unknown due to existing finish hiding exact condition etc., any additional work required or requested by homeowner shall be itemized and charged for on a change order when determination of additional cost can be made. New surface finishes will not improve drainage. I have been advised of cure time of finish, and proper cleaning methods. Acceptance of proposal: The above prices and specifications are satisfactory and hereby accepted. You are authorized to do the work as specified. By law you have (3) business days to cancel our agreement. Payment will be made as outlined above, in the event of non-payment, defaulting party agrees to pay 1.5 % interest per month on balance, together with court costs and legal fees. Proposal valid for 30 days. No other work expressed or implied if not specified. Any questions please ask before committing to this work agreement contract.

X \_\_\_\_\_

Authorized Customer Signature, Date     /     /    

X \_\_\_\_\_

Estimator Signature, Date     /     /



# ESTIMATE



## C&E LANDSCAPING ANDPAINTING LLC

1760 Citrus View Court  
St. Cloud, Florida 34769  
United States

Phone: (407) 593-6906

Mobile: (407) 624-7176

BILL TO  
**CLIENT**  
United States

**Estimate Number:** 12

**Estimate Date:** March 25, 2022

**Expires On:** March 25, 2022

**Grand Total (USD):** \$30,830.00

Items	Quantity	Price	Amount
<b>Exterior Services</b> Repair Pool Deck Surfaces and Paint	1	\$30,830.00	\$30,830.00
<b>Repairing cracks on pool deck area</b> -Level Pool Deck floor where necessary -repairs will be made using Concrete Leveler from "Rapidset" ; 2 sacks of 50lbs each Type S Super high yield Mortar - apply "Dura top Concrete resurfacer fine texture" stucco on all surface of pool deck ** NOTE: Our company guarantees work done for a time frame of 12 months, but due to severe weather in Florida and being that it is a high trafficked area it may cause cracks on surface down the line.**	1	\$0.00	\$0.00
<b>Replacement of expansion Joint Caps</b> Replace broken Joint Expanders and fill space with caulking. Smooth out surface and add paint.	1	\$0.00	\$0.00
<b>-Painting entire pool deck area</b> -Colors to be chosen by client -15 five-gallon buckets of Behr Premium (textured low-luster enamel) Porch and Patio Anti slip Floor paint -Prime and Paint around entire pool deck.	1	\$0.00	\$0.00
<b>*Team Size: 5 employees</b> *Project Timeframe: 08 to 10 days (weather allowing if not it can add a couple more days) * All work areas will be completely cleaned and returned to normal state before project is completed	1	\$0.00	\$0.00

# ESTIMATE



## C&E LANDSCAPING AND PAINTING LLC

1760 Citrus View Court  
St. Cloud, Florida 34769  
United States

Phone: (407) 593-6906

Mobile: (407) 624-7176

---

<b>Total:</b>	<b>\$30,830.00</b>
---------------	--------------------

---

<b>Grand Total (USD):</b>	<b>\$30,830.00</b>
---------------------------	--------------------

### Notes / Terms

Initial Deposit: 35% of total (\$10,790.50)

Start date: UPON APPROVAL OF CONTRACT OUR COMPANY CAN BEGIN WORK WITHIN 24 TO 48 HOURS OF SIGNING CONTRACT.

# ESTIMATE



**C&E LANDSCAPING AND PAINTING LLC**  
1760 Citrus View Court  
St. Cloud, Florida 34769  
United States

Phone: (407) 593-6906  
Mobile: (407) 624-7176

**BILL TO**  
**CLIENT**  
United States

**Estimate Number:** 12

**Estimate Date:** March 25, 2022

**Expires On:** March 25, 2022

**Grand Total (USD):** \$31,830.00

Items	Quantity	Price	Amount
<b>Exterior Services</b> Repair Pool Deck Surfaces and Paint	1	\$31,830.00	\$31,830.00
<b>Repairing cracks on pool deck area</b> -Level Pool Deck floor where necessary -repairs will be made using Concrete Leveler from "Rapidset" ; 2 sacks of 50lbs each Type S Super high yield Mortar - apply "Dura top Concrete resurfacer fine texture" stucco on all surface of pool deck ** NOTE: Our company guarantees work done for a time frame of 12 months, but due to severe weather in Florida and being that it is a high trafficked area it may cause cracks on surface down the line.**	1	\$0.00	\$0.00
<b>Replacement of expansion Joint Caps</b> Replace broken Joint Expanders that are broken with expansion Joint Caps.	1	\$0.00	\$0.00
<b>-Painting entire pool deck area</b> -Colors to be chosen by client -15 five-gallon buckets of Behr Premium (textured low-luster enamel) Porch and Patio Anti slip Floor paint -Prime and Paint around entire pool deck.	1	\$0.00	\$0.00
<b>*Team Size: 5 employees</b> *Project Timeframe: 08 to 10 days (weather allowing if not it can add a couple more days) * All work areas will be completely cleaned and returned to normal state before project is completed	1	\$0.00	\$0.00

