

**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, **November 6, 2024** at 1:30 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum:

Melvin Mills	Chairman
Richard Brown	Vice Chairman
Richard Bosseler	Assistant Secretary
Janice Hill	Assistant Secretary
Jerry Darby	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Rob Szozda	GMS
Michael Pawelczyk	District Counsel
Peter Armans (<i>via phone</i>)	District Engineer
Tom Harrison	BCA President
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mills called the meeting to order at 1:37 p.m. and Mr. LeBrun called the roll. The Pledge of Allegiance was recited. All Supervisors were present.

SECOND ORDER OF BUSINESS

Engineer's Report

Mr. Mills: Peter, are you on the phone?

Mr. Armans: Yes, I am.

Mr. Mills: Would you like to give us a report, please?

Mr. Armans: I don't have a particular report, but I'm here to respond to any questions that you have. We did get an email about an issue with the pavement and we provided our analysis of

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that last week, where the pavement failed. That's the only item we have. If you have any questions for us, please let me know.

Mr. Darby: Peter, can you give us an assessment or review of your assessment of what happened to the pavement?

Mr. Armans: We haven't done a field visit but based on the pictures that we saw and what we've seen in other areas in the community, this type of failure could happen when there's not adequate base or generally in areas where you have a mix of that with a big swing in temperatures. I think from our experiences at Baytree, we've found a few locations where the roadway did not have enough base and we had a very similar failure in another area of Baytree as well. Sometimes that happens, if you don't have enough base below it, so it's a structural failure. It's not an issue of maintenance. It's more of an issue of original construction or the original structure itself.

Mr. Mills: Peter, we've had a lot of tractors and trailers in here recently, that have been loaded with roof tiles. With the blacktop being hot and they're applying their brakes, could that push the macadam at the stop sign?

Mr. Armans: It could potentially do that when you don't have enough black top, but the minimum design for a structure on a roadway, it should be able to withstand that. So given that it's a structural failure, to that extent, it could be attributed to a heavy truck, that basically put on a lot of force on the pavement and exceeded what the pavement was able to withstand.

Mr. Mills: Yeah.

Mr. Armans: But in theory, it should be able to withstand, a garbage truck, unless you have large semi-trucks that are moving furniture. Anything that's within the normal residential traffic, should be able to get through there without causing pavement deformation.

Mr. Mills: I hear what you're saying, Peter, but we had several semis recently in here, because a lot of people are replacing their roofs. The semis had roof tiles on the back of them, which makes it very heavy.

Mr. Armans: I got it. Yeah, that could be. Sometimes the original design wasn't supposed to handle that kind of loading. We could try to restrict that type of traffic.

Mr. Mills: It was the design.

Mr. Armans: But again, I think it's a really hard thing to do, for a community, given how frequent people need to replace their roof. Even if the answer is yes, are you trying to repave all

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of your roads to make it thicker? Do you need a base, which is a huge cost or do you want to restrict access for heavy trucks? You can advise people who are changing their roofs, to ask the drivers of these trucks to drive really slowly, don't make sudden moves, but that's going to be hard to enforce.

Mr. Mills: Can't we just go ahead for now and patch there? Have them dig it up and increase the base?

Mr. Armans: Absolutely. I think that's probably the easier thing to do in general, just treat this, when something goes wrong, more of a reaction. There's not really a lot of proactive approach that you can take on this one, if it's originally not constructed adequately or it doesn't have enough space. So, wherever there is this type of issue, we recommend doing a full pavement replacement, where you don't just replace the blacktop. You dig it below and replace the base as well.

Mr. Brown: Isn't that what the guy, that is coming tomorrow, going to do?

Mr. LeBrun: Yeah. Asphalt 365 is coming onsite either Thursday or Friday, to evaluate it and send us a proposal. They are very responsive and provide a great price.

Ms. Hill: Good.

Mr. Mills: Jan, do you have anything to add?

Ms. Hill: No. I basically took the pictures and gave it to Jeremy and he handled it from there.

Mr. Mills: Okay, very good. Alright, moving along.

Mr. LeBrun: Thanks, Peter.

Mr. Mills: Thanks, Peter.

THIRD ORDER OF BUSINESS

Landscape Report

Mr. Mills: Our landscaper is not here. He said he was going to be.

FOURTH ORDER OF BUSINESS

Community Updates

A. Security

Mr. Mills: The security company is not here.

Mr. Brown: Just in case everybody doesn't know, the DSI Executive Supervisor, that was responsible for Baytree, quit. My understanding is the gentleman that's responsible for the Tampa Bay area, is now responsible for Baytree, until they find a replacement.

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Mr. Mills: Oh wow.

Mr. Brown: His name is John. I don't think he's ever been out here. I have had a couple of emails with him. I did invite him, but I didn't expect him to be here.

B. BCA

Mr. Mills: Okay. BCA. Tom?

Resident (Tom Harrison, 669 Deerhurst Drive): Yeah. I'm substituting for Jackie. She sent me her comments. I don't know if you're aware, but the official BCA telephone number that she uses, had been hacked or compromised. She is suggesting that we use personal phone numbers for the time being. Fairway and webmaster have been apprised of what's going on here. It's being looked at right now. I just received that message a couple of hours ago.

Mr. Mills: Okay.

Resident (Tom Harrison, 669 Deerhurst Drive): So, if we're communicating, you should not open anything regarding the BCA Board or from BCA Board, myself included, I guess, although I don't think I've been hacked. Don't open it unless it's from the person itself. The next BCA Board meeting is on November 18th at 1:00 p.m. At that meeting, we're going to be voting on Mr. Paul Pankowski as Secretary to take Mr. Chas White's place, who I think most of you know, resigned because of business commitments. Jackie met with the VMs and AVMs to finalize the 2025 budget. I was not at that meeting, so I'm not sure. That's all she mentioned.

Mr. Brown: I was at it. It was fine. I received an extra \$100 for the holiday budget.

Resident (Tom Harrison, 669 Deerhurst Drive): Right. As part of the 2025 budget, the BCA will contribute \$1,600 to the annual holiday lighting project. Jackie wanted me to mention that the ARC has been doing a great job with all of the applications, variances and violations in our aging and changing community. So, that's duly noted. If you have anything for the newsletter, please get it to Maureen by November 21st, which happens to be my birthday. During the last two major hurricanes, something else we wanted to note, was that it looks like the community listened to our request to keep our gutters and drains cleared, so that water wouldn't accumulate, as there were no flooding issues.

