

**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 5, 2025** 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>by phone</i>	District Engineer
Josh Speer	US Lawns
Jackie Curley	BCA President
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mills called the meeting to order at 1:31 p.m. and the Pledge of Allegiance was recited.

Mr. Mills: Before we have roll call, there are several things that I want to make note of. The first is that Mr. Artie Breitner's wife passed away a couple of weeks ago. So, if we could have a moment of silence and pray in your way please. Thank you. I would also like to announce that one of our Board Members is going to be approaching his 80th birthday on February 13th. So, Mr. Brown, Happy Birthday.

Mr. Brown: Thanks for reminding me.

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Mr. Mills called the roll and all Supervisors announced themselves. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Mills: All right, we're going to do something a little different. Jeremy and I talked before the meeting. We're going to have public comment at the beginning of the meeting with regard to any comments or questions on the agenda. You're perfectly welcome to ask that now. If you need to and want to leave early, needless to say, you can do that. So, I will entertain any comments from the audience.

Mr. LeBrun: If you can, just state your name for the record and then try to keep it under three minutes.

Resident (Maureen Ksiez, Balmoral Way): The street signs on Baytree Drive. I've noticed on the bottom of them...

Mr. Mills: That will be on his report.

Resident (Maureen Ksiez, Balmoral Way): The other thing is, I saw on the agenda for today, you guys are going to take a look at the minutes from the last meeting. So, I went back just to see, how far back on the website the minutes go and I can't find the minutes from October or November of last year. Usually, they are all under the one tab that says, "*Agendas and Minutes.*"

Mr. Mills: Jeremy, do you have an answer?

Mr. LeBrun: October or November of 2024?

Resident (Maureen Ksiez, Balmoral Way): Yeah

Mr. LeBrun: Okay. I'll double check.

Mr. Pawelczyk: We did not meet in October. We did meet on November 6th.

Mr. Darby: That's right.

Resident (Maureen Ksiez, Balmoral Way): I'm just trying to stay current. Street lights are not our responsibility, but one street light is blinking. The one by the park when you first turn on to Balmoral on the right, who is responsible for it?

Ms. Hill: It's the responsibility of Florida, Power & Light (FPL). It's been noted. It takes them a long time to come out. I don't know if they have to have so many before they come and fix them.

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Mr. LeBrun: That one was reported in early January and then when you print the service ticket, it says that it could take up to 40 days. Once it usually gets close to that 40 days, I follow up with another ticket, just to see what's going on. They recently just did a bunch here, but that was the last ticket that was put in and it is still within the 40-day window, but I will make sure.

Resident (Maureen Ksiez, Balmoral Way): Yeah, because I have people asking about it.

Ms. Hill: I saw it too.

Resident (Maureen Ksiez, Balmoral Way): That's perfect information.

Mr. Mills: Jeremy, you may also want to, go into a little bit of the detail of your conversations with FPL and our concern.

Mr. LeBrun: Oh, from the last workshop?

Mr. Mills: Yes.

Mr. LeBrun: For the benefit of the audience, at the last workshop, the Board looked at alternatives. I was eventually able to get to an actual person at FPL to talk to and I ended up with a good contact within the service side. So, we should get a lot more efficient repairs on any street lights that go out, which is good. He's a new person that is very responsive to email. Before, when we tried to contact FPL, it was very difficult to get someone. We were able to get all of the tickets that were outstanding, knocked out. So, I feel like we're in a good spot with any street light repairs. The Board also looked at alternatives, such as solar power and things of that nature. We learned how those would be more expensive than what we currently have with FPL, as they take care of maintenance and all of that. But I feel confident our FPL problems should hopefully be less and less.

Mr. Mills: Anything else? If not, we'll move along.

THIRD ORDER OF BUSINESS

Engineer's Report

Mr. Mills: Peter, are you on the phone? Not hearing him, we'll move on.

FOURTH ORDER OF BUSINESS

Landscape Report

Mr. Mills: Landscape Report, Josh?

Mr. Speer: Howdy. I am the glorified Account Manager for Baytree. The last time that I was here, we talked about that we were going to start cutting some of the wood-lines, during the downtime with us not being able to mow. Rob and I have been working together to get some of

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those wood-lines all cut back. We've installed new annuals at all of the monuments. Mel and I are working together, to come up with a new design, because some of the beds are not the same. We were talking about installing pavers of some sort, to create a consistent look. Regarding the back of the community, when we first did the new landscaping, we thought that we would be able to get the mounds down lower, to where we weren't going to have to need a border. The rocks have actually been flowing outside of those beds, and we have been installing new trims so they stay in the beds. We're at 70% completion and should be complete by the end of next week.

Mr. Darby: Is that along the sidewalk as well as the road?

Mr. Spear: It is not.

Mr. Darby: It should be along the sidewalk, because I walked down the other day and I twisted my ankle pretty badly by stepping on one of those rocks on the sidewalk.