# ESTIMATE



## C&E LANDSCAPING ANDPAINTING LLC

1760 Citrus View Court  
St. Cloud, Florida 34769  
United States

Phone: (407) 593-6906  
Mobile: (407) 624-7176

---

<b>Total:</b>	<b>\$31,830.00</b>
---------------	--------------------

---

<b>Grand Total (USD):</b>	<b>\$31,830.00</b>
---------------------------	--------------------

### Notes / Terms

Initial Deposit: 35% of total (\$11,140.50)

Start date: UPON APPROVAL OF CONTRACT OUR COMPANY CAN BEGIN WORK WITHIN 24 TO 48 HOURS OF SIGNING CONTRACT.



# PROPOSAL

2/9/23

**GulfStream Pools Inc.**  
**P.O. Box 320246**  
**Cocoa Beach, FL 32932**  
**1-321-266-6490 Contact**  
**Lic. # Rp CPC1459820**

Client: Baytree CDD  
219 E. Livingston Street  
Orlando, FL 32801  
352-551-3229 Andy

We are pleased to provide you with the following Proposal.

Scope of work to be performed.

**Resurface Pool deck:** Two options.

- 1) Prep and apply textured knock down finish, with two coats of paint \$18,806.00
- 2) Prep and apply stamped concrete, with colored faux finish. \$25,180.00

Both option include removal of tile in common area under roof.

Proposal is effective for 30 days. Unless contract is signed and deposit submitted.  
Additional work orders will be submitted to client for  
approval.  
Materials labor and clean up included.

---

Total: TBD.

Please call me if you have any questions. Thank you.

Sincerely,

Fabian Kristmann

## SECTION D



## Brevard County Sheriff's Office Secondary Employment Services Application/Request

Law enforcement related off-duty employment details are restricted to security, traffic or patrol functions only.

Applicant Information: (Failure to complete all applicable information may result in processing delays)

Baytree CDD  
Applicant Name (use business/organization name if applicable):  
219 E. Livingston St., Orlando, FL 32801  
Address (Street Address, City & State, Zip Code):  
Contact Representative: Jason Shove District Manager  
(Name) (Title)  
JSHOVE@GMSOFL.COM  
E-Mail  
407-470-8825 407-841-5524 105  
Cell Phone Work Phone Extension Fax #

### Job Site Location Information

Location Name: Baytree CDD  
Address (Street Address, City & State, Zip Code): 8207 National Dr., Melbourne, FL 32940  
Is this located within a city jurisdiction? Yes ☐ No ☒  
If yes, did you contact the police department prior to requesting our services? Yes ☐ No ☒  
Is this a gated community? Yes ☒ No ☐  
Job Site Point of Contact: Andy Hatton Phone #: 352-551-3229  
Invoicing Contact: Megan Byington Phone #: 407-841-5524<sup>x122</sup> Email: Mbyington@GMSOFL.com

### Job Information Section

Describe the nature of your event/request for services

See attachment

Number of Deputies requested 1 Number of Maritime Security Officers requested \_\_\_\_\_

Please note: The number of deputies and Maritime Security Officers required is determined by the agency and will be assigned accordingly.

If applicable, anticipated crowd size (select from drop down)

Select service(s) needed (check all that apply)

Escort ☐ Patrol Car ☒ Patrol Functions ☐ Security ☐ Traffic Control ☐

Will alcohol be sold? Yes ☐ No ☐ Will alcohol be served/consumed? Yes ☐ No ☐

If yes to either, have you received the required special event permitting? Yes ☐ No ☐

Is this an on-going detail lasting more than 30 days? Yes ☐ No ☐ If yes, please provide a schedule if available.

Start date See Schedule Start time \_\_\_\_\_ End date \_\_\_\_\_ End time \_\_\_\_\_

Please note: There is a 3-hour minimum per deputy, per detail.  
Application continued on page 2

## Terms and Conditions

The undersigned hereby agrees they have read Florida Statute 30.2905 and comply herein.

**FL Statue 30.2905:** Program to contract for employment of off-duty deputies for security services--

(1) A sheriff may operate or administer a program to contract for the employment of sheriff's deputies, during off-duty hours, for public or private security services.

(2) (a) Any such public or private employer of a deputy sheriff shall be responsible for the acts or omissions of the deputy sheriff while performing services for that employer while off duty, including workers' compensation benefits.

(b) However, for the workers' compensation purposes of this section:

1. A deputy sheriff so employed who sustains an injury while enforcing the criminal, traffic, or penal laws of this state shall be regarded as working on duty.

2. The term "enforcing the criminal, traffic, or penal laws of this state" shall be interpreted to include, but is not limited to, providing security, patrol, or traffic direction for a private or public employer.

3. A sheriff may include the sheriff's proportionate costs of workers' compensation premiums for the off-duty deputy sheriffs providing such services.