Mr. Darby: I don't think so.

Resident (Tom Harrison, 669 Deerhurst Drive): Which was good news. Lastly, the BCA Board wishes to wish the CDD, a happy holiday.

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Mr. Mills: Thank you.

Mr. Darby: Thank you.

Mr. Mills: What time is the meeting on the 18th?

Resident (Tom Harrison, 669 Deerhurst Drive): 1:00 p.m.

Mr. Darby: It's here. Right, Tom?

Resident (Tom Harrison, 669 Deerhurst Drive): Yep. Do you need a copy of the notes, by the way, for your records?

Mr. Mills: No.

Ms. Hill: Is there any word on when they're going to pick up the rest of the debris from the hurricanes?

Mr. Mills: I called the county on Monday and talked to the county Waste Management Division. I was told that this community is in the process of being picked up and if we haven't been picked up, it will be picked up soon. Baytree Drive has already been picked up and so has Kingswood and Turnberry. That entire area has been cleaned up.

Resident (Tom Harrison, 669 Deerhurst Drive): That's all I had.

C. Isles of Baytree

Mr. Mills: No one is here from Isles of Baytree (IOB).

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the August 7, 2024 Board of Supervisors Meeting

Mr. Mills: The minutes were mailed out to us back in October. Were there any additions or corrections?

Mr. Darby: Yeah, I submitted mine previously.

Mr. LeBrun: Supervisor Darby submitted some electronic comments. Those have been incorporated.

Mr. Mills: We need a motion to approve the minutes.

On MOTION by Mr. Darby seconded by Mr. Bosseler with all in favor the Minutes of the August 7, 2024 Meeting were approved as amended.

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SIXTH ORDER OF BUSINESS

Agenda

A. Acceptance of the Rankings of the Audit Committee Meeting and Authorizing Staff to Send a Notice of Intent to Award

Mr. Mills: We've already done that.

Mr. LeBrun: The Board needs to accept the ranking of the Audit Committee and authorize staff to send a notice of intent to award. The Audit Committee ranked DMHB as number one and Grau & Associates as number two, based on the established criteria. So, the Board is just accepting those rankings and authorizing staff to send out that award to the number one ranked firm.

On MOTION by Ms. Hill seconded by Mr. Brown with all in favor accepting the ranking of the Audit Committee to rank DiBartolomeo, McBee, Hartley & Barnes as the number one ranked firm to provide auditing services and Grau & Associates number two and authorizing staff to negotiate with the number one firm was approved.

B. Consideration of Resolution 2025-01 Amending the Fiscal Year 2024 Budget

Mr. Mills: Do you want to walk us through that resolution?

Mr. LeBrun: Yes. This one is similar to ones that the Board adopted in previous years. Resolution 2025-01 amends the budget for 2024. This action is necessary, if certain line items go over budget in their category. All this is doing, is memorializing staff action of balancing those line items, so if something was underspent, we're bringing that amount down. Items overspent were adjusted as well. The columns that are highlighted in black, show you the adjustments that were made. So, this resolution is memorializing those actions. We will also post this amended budget to our website, as well, as part of the requirement of the State Statute. I'm happy to take any questions on it. But if not, we just look for the Board to approve Resolution 2025-01, amending the Fiscal Year 2024 budget.

Mr. Mills: Are there any questions or comments?

Mr. Darby: I just have a general question, Jeremy. As you know, we had a lot of unanticipated expenses, but in future years, if we have an excess, can those funds then be allocated to reserves?

Mr. LeBrun: Sure. So, if there are any excess funds, usually we hold back about three months of operating funds at the end of the fiscal year. So, when assessments roll in, that's kind

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of like the lean period and we always have an emergency fund. But yes, any excess funds, I believe the Board previously talked about placing into reserves. You also have the Disaster Fund that you added. So yes, any unused funds that stay within the CDD, don't go anywhere.

Mr. Darby: Okay.

Mr. Mills: Perfect.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor Resolution 2025-01 Amending the Fiscal Year 2024 Budget was adopted.

C. Discussion of Security Supervisor Compensation

Mr. Mills: Moving right along, next is the discussion of security supervisors' compensation. Rick?

Mr. Brown: At the last meeting we had asked Val to go back and get us some information about providing potential health insurance to Matt, the supervisor of our security force here. That came in at about \$20,000, for Matt and his family, which I don't think we can afford. However, I know that we increased the security guards 50 cents an hour and I propose that we increase Matt an additional \$1 an hour. Val also talked about bonuses that some communities provide, like holiday bonus checks to their security officers. We have four full-time guards and one part-time guard, so I recommend that we consider providing the full-time guards with a holiday bonus of \$250 and the part-time guard, a holiday bonus of \$100.

Mr. Mills: Is that including Matt?

Mr. Brown: That includes Matt. Matt would receive \$250.

Mr. Darby: What would the part-time rate be?

Mr. Brown: It would be \$100. We only have one part-time guard.

Mr. Mills: Okay.

Mr. Brown: It would basically be four times \$250, which is \$1,100.

Mr. Darby: Matt's total increase would be \$1.50?

Mr. Brown: He already received a 50-cent increase and I'm requesting an additional \$1.

Mr. Darby: Okay. So, it would be a total of \$1.50.

Mr. Brown: Correct. I just don't want him going anywhere else.

Mr. Darby: No.

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Mr. LeBrun: Mike, I remember you mentioned something about bonuses.

Mr. Pawelczyk: Yeah. The District can't pay bonuses to employees, but you can amend the agreement with the security provider, to provide for those additional costs. I guess we can't really mandate how the security provider pays its employees, but we can put something in the agreement about how the money should be directed to the employees. We'll figure something out. Local governments aren't allowed to pay bonuses. It's not our employee, so that's the gray line.

Mr. Mills: Let me ask you a question. Can one of us give Matt an increase?

Mr. Pawelczyk: You can do whatever you want.

Mr. Mills: Then can the Board reimburse that individual?

Mr. Pawelczyk: No. I'm saying that we can still go through as you've directed. We'll just have to amend the agreement. We have to amend the agreement anyway to provide for the increase. We just amended it.

Mr. LeBrun: We did. If the Board is amenable, I can present this information to Valerie and say, "*Here's what the Board wants to do,*" have them send us the official dollar amount, we'll do an amendment to the agreement and then we'll stipulate that 100% of this needs to go directly to the employees.

Mr. Brown: Correct.