Mr. Spear: It will be on the sidewalk.

Mr. Darby: Great. I just think for public safety purposes, it's a problem.

Mr. Spear: Like I said, that will be completed sometime at the end of next week.

Mr. Darby: Thank you, Josh.

Mr. Spear: We trimmed all of the Palms. That is completed now, so the next project is the contract mulch which is coming in next week. I don't have the exact date yet, but it's either Wednesday or Thursday. When it arrives, we are putting down mulch around the entire community. That would be a one-day project. We will be in and out and that will be completed. The back of Old Tramway Drive, all the way at the end where the fields are, we have a fungus issue. In some of the areas it looks like the sod is declining in the community. We turned down the irrigation everywhere, because we spread it. So, we couldn't cut that area. My guy didn't say, "*Hey, there was fungus here.*" We dialed down irrigation in areas and put down fungicide across the community. By doing that, we have to lower the irrigation so the soil can absorb it. After 17 days, which would be the end of next week, we will be turning the irrigation back up, as a lot of the fungus has already died off. But if you go back there and see some of the areas, you'll see where the fungus was, as a brown patch took over in the area. That's pretty much all I have so far. The last thing would be, we are requesting an increase of 5% on March 1st. Originally, when we were doing the math, it was coming out to 9%. So, we went back and recalculated it. Where this is coming from, yes, we just got the contract last year and it's still around the hourly rate that we look for. The issue that came about, is back in October, right before the hurricane, the

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landfills are now charging everybody to dump. They are charging around \$100 to \$150 to dump our average dump trucks, where in the past, Brevard County was one of the last landfills to not charge vendors or commercial companies to dump. So, from October to now, we haven't asked for anything additional for us dumping. We've taken that hit, as well as doing all the Palm tree removal. That's an additional cost for us to haul that away, but we offered to do that at a set rate. So, we are asking for a 5% increase for March 1st. I have an attachment that I provided to Jeremy, a letter with the increase, if everyone wants to make copies and see it. You can go online and it will show the pricing breakdown and what everything is costing now. But they are killing us with the dumping fees.

Mr. Darby: What's the annual impact on a contract with a 5% increase?

Mr. Spear: It was around 3%, but now it's jumped up for us around 9%, because of the dumping.

Mr. Darby: No, I mean dollar impact on the contract. How much does the contract increase, because of the 5% increase?

Mr. Spear: Right now, you guys are currently paying \$11,239 and it increases to \$11,800.

Mr. Mills: Alright.

Mr. LeBrun: This is the first time that I'm hearing about this.

Mr. Spear: Yeah.

Mr. Darby: So, it's around \$600.

Mr. Spear: Correct or a little under.

Mr. Mills: That could be covered in our budget, because we have a contingency side to our maintenance. So, we're okay.

Mr. Spear: That price again across the board, we're not increasing your mulch rate. We're not increasing your Palm rate. We're not increasing anything that's in your contract already. It was a flatline 5%.

Mr. Darby: But I think what you're also saying, is with the inflationary increases, when we go and negotiate next year's contract, we should be prepared for some increases.

Mr. Spear: Next year, you could see a 2% increase.

Mr. Darby: Okay.

Resident (Maureen Ksiez, Balmoral Way): I just have a comment, to let you know what I did. There was a partial bag of fertilizer that was left in the bushes by CVS. I drove by it for

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several days and I thought maybe it was a dog. It looked like somebody threw it there. So, I pulled into CVS and threw it out. I didn't save it. Sorry. I know we're talking cost here. But it was one of your bags of fertilizer.

Mr. Spear: Got it.

Resident (Maureen Ksiez, Balmoral Way): You guys had come back, to do stuff in the back and I didn't realize it was yours and once it was in my hands, I just pitched it.

Mr. Spear: I'm sorry for that. We shouldn't have left that to begin with.

Resident (Sandy Schoonmaker, Berwick Way): Can I ask a question?

Mr. Mills: Sure.

Resident (Sandy Schoonmaker, Berwick Way): As you go along Kingswood Drive, along the right-hand side, we have a couple of little flower beds that failed to thrive. My question is, why don't we just sod them over and give up on them? They're just right as you get past where the houses start. Do you know what I'm talking about? There's a little patch here and a little patch there. It's not your responsibility that they're not growing. So, why don't we just give up on them.

Mr. Spear: When you first come in, on the right?

Mr. Mills: Yes.

Mr. Spear: Got it.

Resident (Sandy Schoonmaker, Berwick Way): Do you know what I'm talking about?

Mr. Spear: I do.

Resident (Sandy Schoonmaker, Berwick Way): They are not pretty. It is better not to have nothing there, than to have something ugly. It will save us some money.

Mr. Spear: Yeah. Whatever direction the Board wants me to go in.

Mr. Mills: Yeah. Let's not do it.

Mr. Spear: Okay.