(3) Deputy sheriffs employed during off-duty hours pursuant to the provisions of this section are exempt from the licensure requirements of chapter 493 for persons who watch or guard, patrol services or private investigators. **Should the applicant cancel arrangements with less than 24-hour notice, the applicant agrees to pay for three (3) hours of compensation pay paid directly to the Brevard County Sheriff's Office.** The Sheriff's Office reserves the right to cancel off-duty details without notice and to recall deputies for official duties when necessary for community safety. The Sheriff's Office may revoke any detail that is determined to be a conflict of interest or creates liability to the Sheriff's Office. Revocation may be in written or oral form.

For cancellations during regular business hours (8 a.m.-5 p.m., Monday-Friday), excluding holidays, call the Off-Duty Coordinator at (321) 264-5206.

For cancellations after regular business hours and on holidays, call the Communications Center at (321) 264-5100.

**In exchange for the service(s) selected, the applicant agrees to pay the following hourly rate(s):**

### Deputy Rates:

Regular Rate: \$55.00 per hour (\$45.00 Rate + \$10.00 Admin Fee)

Holiday/Special Event Rate: \$60.00 per hour (\$50.00 Rate + \$10.00 Admin Fee)

### Maritime Security Officer Rates (Port Authority Only):

Regular Rate: \$29.00 per hour (\$25.00 Rate + \$4.00 Admin Fee)

Holiday/Special Event Rate: \$34.00 per hour (\$30.00 Rate + \$4.00 Admin Fee)

### Supervisor Rates:

Regular Rate: \$60.00 per hour (\$50.00 Rate + \$10.00 Admin Fee)

Holiday/Special Event Rate: \$65.00 per hour (\$55.00 Rate + \$10.00 Admin Fee)

\*Supervisors will be required under the following conditions:

- Details requiring 5 or more deputies: 1 Sergeant
- Details requiring 10 or more deputies: 1 Lieutenant

### Designated Holidays/Special Events:

New Year's Day  
Martin Luther King Jr. Day  
St. Patrick's Day  
Easter  
Memorial Day  
Independence Day  
Labor Day  
Halloween  
Veteran's Day  
Thanksgiving Day  
Day After Thanksgiving (Black Friday)  
Christmas Eve  
Christmas Day

All requests for off duty services received within one business day of request may be subject to a \$100 administrative surcharge.

**Rates are subject to change**

**Prepayment is required for all services unless prior arrangements have been made.**

**All Payments must be made by check, paid to the order of Brevard County Sheriff's Office, credit card (service fees may apply), or ACH.**

☒ I have read the above terms and conditions

Print Name Jason Shore

Authorized Signature [Signature]

Date 2/2/23

Please e-mail application to [offdutycoordinator@bcso.us](mailto:offdutycoordinator@bcso.us) or fax to (321)264-5324

Submit Via E-mail

FOR BCSO USE:

Method: (Select)

Charity/Non-Profit/Govt Agency? Yes ☐ No ☐ Approved ☐ Denied ☐ By Supervisor \_\_\_\_\_

Date Posted \_\_\_\_\_ Job #: \_\_\_\_\_ By: \_\_\_\_\_

### Description of Request

Baytree would request the officer on duty patrol three areas:

- 1) Kingswood Way
- 2) Old Tramway and National Drive
- 3) Old Tramway and Chatsworth

Please enforce for speeding, running stop signs, and all other infractions. Board requests tickets only, no warnings.

### Baytree CDD – Off Duty Request Schedule

February 16, 2023 – 7 AM to 10 AM

February 17, 2023 - 3 PM to 6 PM

February 21, 2023 – 7 AM to 10 AM

February 24, 2023 - 3 PM to 6 PM

February 28, 2023 - 3 PM to 6 PM

March 2, 2023 – 7 AM to 10 AM

March 8, 2023 – 3 PM to 6 PM

March 10, 2023 – 7 AM to 10 AM

## SECTION VI

# SECTION A

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments/Estimated Completion
1	Recreation Area Improvements	Showe/Hatton	Ongoing	7/9/20	2022		Quotes for Deck Attached
2	Beatification Fund Plans for FY 22	Mills/Hatton	Ongoing	7/9/20	2023		Expected to Trim Conservation Areas in 2023