Mr. LeBrun: That way we'll have the dollar amount. We also need to know where the money is going to come from, because this was not budgeted. That would give us until the next meeting, if you guys want to figure out where this extra compensation is coming from.

Mr. Mills: Christmas lights.

Mr. LeBrun: Then you could approve it at the December meeting, if that would work. That would also let the Board think about where to pull the funds from.

Mr. Darby: Just out of curiosity, Rick, would DSI be adding their overhead onto this amount?

Mr. Brown: They shouldn't.

Mr. Darby: No, I know they shouldn't, but did Val mention anything?

Mr. Mills: The letter should state that.

Mr. Pawelczyk: Basically, they will add the overhead to the increase.

Mr. Mills: Yeah, but not to the bonus.

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Mr. Pawelczyk: Not to the holiday payment.

Mr. Darby: I was referring specifically to the bonus.

Mr. Mills: Correct.

Mr. Darby: So, it would just be strictly a pass through.

Mr. Mills: Alright.

Mr. Pawelczyk: It counts in terms of a one-time holiday payment, because we don't want to be locked in to do it next year.

Mr. Mills: Right. Exactly.

Mr. LeBrun: I just want to make sure that I heard it correctly. So, it would be a \$1 an hour increase for Matt.

Mr. Brown: Yep.

Mr. LeBrun: \$250 extra compensation for a full-time employee and \$100 extra compensation for a part-time employee.

Mr. Brown: Right. But you can also indicate, it's a \$250 whatever you want to call it, for the four full-time guards and \$100 for the one part-time guard that we have.

Mr. Mills: Is the Board okay with that?

Mr. Darby: Yeah. Just to reiterate, Matt's total increase is \$1.50 though.

Mr. Brown: From my understanding.

Mr. LeBrun: Yeah. He already received that increase. Same as the other guards. I think the Board wanted to give him a little extra.

Mr. Darby: We did.

Mr. Pawelczyk: Would this be effective on December 1st?

Mr. Mills: January 1st.

Mr. Pawelczyk: The holiday payment would be made after that next meeting. That's why I said we can make the amendment that we prepare, retroactive to December.

Mr. Mills: Okay.

Mr. Pawelczyk: It's up to you. We'll just do it on January 1st. Actually, we'll just make it effective at your next meeting.

Ms. Hill: Yeah.

Mr. Darby: Which is December 4th.

Ms. Hill: Yeah, December 4th.

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Mr. Mills: Yep.

Mr. Pawelczyk: No problem.

Mr. LeBrun: So, I'll reach out to Val at DSI and explain to her the Board's wishes. She'll send back information on the dollar amounts. I can distribute that and then we can take action at the December meeting.

Mr. Darby: Okay.

Mr. Mills: Do we need to have a motion on that?

Mr. LeBrun: No, I think staff has direction. We'll bring it back to the December meeting.

Mr. Mills: Alright, very good.

SEVENTH ORDER OF BUSINESS

CDD Action Items/Staff Reports

A. CDD Action Items

Mr. Mills: Okay, moving along, next are the CDD Action Items.

Mr. LeBrun: There are two items for tracking purposes. The first one we briefly discussed already, which was the crack in the pavement. Like I said earlier, Asphalt365 will do an onsite inspection tomorrow or Friday and provide a proposal. We did include Peter's recommendation to do a full repair, going down to the base, repairing the base and then doing the asphalt. We also have the fountain. Rob, I don't know if you wanted to give the latest on the fountain.

Mr. Szozda: Yeah. I got a date last week. Florida, Power & Light (FPL) is going to be out here on the 19th. There was some confusion between Eau Gallie and FPL. Eau Gallie thought that FPL would come and replace the cable from the transformer to the meter. They came out here unannounced, called me and said, "*Hey, Eau Gallie has to replace this.*" So, they called them back and re-established a date for that to happen. So, that's taking out the lights. The lights on the Palms are out because of that. Also, the fountains out in the back, the original fountain motor burned up because a leg was missing on the motor. The fountains now are repaired and put back in. They're the ones who told us that it had a bad leg. So unfortunately, it's going to be November 19th when this gets fixed.

Mr. Darby: This will fix it once and for all. Right, Rob?

Mr. Szozda: Yes.

Mr. Darby: It was going back and forth.

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Mr. Szozda: I asked them to replace all three legs. There will be four replacements, so we don't have this issue.

Mr. Mills: All of the lights in the front have been repaired now, correct?

Mr. Szozda: We ran out of lights. We replaced 20 lights up front. There were a series of things that happened up there, including a lightning strike. It all started with power issues. They got the power fixed the first time, but had to disconnect online. Then the CVS lights came up. That was a power issue. They still had those Crepe Myrtles. They came back and got the Crepe Myrtles fixed. There are still three lights in the Crepe Myrtles that we need to replace. We can look at that. I'm going to say that a lot of the system was cobbled together. There's some poor installation. That's why some of these lights are lying on the ground. They have the junction box that looks like an electrical outlet box that's in the ground. Water's going to get in there. So, they have been fixing some of those as we go along, pulling the connection out of the ground and putting it in a stake. That way we should never have to face that issue again on some of these lights. Unfortunately, it's been a painful process, but we are near the end of it.

Mr. Mills: Okay.

Mr. Szozda: When they come out on the 19th, we'll get these last three lights on the front that need to be done. You can see the lights are now working on the front.

Mr. Mills: Okay, thanks. Are there any questions for Rob? Okay.

B. Additional Staff Reports

i. Attorney

Mr. Mills: Mike?

Mr. Pawelczyk: The only thing that I have is the ethics training. I hope everyone completed their ethics training.

Mr. Darby: Oh yeah.

Mr. Pawelczyk: But if you don't and you still need the link, just let Jeremy or I know and we'll send you the links to the videos.

Ms. Hill: Okay.

Mr. Pawelczyk: I just want to remind you, because I know you don't want to do that over the holidays. That's all I have.

Mr. Mills: Okay.

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ii. District Manager

Mr. LeBrun: Outside of the Action Items List, we had the reminder on the ethics training that Mike just discussed. Just as a reminder, we started our new fiscal year in October. So, we're in our new fiscal year. There is nothing major to report, other than what we've already covered, but I'm happy to take any questions from the Board, if you have any.

Ms. Hill: Did you get the CDs that we were asking for?

Mr. LeBrun: I emailed you back with the chart. Actually, I think Jerry printed a copy of it.