## **SECTION VII**

# SECTION A

# Baytree Community Development District

## Summary of Check Register

January 1, 2023 to February 28, 2023

Fund	Date	Check No.'s	Amount
General Fund	1/6/23	537 - 544	\$ 17,055.39
	1/11/23	545	\$ 7,357.54
	1/20/23	546 - 549	\$ 19,826.79
	1/25/23	550 - 559	\$ 29,741.53
	2/14/23	560 - 567	\$ 32,829.42
	2/22/23	568	\$ 850.85
			<hr/> \$ 107,661.52
Payroll	<u>January 2023</u>		
	April Simmons	50594	\$ 184.70
	Gilbert M. Mills Jr.	50595	\$ 184.70
	Janice Hill	50596	\$ 184.70
	Richard C. Bosseler	50597	\$ 184.70
	Richard L. Brown	50598	\$ 184.70
	<u>February 2023</u>		
	April Simmons	50599	\$ 184.70
	Gilbert M. Mills Jr.	50600	\$ 184.70
	Janice Hill	50601	\$ 184.70
	Richard C. Bosseler	50602	\$ 184.70
	Richard L. Brown	50603	\$ 184.70
			<hr/> \$ 1,847.00
			<hr/> <b>\$ 109,508.52</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/06/23	00004	11/30/22	178319	202211	310-51300-31500			BANK F BAYTREE CDD-GF SUN	*	630.00	
								BILLING, COCHRAN, LYLES, MAURO&RAMSEY			630.00 000537
1/06/23	00200	12/21/22	1803590	202212	320-53800-34500			SECURITY 12/15-12/21/22	*	3,966.48	
								DSI SECURITY SERVICES			3,966.48 000538
1/06/23	00123	12/20/22	W30526	202212	320-53800-47500			REPAIR ENTRANCE LIGHTS	*	5,126.01	
								EAU GALLIE ELECTRIC INC.			5,126.01 000539
1/06/23	00052	12/19/22	669439	202212	320-53800-47500			INSTALL LIGHTBULBS	*	221.85	
								FLORIDA BULB & BALLAST INC.			221.85 000540
1/06/23	00210	12/23/22	28901A	202212	320-53800-46900			QRTLY FOUNTAIN CLEANING	*	175.00	
								FOUNTAIN DESIGN GROUP			175.00 000541
1/06/23	00242	1/03/23	01032023	202212	320-53800-47700			35% DUE WORK INSTALLED	*	5,632.00	
								MERRY & BRIGHT			5,632.00 000542
1/06/23	00196	12/01/22	06132	202212	320-53800-41100			INSTALL CAMERA/SERVICE	*	1,253.00	
								MODERN SECURITY SYSTEMS LLC			1,253.00 000543
1/06/23	00225	12/23/22	0052155-	202301	320-53800-43300			96 GALLON TOTER JAN 23	*	51.05	
								WASTE MANAGEMENT CORPORATE SERVICES			51.05 000544
1/11/23	00021	1/01/23	453	202301	310-51300-34000			MANAGEMENT FEES JAN 23	*	3,689.50	
								WEBSITE ADMIN JAN 23	*	100.00	
1/01/23	453	202301	310-51300-35200					INFORMATIN TECH JAN 23	*	150.00	
1/01/23	453	202301	310-51300-51000					OFFICE SUPPLIES JAN 23	*	.63	
1/01/23	453	202301	310-51300-42000					POSTAGE JAN 23	*	39.36	
1/01/23	453	202301	310-51300-42500					COPIES JAN 23	*	52.65	
1/01/23	454	202301	320-53800-34000					FIELD MANAGEMENT JAN 23	*	2,585.17	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/01/23	454	202301	320-53800-49000						GOVERNMENTAL MAINT JAN 23	*	740.23	7,357.54 000545
1/01/23	00019	12459	REPAIR VAC PUMP	202212	320-53800-46200				GOVERNMENTAL MANAGEMENT SERVICES	*	125.00	
1/01/23	12578	202212	320-53800-46200							*	5,875.00	
1/01/23	157	202301	320-53800-46200							*	801.87	
1/20/23	00224	2228382	GENERAL ENGINEER DEC 22	202212	310-51300-31100				BEACH POOL SERVICE	*	2,285.00	6,801.87 000546
1/16/23	2228619	202212	320-53800-47200							*	3,500.00	
1/04/23	1803628	202301	320-53800-34500						DEWBERRY ENGINEERS, INC	*	4,249.92	5,785.00 000547
1/04/23	437149	202301	320-53800-41100						DSI SECURITY SERVICES	*	60.00	4,249.92 000548
1/06/23	436782	202301	320-53800-47000							*	2,930.00	
1/25/23	00047	12/31/22	851137	202212	320-53800-41100				ECOR INDUSTRIES	*	343.03	2,990.00 000549
1/18/23	85681	202301	320-53800-41100							*	1,110.60	
1/19/23	8239427	202212	320-53800-41100							*	348.18	
1/25/23	00140	12/29/22	343569	202212	320-53800-41100				ACCESS CONTROL TECHNOLOGIES	*	195.00	1,801.81 000550
1/25/23	00004	12/31/22	178650	202212	310-51300-31500				ATP FIRE	*	1,755.00	195.00 000551
1/01/23	15800347	202301	320-53800-46200						BILLING, COCHRAN, LYLES, MAURO&RAMSEY	*	431.00	1,755.00 000552
1/01/23	15800347	202301	320-53800-46200						COVERALL NORTH AMERICA, INC DBA	*	431.00	431.00 000553

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/25/23	00200	12/28/22	1803609	202212	320-53800-34500		DSI SECURITY SERVICES	*	4,249.92	
			SECURITY 12/22-12/28/22							
1/11/23	1803718	202301	320-53800-34500				FLORIDA BULB & BALLAST INC.	*	3,966.48	
			SECURITY 01/05-01/11/23							
1/18/23	1803737	202301	320-53800-34500				DSI SECURITY SERVICES	*	3,966.49	
			SECURITY 01/12-01/18/23							
1/25/23	00052	1/03/23	669692	202301	320-53800-47500		DSI SECURITY SERVICES	*	12,182.89	000554
			FLOOD LIGHTS 4X/5X MOUNT						631.00	
1/25/23	00021	12/31/22	455	202212	320-53800-47500		FLORIDA BULB & BALLAST INC.	*	669.83	
			REPLACED GFICI/CORDS/SPLIT							
1/25/23	00124	1/04/23	01042023	202301	320-53800-51200		GOVERNMENTAL MANAGEMENT SERVICES	*	669.83	000556
			SOAP TREATMENT-SIDEWALKS						1,700.00	
1/25/23	00242	1/20/23	01202023	202301	320-53800-47700		KENNETH G HORN	*	1,700.00	000557
			HOLIDAY LIGHTS-REMOVAL						2,414.00	
1/25/23	00016	12/08/22	45861	202212	320-53800-47300		MERRY & BRIGHT	*	2,414.00	000558
			LANDSCAPE MAINT - DEC 22						7,961.00	
2/14/23	00019	2/01/23	305	202302	320-53800-46200		TROPIC-CARE OF FLORIDA, INC.	*	7,961.00	000559
			POOL MAINTENANCE FEB23						801.67	
2/14/23	00193	2/01/23	15800356	202302	320-53800-46200		BEACH POOL SERVICE	*	801.67	000560
			CLEANING SVC FEB23						431.00	
2/14/23	00200	1/25/23	1803757	202301	320-53800-34500		COVERALL NORTH AMERICA, INC DBA	*	431.00	000561
			SECURITY 01/19-01/25/23						3,966.48	
2/14/23	00039	1/27/23	436704	202301	320-53800-47000		DSI SECURITY SERVICES	*	3,966.48	000562
			MGMT NATURAL AREA JAN23						880.00	
2/03/23	438991	202302	320-53800-47000				ECOR INDUSTRIES	*	2,930.00	
			AQUATIC WEED CNTRL FEB23							
									3,810.00	000563

BAYTREE GENERAL FUND  
 BANK F BAYTREE CDD-GF SUN

CHECK VENDOR# .....INVOICE.....EXPENSED TO.....  
 DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNT .....CHECK.....  
 #

2/14/23 00008 1/31/23 8-024-22 202301 310-51300-42000 6 DELIVERIES 01/26/23 FEDEX 291.81 291.81 000564

2/14/23 00021 2/01/23 456 202302 310-51300-34000 MANAGEMENT FEE FEB23 3,689.50 3,689.50

2/01/23 456 202302 310-51300-35200 WEBSITE ADMIN FEB23 100.00 100.00

2/01/23 456 202302 310-51300-35100 INFORMATION TECH FEB23 150.00 150.00

2/01/23 456 202302 310-51300-35100 OFFICE SUPPLIES FEB23 18.91 18.91

2/01/23 456 202302 310-51300-42000 POSTAGE FEB23 74.83 74.83

2/01/23 456 202302 310-51300-42500 COPIES FEB23 71.25 71.25

2/01/23 457 202302 320-53800-34000 FIELD MANAGEMENT FEB23 2,585.17 2,585.17

2/14/23 00016 1/03/23 45971 202301 320-53800-47200 REMOVE TREE BEHIND 814 750.00 750.00

1/04/23 45987 202301 320-53800-47300 LANDSCAPE MAINT JAN23 9,945.75 9,945.75

1/06/23 46046 202301 320-53800-47400 REPLACE IRRIGATION 842.00 842.00

1/06/23 46060 202301 320-53800-47200 HURRICAN NICOLE CLEAN UP 1,200.00 1,200.00

1/06/23 46062 202301 320-53800-47400 PUMP/DISCHARGE REPLUMBED 175.00 175.00

1/20/23 46098 202301 320-53800-47400 REPLACED TIMER & SOLENOID 295.00 295.00

1/20/23 46101 202301 320-53800-47200 REMOVE/INSTALL SOD 4SPOTS 580.00 580.00

1/20/23 46106 202301 320-53800-47200 TRIM LIGUSTRUM 01/17-20 3,000.00 3,000.00

2/14/23 00225 1/25/23 0057253- 202302 320-53800-43300 96 GALLON TOTER FEB23 16,787.75 16,787.75 000566

2/22/23 00019 2/01/23 305 202302 320-53800-46200 POOL MAINT FEB 23 RATE AD 51.05 51.05 000567

2/15/23 112687 202210 320-53800-46200 POOL MAINT OCT 22 RATE AD 138.33 138.33

2/15/23 112687 202210 320-53800-46200 POOL MAINT OCT 22 RATE AD 178.13 178.13

2/15/23 112687 202210 320-53800-46200 POOL MAINT OCT 22 RATE AD 178.13 178.13

2/15/23 112687 202210 320-53800-46200 POOL MAINT OCT 22 RATE AD 178.13 178.13

2/15/23 112687 202210 320-53800-46200 POOL MAINT OCT 22 RATE AD 178.13 178.13

BAYT --BAYTREE-- MEYINGTON

TROPIC-CARE OF FLORIDA, INC.