Mr. Darby: Here it is.

Mr. LeBrun: Jan had requested some information. I didn't know if we discussed it, but I will send that out to all of the Board Members, a summary of the CDs and the maturity schedule.

Ms. Hill: Jackie was going to explain to us how Bank United would be covering...

Mr. LeBrun: Yeah. The email that you probably hadn't seen yet, has a statement at the bottom. I'll send it out to everybody, so everybody has that.

Mr. Mills: That would be good.

Ms. Hill: One of my thoughts was, we have that six-month CD coming due in February. When we get to that point, we might want to move that money to Truist. That way we don't have to worry about that. We know we're covered. Because as interest accumulates, you're going to keep pushing that envelope.

Mr. LeBrun: I can make a note to bring that up.

Ms. Hill: Okay.

Mr. Darby: Jeremy, just out of curiosity, when do you recognize the interest income? Is it accrued or is it when it's paid?

Mr. LeBrun: I'll have to double check with accounting. I'm not sure exactly when they actually realize that. The estimation of it will be reflected in the revenue section of the budget.

Mr. Mills: Is that it, Jeremy?

Mr. LeBrun: Yeah, that's all I have, unless there are any other questions.

iii. Field Manager

1. Consideration of Painting Proposals

Mr. Mills: Alright. Field Manager's Report.

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Mr. Szozda: Okay. I am just going to cover a few more things. At the back gate, we found out one day that the entrance gate was dragging. That has since been repaired. It was fairly expensive. While they were out here, ACT inspected the exit gate and showed us where part of that 4x4, has now eroded away. Rick, you noted how expensive it was, so I inquired and they sent back a response. They said that they made a mistake on the first estimate. So, the first one we got a deal on and the second one is going to simply be more expensive. The Board can decide whether to get other bids or go with them for the replacement.

Mr. Brown: Are there other companies that can do that work? I was under the impression that ACT was kind of the end all and be all.

Mr. Szozda: That's the only one.

Mr. LeBrun: You previously had Floor to Door Control (FTC), but you guys got rid of them, because you were unhappy with their service. We had them in another District that was not happy with them either. There are other vendors that we could check with.

Mr. Mills: I would recommend it.

Mr. Brown: Yeah, if it's not a big deal, they nickel and dime us to death. Okay. If you look at their invoices, they charge \$195 for the first hour and then additional labor with a dollar amount, but it doesn't say how many hours. While they were redoing that gate, I drove out at least three or four times and each time I drove out, I didn't see the guy. So, I don't know what he was doing, but I know I'm paying him for whatever he was or wasn't doing. It just bothers me.

Mr. Mills: I went out one time and one guy was working and the other guy was standing there with his hands on his hips. Would it not benefit us as a Board, to have all of our invoices from all of our vendors, itemized as to the number of hours that were dedicated? Because we're not getting that now. I think the wise thing for us to do, is to have all these invoices itemized as specific as they can get.

Ms. Hill: Because you don't know.

Mr. Mills: Exactly.

Mr. Szozda: They charge for parts and labor.

Mr. Mills: Yes, but it took six hours to remove the post and another hour to reconnect it.

Mr. Szozda: I think it's because they have slow workers or whatever they have, but yeah, I think we put in the request.

Mr. Brown: There are slow workers that we're paying \$195 an hour.

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Mr. Szozda: They did give additional details on the labor hours, day-by-day, who was there and whatnot. So, at least we have that to compare it to.

Mr. Brown: Okay.

Mr. LeBrun: On the front end, when we ask for a proposal, we can also make that request upfront.

Mr. Mills: Would it not behoove us to also give a purchase order to a vendor? In other words, when the Board approves something, you as GMS, issue a purchase order to that vendor and have it coded. That way it keeps the record keeping straight.

Mr. LeBrun: They are coded, based on the fund line.

Mr. Mills: But who directs that?

Mr. LeBrun: Our accounting team is the one that would code it. When an invoice comes in and it's for landscaping, if it's for an irrigation repair, it would be coded to that irrigation line. If it's something so it would get put where it's supposed to go based on the budget, that's something that the accounting staff does. They're putting them in those categories that tracks it. So, that's already being done, as part of governmental accounting, in those specific line items.

Mr. Mills: Okay.

Mr. LeBrun: When I get a proposal, we can certainly ask for a very detailed accounting, if they want our business.

Mr. Mills: Exactly.

Mr. Brown: Do you remember how much the quote was for that second gate?

Mr. Szozda: I just received it. It's \$6,700.

Mr. Mills: I know those posts go into the ground, pretty deep.

Mr. Szozda: Yeah. I think you saw it on the back side of the gate.

Mr. Mills: I saw it. That gate's going to break anyway.

Mr. Szozda: This is a more robust gate post than the previous one.

Mr. Mills: Yeah, the previous one was an eighth of an inch thick and this one's a quarter of an inch thick.

Mr. LeBrun: I had this discussion last time, but the gate has been there for 30 years.

Mr. Mills: Since 1994.

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Mr. LeBrun: We are getting to the point of where some of those items need to be replaced, unfortunately. But like I said, we're preparing for that with the assessment increase and Disaster Fund.

Mr. Mills: Well, according to the guy that I talked to, he said this post will last for 50 years.

Mr. Szozda: In addition to that, the exit gate one day, just fell off and it ripped out the LED light. At the same time, one night, both gate arms fell off. When I picked up one gate arm and put it back on, it was actually split in half. They just sent me an estimate, which I received yesterday. A new gate arm and LED light, was \$1,247. Basically, they're going to replace the old one. I assume they're going to take the LED light on the broken one and put it back on the gate. I did buy the front gate arm from a separate company. They're basically about the same price. I wouldn't be afraid to approve this one. So, any issues, Rick, with that?

Mr. Brown: Nope.

Mr. Szozda: I'll show it to you. As far as the security gates, that's all I'm aware of right now. It's kind of in disarray.

Mr. Mills: So, are we going to move forward in getting that replaced?

Mr. Szozda: The new gate arm? Yeah. It's \$1,200.

Mr. Mills: How about the post?

Mr. Szozda: I'm going to get another bid.

Mr. Brown: That's fine. Do you want to go ahead and just bite the bullet and get it done?

Mr. Mills: We're going to have to do it sooner or later.

Mr. Brown: Well, \$6,700 doesn't frighten me as much as I thought it was going to cost.

Mr. Szozda: Okay. Rick, I'll wait for feedback from you and then we'll move forward from there.