WASTE MANAGEMENT CORPORATE SERVICES

BANK F BAYTREE CDD-GF SUN

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
2/15/23		112687A	202211	320-53800-46200							*	178.13		
		POOL MAINT	NOV	22	RATE	AD								
2/15/23		112687B	202212	320-53800-46200							*	218.13		
		POOL MAINT	DEC	22	RATE	AD								
2/15/23		112687C	202301	320-53800-46200							*	138.13		
		POOL MAINT	JAN	23	RATE	AD								
BEACH POOL SERVICE													850.85	000568

TOTAL FOR BANK F 107,661.52  
TOTAL FOR REGISTER 107,661.52

BAYT --BAYTREE-- MBYINGTON

## SECTION B



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

***Unaudited Financial Reporting***  
***February 28, 2023***



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Projects Reserve</u>
5	<u>Pavement Management Fund</u>
6	<u>Community Beautification Fund</u>
7-8	<u>Month to Month</u>
9	<u>Assessment Receipt Schedule</u>

**Baytree**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2023**

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
<b>Cash:</b>			
Operating Fund	\$ 704,372	\$ -	\$ 704,372
Capital Reserves	\$ -	\$ 22,253	\$ 22,253
Pavement Management	\$ -	\$ 285,483	\$ 285,483
Community Beautification	\$ -	\$ 19,410	\$ 19,410
<b>Investments:</b>			
Custody	\$ 1,035	\$ -	\$ 1,035
Due from IOB	\$ 4,571	\$ -	\$ 4,571
<b>Total Assets</b>	<b>\$ 709,978</b>	<b>\$ 327,146</b>	<b>\$ 1,037,124</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 47,185	\$ 31,224	\$ 78,409
<b>Total Liabilities</b>	<b>\$ 47,185</b>	<b>\$ 31,224</b>	<b>\$ 78,409</b>
<b>Fund Balance:</b>			
Assigned for:			
Capital Reserves	\$ -	\$ 22,253	\$ 22,253
Pavement Management	\$ -	\$ 254,259	\$ 254,259
Community Beautification	\$ -	\$ 19,410	\$ 19,410
Unassigned	\$ 662,793	\$ -	\$ 662,793
<b>Total Fund Balances</b>	<b>\$ 662,793</b>	<b>\$ 295,922</b>	<b>\$ 958,715</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 709,978</b>	<b>\$ 327,146</b>	<b>\$ 1,037,124</b>

**Baytree**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2023**

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$ 995,884	\$ 951,999	\$ 951,999	\$ -
Interest Income	\$ -	\$ -	\$ 4	\$ 4
IOB Cost Share Agreement	\$ 48,639	\$ 21,260	\$ 21,260	\$ -
Miscellaneous Income	\$ 9,250	\$ 3,854	\$ 2,021	\$ (1,834)
<b>Total Revenues</b>	<b>\$ 1,053,773</b>	<b>\$ 977,114</b>	<b>\$ 975,284</b>	<b>\$ (1,829)</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 11,000	\$ 5,000	\$ 5,000	\$ -
FICA Expense	\$ 842	\$ 383	\$ 383	\$ -
Engineering	\$ 36,050	\$ 15,021	\$ 13,295	\$ 1,726
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Attorney Fees	\$ 24,000	\$ 10,000	\$ 6,908	\$ 3,093
Annual Audit	\$ 3,265	\$ -	\$ -	\$ -
Management Fees	\$ 44,274	\$ 18,448	\$ 18,448	\$ 0
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 250	\$ 104	\$ -	\$ 104
Postage	\$ 2,000	\$ 833	\$ 1,664	\$ (831)
Insurance	\$ 31,100	\$ 31,100	\$ 28,686	\$ 2,414
Tax Collector Fee	\$ 19,918	\$ 19,042	\$ 19,042	\$ -
Printing & Binding	\$ 1,500	\$ 625	\$ 572	\$ 54
Legal Advertising	\$ 5,000	\$ 2,083	\$ 243	\$ 1,841
Other Current Charges	\$ 3,000	\$ 1,250	\$ 200	\$ 1,050
Office Supplies	\$ 250	\$ 104	\$ 39	\$ 65
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>\$ 113,518</b>	<b>\$ 103,971</b>	<b>\$ 9,546</b>

**Baytree**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2023**

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
<b><u>Operations &amp; Maintenance</u></b>				
Security Contract	\$ 214,805	\$ 89,502	\$ 86,850	\$ 2,652
Gate Maintenance Contract	\$ 1,200	\$ 500	\$ -	\$ 500
Maintenance - Gatehouse	\$ 9,500	\$ 9,500	\$ 24,146	\$ (14,646)
Telephone/Internet - Gatehouse/Pool	\$ 6,300	\$ 2,625	\$ 2,582	\$ 43
Transponders	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Field Management Fees	\$ 31,022	\$ 12,926	\$ 12,926	\$ 0
Electric	\$ 54,075	\$ 22,531	\$ 22,331	\$ 200
Water & Sewer	\$ 13,915	\$ 5,798	\$ 5,343	\$ 455
Gas	\$ 7,150	\$ 2,979	\$ 3,511	\$ (531)
Trash Removal	\$ 613	\$ 255	\$ 255	\$ (0)
Maintenance - Lakes	\$ 38,531	\$ 16,055	\$ 17,070	\$ (1,016)
Maintenance - Landscape Contract	\$ 98,398	\$ 40,999	\$ 43,775	\$ (2,775)
Maintenance - Additional Landscape	\$ 15,000	\$ 15,000	\$ 15,405	\$ (405)
Maintenance - Pool	\$ 19,944	\$ 19,944	\$ 20,599	\$ (655)
Maintenance - Irrigation	\$ 9,214	\$ 3,839	\$ 4,956	\$ (1,117)
Maintenance - Lighting	\$ 5,000	\$ 5,000	\$ 10,165	\$ (5,165)
Maintenance - Monuments	\$ 4,000	\$ 1,667	\$ -	\$ 1,667
Maintenance - Fountain	\$ 700	\$ 292	\$ 175	\$ 117
Maintenance - Other Field (R&M General)	\$ 5,000	\$ 2,083	\$ 1,565	\$ 518
Maintenance - Recreation	\$ 1,500	\$ 625	\$ 945	\$ (320)
Holiday Landscape Lighting	\$ 16,092	\$ 12,092	\$ 12,092	\$ -
Operating Supplies	\$ 750	\$ 313	\$ -	\$ 313
Sidewalk/Curb Cleaning	\$ 15,000	\$ 6,250	\$ 1,700	\$ 4,550
Miscellaneous	\$ 1,000	\$ 417	\$ 55	\$ 361
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 573,708</b>	<b>\$ 273,274</b>	<b>\$ 286,446</b>	<b>\$ (13,172)</b>
<b>Total Expenditures</b>	<b>\$ 767,431</b>	<b>\$ 386,792</b>	<b>\$ 390,418</b>	<b>\$ (3,626)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 286,342</b>		<b>\$ 584,867</b>	
<b><u>Other Financing Uses:</u></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>\$ 552,846</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 109,947</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 662,793</b>	

**Baytree**  
**Community Development District**  
**Capital Projects Reserve**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2023**

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	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	\$ 250	\$ 190	\$ 60
<b>Total Expenditures</b>	<b>\$ 57,600</b>	<b>\$ 30,250</b>	<b>\$ 34,290</b>	<b>\$ (4,040)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (57,600)</b>		<b>\$ (34,289)</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>\$ (2,269)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 2,521</b>		<b>\$ 24,521</b>	
<b>Fund Balance - Ending</b>	<b>\$ 8,961</b>		<b>\$ 22,253</b>	

**Baytree**  
**Community Development District**  
**Pavement Management**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2023**

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 15	\$ 15
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15</b>	<b>\$ 15</b>
<b>Expenditures:</b>				
Bank Fees	\$ 500	\$ 208	\$ 190	\$ 18
Roadway Paving	\$ -	\$ -	\$ 145,718	\$ (145,718)
<b>Total Expenditures</b>	<b>\$ 500</b>	<b>\$ 208</b>	<b>\$ 145,908</b>	<b>\$ (145,700)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (500)</b>		<b>\$ (145,893)</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>\$ (145,893)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 457,388</b>		<b>\$ 400,152</b>	
<b>Fund Balance - Ending</b>	<b>\$ 586,888</b>		<b>\$ 254,259</b>	

**Baytree**  
**Community Development District**  
**Community Beautification**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2023**