Mr. LeBrun: Just to double check, I just want to make sure I have it down in my notes. Is there Board consensus to move forward with the gate arm and iron post gate repairs? Is the Board okay with moving forward with both of these projects?

Mr. Brown: Yeah.

Mr. Darby: Yes.

Mr. LeBrun: Okay.

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Mr. Mills: Rob, are we keeping track of when the gate arms are knocked off and are looking at the cameras to find out who did it?

Mr. LeBrun: Yes.

Mr. Szozda: We knew in both cases, there was a trailer or something like that. I thought one fell off, but it just stopped working. Matt said, *"Yeah, I was watching the camera."* I'm not sure what happened there. We should be putting new nuts and bolts on them. They dropped off a bunch when they came to give the estimate.

Mr. Mills: So, did they charge us \$50 to do that?

Mr. Darby: That's for free. Travel time cost \$500.

Mr. Mills: Yeah, exactly.

Mr. Szozda: For the painting, we ended up with four different bids. The first one was too expensive, but when we got two more, they were cheaper. One I found on my own. They did work out here previously, but that was the most expensive one. Richard gave me two, which were competitive and then Mel told me about the one who did his house, which was Integrity. That was the cheapest. In looking at all of the bids, it looks like Integrity has a good process. The one that was second cheapest, is still not the best competitive. So, we'll wait for feedback.

Ms. Hill: It makes sense to get the best paint we can, because the labor is your biggest cost there.

Mr. Darby: I think that's what he quoted.

Mr. Brown: It said Sherwin Williams.

Mr. Darby: Sherwin Williams, Latitude.

Mr. Szozda: Richard, can I get feedback from you?

Mr. Bosseler: Yeah. I just want to ask the Board if we can move forward with this painting project. I just looked at the one that Mel gave us and I don't see anything wrong with this one for \$5,400.

Mr. Mills: Yeah.

Mr. Darby: I agree with you, Richard. Latitude, if I recall correctly, is a pretty good paint from Sherwin Williams.

Mr. Mills: That's what I used on my house.

Mr. Darby: Do you need a motion?

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Mr. LeBrun: This is an unbudgeted expense and we just need to figure out where we would want to pull this money from. In the budget, you have the pool maintenance line item and the Beautification Fund. I just wanted to have that conversation about where we're going to pull this money from, because I don't want to be us to be in trouble at the end of the year.

Mr. Mills: Richard, could we wait for another year?

Mr. Bosseler: I looked at it last week. We could wait another year.

Mr. Mills: I would recommend that's what we do.

Mr. LeBrun: Our budget workshop is in March and at that time, we look at those different expenses and talk about it then.

Mr. Brown: Yeah. I mean, as we go through the fiscal year, if we're three quarters through and we have sufficient excess funds, because we're having a good year, there's no reason why we couldn't step it up.

Mr. Darby: Right.

Mr. Mills: I don't know if we've done this in the past, but when we ask people for quotes, if we don't use them, we should send them a note saying, *"Thank you for your proposal."*

Mr. Szozda: I will send one off to them. One called me last week and I told them that I needed to go to the Board meeting.

Mr. Mills: With Integrity, ask him if he'll hold this price for six months.

Mr. Szozda: Okay.

Mr. Mills: Of course, I know that's going to depend on paint prices as well.

Mr. Darby: Yeah.

Mr. Mills: Of course, after today, prices will come down.

Mr. Szozda: I'm sorry, I need to back up to security, to discuss two things. Now, we are probably down to 75 transponders. Jeremy, that box gave me, had 250, at one time, but not a lot of people buy transponders. There have been days where I've had 12 people buy transponders. But another phenomenon has been happening, is that I've had at least two, maybe four people, come back and say, *"Hey, I need a new transponder, because it's working at the front gate, but not at the back gate."* I sent a note to Guardian. They came out here to run a diagnostic and I haven't had that problem again. The other thing is, I had to buy 20 of the headlamp ones, because the transponders aren't working inside of new cars that had UV protection. They were a little more expensive, but I did order 20. I think I've issued two or three. So, that's just an

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expense. At \$25 each, if we order 50 at a time, we could collect the money afterwards. There were only two or three that have not been working, otherwise, they have been working. So, that's an issue I'm trying to resolve with the transponders. I did hear about an issue with a sidewalk this morning. Since the last meeting, I think we repaired five, maybe six spots. We did call about once a month. The last item was on fire ants. In the past, the Board authorized us to treat it. If we treat one ant hill, it's best to treat the entire area, so they don't come back.

Mr. Bosseler: There are fire ants along Baytree Drive, along the sidewalk. There are four or five mounds.

Mr. Mills: Rob, couldn't US Lawns mix in the fire ant chemical when they fertilize?

Mr. Szozda: The first time that I had fire ants, I went to them and they said it was an extra charge for them to specifically treat fire ants, but I'll check. I was supposed to tour with Josh last week. I'll see what they can do. I think that's it. Oh, I'm sorry, one of the control boards went out on a pool heater. It's past its warranty.

Mr. Mills: Of course.

Mr. Szozda: When the guy came out, I said, "*Hey, just go ahead and replace it.*" So, I'm going to get a bid for that. I can't imagine that it would be too expensive. The power washing is done. They told me today that everything is done. At one time we talked about raising all of the equipment at the pool, because it floods back there. Have you guys heard that before? Do we want to get an estimate to get all of that raised up.

Mr. Mills: It wouldn't hurt to get an estimate.

Mr. Szozda: Okay.

Mr. Darby: Has it been an issue? Have we lost equipment as a result of that?

Mr. Szozda: It floods back there regularly. It flooded during the hurricanes.

Mr. Mills: Better be safe than sorry, I guess.

Mr. Szozda: There's a sump pump in the one area, which could help. Okay, we'll see what we can do. I think that's it.

Mr. Mills: A resident sent me a picture of a sign that she saw in a community and I just told her that I'd bring it up to the Board. It says, "*Your GPS is wrong. Use the Hollywood entry.*" Do we want to put a sign on the back gate saying that?

Mr. Brown: Well, we have three signs.

Ms. Hill: We have a sign that provides a QR code.

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Mr. Mills: I know, but a lot of older people don't know how to read that QR code.

Mr. Szozda: I'm back there every Monday. When they're trying to come in, they're backing up. I have yet to see a big problem with it. They are golfers trying to get in.

Mr. Darby: Yeah.

Mr. LeBrun: Well, we can get a quote for a sign for whatever the Board would like it to say. I'm not sure what it should say.

Mr. Mills: I'll show it to you. Basically, it would just say, "*Your GPS is wrong. Please use Wickham Road entry.*"

Mr. Szozda: Okay. I did replace a few of the signs, including the resident only sign on the back gate.

Mr. Darby: I appreciate that.

Mr. Szozda: If there's anything else specifically, let me know.

Mr. Darby: They look great. Thanks.

Mr. Mills: The QR code is good for the young people, but for the older people, it's not, unfortunately. Alright. Is that it, Rob?

Mr. Szozda: Yeah.

EIGHTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Mills: We'll move to the Treasurer's Report.

Mr. LeBrun: Alright. I'll go through the Check Register. Since we did not have a meeting last month, it is a little more expanded than usual. They are from July 1st through September 30th. From the General Fund, we have Checks #876 through #926, Checks #927 through #930 from Truist and Checks #001 through #013 from Bank United, in the total amount of \$316,370.13. From July through September, there was the movement of funds into the CDs, which the Board approved. So those are listed there as well. Then you also have your payroll funds from the July and the August Board meetings. Those are Checks #50670 through #50679. The total amount of the Check Register is \$359,944.13. Behind that you have your line-by-line register that details those checks.

Mr. Mills: Excuse me, was there any discussion from Truist on why we were leaving them?

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Mr. LeBrun: No. We just let them know what we were looking for. Of course, we have one of the most advantageous interest rates and terms and you have a relationship with them. They don't want to burn any bridges either. I'm happy to take any questions on the Check Register. If not, we'll just look for a motion to approve it.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Check Register for July 1, 2024 through September 30, 2024 in the amount of \$359,944.13 was approved.

Mr. Mills: I have a question for Rob, regarding the checks. There was an invoice from Eau Gallie Electric to replace a GFI for \$350.

Mr. Szozda: That seems high.

Mr. Mills: That's very high.

Mr. Szozda: Yeah.

Mr. Mills: You can go to the hardware store and buy those for \$8.

Mr. Brown: Yeah, this was a special one.

Mr. Mills: Yeah, right.

Mr. Szozda: They were never out here specifically for the GFI.

Mr. Mills: That's the only invoice. It was dated 8/27/24 and was Invoice #W38858.

Mr. LeBrun: They might have had to replace a conduit. I don't think it was just replacing like an outlet. But we'll make sure that, you know, it was not just that.

Mr. Szozda: I'll hold onto this and see. That was in the time frame when the entrance was a problem.

Mr. Mills: I don't mean to be a horse's butt, but we need to get a hold on these expenses. We really truly do, but if we're getting gouged, we need to know and correct it. Are there any comments or questions?

Mr. Bosseler: No. I agree. When people see the name, "*Baytree*," the price goes up.

Mr. Mills: It's like the health care industry.

Mr. Szozda: It was \$6,249 for the back gate.

Mr. Mills: That's ridiculous.

Mr. LeBrun: Yeah. As Rob said, we'll double check that one, because the Check Register has a one-line summary.

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Mr. Mills: Couldn't we get a contractor to take the post off? All you have to do is lift the gate off, set it to the side like they did, dig the damn post out and put a new post in. Couldn't a regular contractor do that?

Mr. Szozda: Possibly. I know if it was me running the company, I'd say do the whole thing, but do they want to warrant somebody else's post? That may be an issue.

Mr. Brown: That's true. I've been in that situation.

Mr. Mills: Okay.

Mr. LeBrun: There's also welding involved on that.

Mr. Szozda: They set the post and weld the hinges back onto the new post.

Mr. Mills: Okay. Just a thought.

Mr. Szozda: Yeah. For this one in particular, now that I'm seeing it again, the vendor is going straighten it up and then he has to re-weld it. That's one of the additional costs.

Mr. Mills: Are they going to paint it black?

Mr. Szozda: Yeah.

Mr. Mills: Okay.

Mr. LeBrun: Just to add on to that, I have seen where, if you have one person do the post and another person do this, if something goes wrong, then they're finger pointing and you have warranty issues. So that's the only thing I've seen kind of go wrong when you start piecing together some projects.

Mr. Mills: I'm convinced.

B. Balance Sheet and Income Statement

This item was not discussed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Mills: Supervisor's Requests. Richard?

Mr. Bosseler: Okay, back to the Check Register. On page three, I need some clarification on the invoice for Coverall North America. There were deep cleanings for the construction and security offices and weekly trash pickup of \$150. Does the guardhouse get cleaned on a weekly basis?

Mr. Szozda: Yes. That's in the contract.

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Mr. Bosseler: Okay, so that's \$200 for the month?

Mr. Szozda: Yes.

Mr. Bosseler: Okay. It's not weekly. It's monthly.

Mr. Szozda: Yeah.

Mr. Bosseler: Okay. Then down on the next page, weekly trash pickup is \$150 for the month.

Mr. Szozda: Yes. They do the front entrance and walk to Wickham Road to pick up trash.

Mr. Bosseler: Yeah I just assume get rid of that, as we were going to try it for four or six months. I pick up trash when I walk the dog. Usually, there is just a can or a bottle.

Mr. Szozda: That's great. I'd encourage everyone to pick up trash.

Mr. Bosseler: So, Jeremy, could you find out when we said we would keep that length of time?

Mr. LeBrun: Yeah. I don't recall, but I'll go back and see if I can find it. So, are you saying to remove the weekly trash pickup along the main boulevard?

Mr. Bosseler: Yeah, from the guard gate. Now that I have my dog, I have a new responsibility, but it's an old dog.

Mr. Mills: Rick?

Mr. Brown: Yeah, I have a couple of things. Is there any update on the audio to the pool?

Mr. Szozda: Frank's been here twice and he put in a new modem, but we haven't seen him since. That was about two weeks ago.

Mr. Mills: We still have no audio?

Mr. Szozda: No.

Mr. Mills: I ran into a gentleman last Saturday at a golf tournament, who was experienced in this and I told him about the issues that we were having. That's exactly what he does. He says there is absolutely no problem whatsoever. I have his card and as soon as I get home, I'll email you his name and phone number.