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	-
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Expenditures:</b>				
Bank Fees	\$ 400	\$ 167	\$ 150	17
<b>Total Expenditures</b>	<b>\$ 400</b>	<b>\$ 167</b>	<b>\$ 150</b>	<b>17</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	\$ 30,426	\$ 20,820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 951,999
Interest Income	\$ 1	\$ 2	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
IOB Cost Share Agreement	\$ -	\$ -	\$ 4,571	\$ -	\$ 16,689	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,260
Miscellaneous Income	\$ 238	\$ 560	\$ 589	\$ 50	\$ 584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,021
<b>Total Revenues</b>	<b>\$ 239</b>	<b>\$ 215,298</b>	<b>\$ 691,178</b>	<b>\$ 30,476</b>	<b>\$ 38,093</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 975,284</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
FICA Expense	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383
Engineering	\$ 3,305	\$ 3,358	\$ 2,285	\$ 1,018	\$ 3,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,295
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Attorney Fees	\$ 2,295	\$ 630	\$ 1,755	\$ 2,228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,908
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,690	\$ 3,690	\$ 3,690	\$ 3,690	\$ 3,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,448
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 920	\$ 63	\$ 275	\$ 331	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,664
Insurance	\$ 28,686	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,686
Tax Collector Fee	\$ -	\$ 4,295	\$ 13,720	\$ 609	\$ 418	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,042
Printing & Binding	\$ 309	\$ 108	\$ 30	\$ 53	\$ 71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 572
Legal Advertising	\$ -	\$ 243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243
Other Current Charges	\$ 40	\$ 40	\$ 39	\$ 40	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Office Supplies	\$ 1	\$ 1	\$ 18	\$ 1	\$ 19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39
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>\$ 23,373</b>	<b>\$ 9,293</b>	<b>\$ 8,970</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 103,971</b>

**Baytree**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
Security Contract	\$ 19,100	\$ 15,618	\$ 16,149	\$ 20,116	\$ 15,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,850
Gate Maintenance Contract	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance - Gatehouse	\$ 9,875	\$ 9,048	\$ 3,530	\$ 1,171	\$ 522	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,146
Telephone/Internet - Gatehouse/Pool	\$ 516	\$ 516	\$ 516	\$ 516	\$ 516	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,582
Transponders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management Fees	\$ 2,585	\$ 2,585	\$ 2,585	\$ 2,585	\$ 2,585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,926
Electric	\$ 4,108	\$ 4,346	\$ 4,457	\$ 4,554	\$ 4,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,331
Water & Sewer	\$ 1,232	\$ 918	\$ 1,085	\$ 942	\$ 1,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,343
Gas	\$ 28	\$ 542	\$ 1,060	\$ -	\$ 1,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,511
Trash Removal	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 255
Maintenance - Lakes	\$ 2,930	\$ 3,810	\$ 3,590	\$ 3,810	\$ 2,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,070
Maintenance - Landscape Contract	\$ 7,961	\$ 7,961	\$ 7,961	\$ 9,946	\$ 9,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,775
Maintenance - Additional Landscape	\$ 1,400	\$ 875	\$ 4,450	\$ 5,530	\$ 3,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,405
Maintenance - Pool	\$ 7,135	\$ 2,701	\$ 7,521	\$ 1,871	\$ 1,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,599
Maintenance - Irrigation	\$ 23	\$ 1,903	\$ -	\$ 1,312	\$ 1,718	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,956
Maintenance - Lighting	\$ -	\$ -	\$ 6,018	\$ 4,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,165
Maintenance - Monuments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance - Fountain	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Maintenance - Other Field (R&M General)	\$ -	\$ -	\$ -	\$ 740	\$ 825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,565
Maintenance - Recreation	\$ 945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945
Holiday Landscape Lighting	\$ 8,046	\$ -	\$ 1,632	\$ 2,414	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,092
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk/Curb Cleaning	\$ -	\$ -	\$ -	\$ 1,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,700
Miscellaneous	\$ -	\$ -	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 65,936</b>	<b>\$ 50,875</b>	<b>\$ 60,837</b>	<b>\$ 61,405</b>	<b>\$ 47,393</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 286,446</b>
<b>Total Expenditures</b>	<b>\$ 114,183</b>	<b>\$ 64,964</b>	<b>\$ 84,210</b>	<b>\$ 70,699</b>	<b>\$ 56,362</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 390,418</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (113,944)</b>	<b>\$ 150,334</b>	<b>\$ 606,968</b>	<b>\$ (40,223)</b>	<b>\$ (18,269)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 584,867</b>
<b>Other Financing Sources/Uses</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>\$ (113,944)</b>	<b>\$ 150,334</b>	<b>\$ 574,948</b>	<b>\$ (40,223)</b>	<b>\$ (18,269)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 552,846</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%

Date	Distribution	Gross Amount	Discount/Penalty	Interest	Net Receipts	O&M Portion	Total
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
01/12/23	ACH	\$31,367.00	(\$941.00)	\$0.00	\$30,426.00	\$30,426.00	\$30,426.00
02/01/23	ACH	\$0.00	\$0.00	\$1,460.45	\$1,460.45	\$1,460.45	\$1,460.45
02/09/23	ACH	\$19,800.00	(\$440.00)	\$0.00	\$19,360.00	\$19,360.00	\$19,360.00
TOTAL		\$ 989,399.35	\$ (38,860.46)	\$ 1,460.45	\$ 951,999.34	\$ 951,999.34	\$ 951,999.34

96%	Net Assessments Collected
\$44,043.86	Net Assessments Remaining