Mr. Brown: Okay, good. The second item I have, is I had a discussion with Jeremy on some of these invoices. I had a specific look at Dewberry's invoice for the annual Engineering Report, that takes them about 28 hours to do and it costs us about \$3,500. We do it every year. There's no requirement that we do it every year, but we have done it every year because it's given us some insight into the lake bank restoration requirements. Jeremy, for our next meeting, could

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Peter give us a rundown of what they found in the 2024 Engineering Report that was different from the 2023 annual report, that needs to be brought to our attention? Because if it's minimal stuff, then maybe we don't have to do this every year and maybe do one every other year. Then we could spend the \$3,500 on holiday lights or something else.

Ms. Hill: Maybe we get holiday lights every other year.

Mr. Pawelczyk: I remember there were some things that passed in the legislature, where we had to do a five-year report.

Mr. LeBrun: The five-year Stormwater Report. That's a different one.

Mr. Brown: I understand that.

Mr. Pawelczyk: When we were paying the bonds off, the bond documents required a report.

Mr. Brown: Right, but we don't have any bonds anymore. So, I'm just wondering, if there's value to the report, that's one thing, but if it's the same information in the 2024 report, that was in the 2023 report, that doesn't raise any red flags, why are we doing it every year?

Mr. LeBrun: Yeah, so I can speak to that. Last year's report and this year's report, had a lot of differences. In last year's report, we took what they found, like erosion at stormwater structures or if something was missing the grate. So, they will find those type of items that are more like engineering related, such as the storm drain system and how it functions.

Mr. Brown: Right.

Mr. LeBrun: So, we'll take that data and then we'll make repairs based on what the engineer finds. For example, the 2023 report identified some erosion areas, that Lake Bank Restoration, Mr. Bill Anderson, repaired. That is part of it. There are a couple of control stormwater structures that were cleaned out and re-sodded. So, there were a lot of things from that report. Then in the newest report, those issues were taken care of. So, they will identify something else that deteriorated over the last year. But no, the Board does not have to do that. Usually in the Spring, is when the Board decides to have that report. It's already budgeted and you underspent in the engineering category by 50%. So, it's already in there. But no, there is no requirement as Mike mentioned, that you have to do this report. It could be every other year. So really it's up to the Board if they want to go through with it in the Summer of 2025.

Mr. Brown: Okay. Maybe it's something that we can put on the agenda in the Springtime.

Mr. LeBrun: The March workshop is a good time.

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Mr. Brown: Okay. That's a great idea. Matt asked me to bring this up and I'm going to pass this along to Maureen. A lot of people, coming in at night at the front gate, turn their bright lights on for some reason and the guards can't see, because apparently the lights are shining right into their face and they have to come out of the guard house. So, they're a little concerned, that some people may be going a little bit too quickly. So, I told Matt that I would bring it up, but I'm going to pass it along to Maureen to put it into the newsletter, to remind residents when they're coming in at night, to make sure their brights are not on.

Ms. Hill: When you're coming into that gate at night, it's dark around there and I noticed that our bright lights come on automatically.

Mr. Mills: Yeah, a lot of people have the automatic lights and as soon as I come in, they go on high beam.

Ms. Hill: Yeah. So, it just goes on automatically, unless you override it.

Mr. Brown: Better living through technology.

Ms. Hill: Yeah.

Mr. Brown: My last request, is there any possibility that we can change the date of the January workshop? I know we changed it from the 7th to the 14th, but I now have plans on the 14th. If we can change it, I would appreciate it if we can change it to the 21st, but if we can't, then keep it the way it is and I just won't be there.

Mr. Darby: I'm good on the 21st.

Mr. Mills: I am, as of now.

Mr. Darby: Yeah.

Mr. Mills: How are you, Richard? Are you good?

Mr. Bosseler: I'm good.

Mr. Mills: How about you, Jan?

Ms. Hill: It looks like I can do it.

Mr. Mills: Alright, let's move it. While we're talking about that, Rob, we always had the back gate board with the meeting dates on it. There's been nothing on that board.

Ms. Hill: Right.

Mr. Szozda: I need to order more letters. I had to put 1-30 for the time. It was the best that I could do.

Mr. Mills: Where the heck did they go?

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Mr. Szozda: I need to go through that.

Ms. Hill: Paula used to have all of the letters.

Mr. Szozda: I think she took all of hers away.

Mr. LeBrun: Yeah, there was a whole, "*These are our letters.*"

Mr. Szozda: She made me give them all back.

Mr. Darby: Let's just order some.

Mr. Szozda: I'm going to order some.

Mr. Brown: I think Matt has two boxes of letters.

Mr. Mills: Another thing is, we used to have a saying up there, like "*Happy Holidays*" or "*Welcome Spring*", something like that.

Mr. Szozda: I had "*Have a Great Day*" and someone from the HOA put up a new sign and then never put it back.

Mr. Mills: Well, you aren't aware, but on the right-hand side, that is the BCA's board, coming in the front gate. The left-hand side is the CDD's board and the back gate is the CDD's board.

Mr. Szozda: Yeah. So, somebody jumps in there, puts stuff on it. I don't know who it is.

Mr. LeBrun: Yeah. I can put anything up on the front board.

Mr. Brown: Check with Matt. I think he has all kinds of letters.

Mr. Szozda: Okay.

Mr. Brown: He has a whole menagerie of different size letters.

Mr. Szozda: It can't be that expensive to order new ones.

Mr. LeBrun: No.

Mr. Mills: Okay. Anything else, Rick?

Mr. Brown: That'll do it. Thank you.

Mr. Mills: Alright, Jan?

Ms. Hill: I'm good.

Mr. Mills: You're next Jerry.

Mr. Darby: I just have two things, while we're talking notices, who and how does the meeting notice get communicated to the front gate, because we had the notice for a prior meeting up for weeks and this one came up kind of late. Does somebody have to tell Matt?

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Mr. LeBrun: Usually I try to send Matt a reminder about seven to 10 days out, to put up the new meeting notice.

Mr. Darby: Do you have to send a reminder to take down the old one?

Mr. LeBrun: No, but I can send a reminder to remove it.

Mr. Darby: Yeah, I mean, it's just one of those things. It looks kind of stupid, that a month afterwards, it's still posted.

Mr. Mills: The problem is Matt won't be there right now.

Mr. Darby: Oh, no, no, no.

Mr. LeBrun: Usually, we'll inform him the next day.

Mr. Darby: Rob, when FPL comes out on the 19th, can you look at the light at the back gate that looks like it's decapitated?

Mr. Brown: It's not on our property.

Mr. Darby: But it's an FPL light. Right?

Mr. Mills: Yes.

Mr. LeBrun: I already reported it through the FPL portal, so it's in the system. We have four right now that are actually still in status. I track those.

Mr. Darby: I mean, while the guys are here.

Mr. Mills: Just tell them that the hurricane knocked it off. That will get it moved to the front of their schedule.

Mr. Darby: Okay. That's it.

Mr. Brown: Do you have some items to discuss, Mel?

Mr. Mills: I do. I would like for Jeremy and Rob to explain what their positions and responsibilities are, so that we as a Board know who to go to when we have issues. So, Jeremy, I'm going to start with you, if you don't mind.

Mr. LeBrun: Sure. GMS is your Management Company and I'm your assigned District Manager. So, a lot of things that I'm personally responsible for, is compliance with all of the State Statutes that the CDD has to be compliant with, pertaining to meeting minutes, records of proceedings, public records and complying with all of that. Usually, the District Manager works with other professional staff, to carry out the Board's wishes, whether it be agreements or contracts, working with the county and the State, if there are issues. Usually, I'm the first layer of contact for that. We liaison with the Board and other governmental entities. As part of that, we

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do all the back-room type accounting and prepare agenda packages. That's the role that the District Manager has. Usually, I'm the first contact for residents, if they have issues or problems. Of course they can go to you, but we always try to direct them to the District Manager first, to handle any resident concerns or questions. We also maintain the assessment roll, assessments, things like that. If there are contracts and agreements, the District Manager is the one that goes through those, if District Counsel says they're ready for the Board to review and act on. We handle all of the public meeting notices, requirements for all of the meetings, elections, things of that nature. So, I'm kind of, I guess the high-level staff assigned to you. The Field Manager is more like your onsite, boots on the ground. If I'm overseeing the contract, agreement, creation, execution, the Field Manager is onsite, making sure that the grass is being attended to as the contract specified. There are actually boots on the ground, performing the site visits. They're seeing that the contracts are executed and carried out. The Field Manager gathers proposals, reviews the proposals and makes recommendations. It's more of a hands on, onsite person. Luckily I live in the area. I actually visit Baytree a lot. Some of my other Districts, I make it there once or twice a month, depending on what's going on. We kind of work as a team. Like for example, the FPL streetlight outages. In some Districts, the Field Manager handles those types of issues. I just take care of those. I get with Jason and just help out, as much as I can. So those are the differences. Rob is more of hands-on, onsite with the contractors, performing the work, whereas the District Manager is overseeing the creation, execution and compliance part of it. Also like I said, I'm usually the first contact for residents of the District.

Mr. Mills: So, let me understand this for the Board as well. We pay \$32,000 a year for Rob, just to oversee work getting done.

Mr. LeBrun: He does the weekly site visits.

Mr. Mills: Once a week.

Mr. LeBrun: Once a week, half a day. He's the one that's ensuring compliance of those visits from the contractors who are performing the work, following up with them, ensuring that they are doing their job. The Field Manager is different. I don't know if this is where you're thinking, but some communities, actually have a maintenance person or staff or company that does maintenance work. That's a little separate. We'll do as much as we can when we're onsite, but there are limitations of what we are allowed to do. Certification-wise, we're picking up trash or if a fire ant hill or sprinkler head needed to be replaced, little things like that. But once you hit

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a certain other level of maintenance type items, that's a separate sort of skill set, that the Field Manager might not necessarily carry out, such as repairs of extensive nature. But anything we can do to help, we will do so, up to our limitations, as where our job descriptions allow us to.

Mr. Szozda: I'm here every Monday, but at least once or twice a month, I'm here on another day to oversee the maintenance crew or Eau Gallie. If there's an issue, we try to resolve it as fast as we can. Unfortunately, not everything will be resolved right away. I have no problem doing something within my skill set. It makes sense, but we also have a maintenance crew that we rely on to do the maintenance work, to make us available to do our professional job. I think I've had our crew out here, grinding sidewalks. Often it's cheaper to do that than to get bids. They are reasonably price maintenance people. They also repaired the floor. So, what I try to do, is if I'm calling them out, I want to make sure that I have enough work for at least a half day. They did the chairs and cleaned out the storage shed, just like the yard shack in the back. So, they came, they pulled off all the material and hauled it to the dump. Whatever I can do, I'll do.

Mr. LeBrun: Also, just to add on to that, a lot of times, Rob is there once a week, at a minimum and sometimes more. A lot of the work is done like outside of those bids, whether there are calls or emails or setting things up. I know for example, a small part of my job, is attending a one-to-two-hour meeting for Baytree. This is a very tiny part of just the day-to-day behind-the-scenes operational type items. So, that's also going on in the background that isn't always visible.

Mr. Mills: Well, I was just thinking, at some point, maybe we as a Board should think about hiring or put under contract, a maintenance individual who can do light things. For example, we paid Eau Gallie \$3,000 to repair lights and we could have had someone who was handyman, to do those types of jobs. We might want to look at that.

Mr. Szozda: Eau Gallie is a licensed electrician and you needed an electrician for the lights. But the rest of the stuff, all of the non-electrical stuff, we have people that we can call in. We talk about trying to keep the place clean.

Mr. LeBrun: Some of those handyman services, won't do any maintenance that requires a certification of some sort. They will do, you know, the light kind of work, but if it entails electricity, plumbing, our maintenance crew doesn't do any of that type of work.

Mr. Mills: Okay. I have nothing else.

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TENTH ORDER OF BUSINESS

Public Comment Period

Mr. Mills: Public comments. Do you have anything, Tom?

Resident (Tom Harrison, 669 Deerhurst Drive): Nope.

Mr. Brown: Jeremy, can you just give us an update on your lack of success with the golf course?

Mr. LeBrun: At the last meeting, the Board authorized me to mail out the letter regarding the weeds that were aligning the portion of property that we don't really have any oversight over. It was mailed out, but I did not receive a response.

Mr. Brown: You probably won't.

Mr. LeBrun: Yeah. So, I have not had any feedback from the golf course on the portions that they maintained with those weeds that had grown. I remember the last time we were here; they had sprayed this area pretty heavily.

Mr. Mills: Alright, hearing no other comments, we need a motion to adjourn.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Mills seconded by Mr. Darby with all in favor the meeting was adjourned.

Signed by:

Jeremy LeBrun

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Secretary / Assistant Secretary

DocuSigned by:

Melvin Mills

78C12389045140B...

Chairman / Vice Chairman