Mr. Mills: I would like to say one thing, while Josh is here. He has been absolutely wonderful to work with. When we talked about doing the back gate, he gave me a figure and I said there's no way we can pay that kind of money and he ate \$7,000. As a result of that, the Royal Palms that he originally put in, looked like toothpicks. He replaced them with the ones that are back there now, at their expense. He never charged us additional money. So, I'm really, really happy with US Lawns and I hope everybody in the community are too. The front is popping.

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Mr. Darby: It looks good.

Mr. Mills: Yeah. So, anything else, Josh?

Mr. Spear: I don't believe so.

Mr. Mills: Okay, very good. Thank you.

Mr. Spear: Oh, the last thing was, Rob and I are now meeting every last Monday of the month.

- **Engineer's Report** (*Item 3*)

Mr. Mills: Peter, do you have anything for us today?

Mr. Armans: I don't have anything to report. The roadway patch was completed. We inspected it and the work was done properly. There's another item that we're going to be doing a site visit for, in the near future here, but we don't have anything else to report.

Mr. Mills: Okay. Thank you very much for coming over. You and Jan did a great job and we greatly appreciate it.

Ms. Hill: Peter, would you tell the Board what you told me about the guarantee on that patch?

Mr. Armans: Yeah. So, the contractor who did the work, provided an 18-month warranty, for anything that was due to their workmanship. Basically, most people do a year, but the company, provided an 18-month guarantee. Another thing, just for the Board's knowledge, the base was fine. What we found was that when this section of the road was milled and resurfaced in the past, or when it had previous work done, it didn't have enough tacking material put down to bond between the layers, which is what caused the different layers of pavement to slip. So, we made sure that there was plenty of tack material applied for this patch and for any future projects where a mill and resurface is completed in the neighborhood, we would emphasize that an adequate amount of tacking material is applied, before additional pavement is applied.

Ms. Hill: Also, Peter, do you want to let them know that we actually did more than what was in the original contract?

Mr. Armans: Yes. So, when they started cutting the road, while we were working on it, we noticed that there were some additional areas that had some cracking in it. So, we asked them to go past the line that they were at and they went further. So, the final square footage was higher than what was in the bid, but they did not do it at an additional cost. What also helps with that, is because the base was adequate, they did not need to go as deep as we anticipated. So that also

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helped out. But again, they could have asked for additional money, but they did not ask for it. However, we definitely were able to cover the old area that was either damaged or was starting to show some signs of fatigue.

Mr. Mills: Are there any questions for Peter?

Ms. Hill: No. He did a good job

Mr. Mills: Yes. Thank you, Jan, for being there too.

Mr. Darby: Thank you, Peter.

Mr. Armans: I appreciate you coming out and encouraging everybody. It's always great when we see Board Members paying attention to the work in the community.

Ms. Hill: Thank you.

FIFTH ORDER OF BUSINESS

Community Updates

A. Security

Mr. Mills: Rick, do you have anything?

Mr. Brown: Just two things. One, I found out today, that the company hired a new area supervisor replacing Mr. Bill McLeod, but I don't know who he is, so I'm going to reach out to Val to find out who he is and set up a meeting with him.

Mr. Mills: Okay.

Mr. Brown: Matt wanted me to thank the Board and the community for their generosity, towards all of the security guards over the holidays. They were very, very, very, very appreciative. So, thank you one and all.

Mr. Mills: Yep. They're good people.

B. BCA

Mr. Mills: BCA, Jackie?

Resident (Jackie Curly, Kingswood Way): We're starting to see estate sales and there was one this past weekend. Fairway Management went out and told them they couldn't do it, but they proceeded to do it the next day anyway. I couldn't get over there while they were physically there to shut it down. I did call the estate people and the woman was extremely rude to me on the phone. But I told her that she would not be welcome back in our community. So, if you see yard sales, you let us know. I didn't know until after the fact and I couldn't really do much about it.

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Mr. LeBrun: Just to add on that. Jan sent me a text early in the morning and I got with Paula, at Fairway Management, to let her know. The CDD doesn't oversee that, but we can help get the message to the right person.

Ms. Hill: I saw them setting up at 8:30 a.m. and I wasn't sure who to call.

Mr. Darby: But it might be worth restating in the newsletter that estate and yard sales are not permitted in Baytree.

Resident (Jackie Curly, Kingswood Way): Who do they call if they see something?

Mr. Brown: Fairway Management.

Resident (Jackie Curly, Kingswood Way): If it's on the weekend, I would ask them to reach out to me, because then at least somebody can shut it down. Because on Fridays and Saturdays, is when they're mostly doing it. Unfortunately, the way our rules are written, we technically can't fine them. We have to give them 14 days.

Mr. Mills: If I may, you might want to also, along with that, have everyone look at the bylaws, if they haven't read them. I know it's been in newsletter after newsletter after newsletter.

Resident (Sandy Schoonmaker, Berwick Way): It's not specifically in there. The way that I look at it, but I could be wrong, it says no sales on community property. I don't see it saying anywhere that there's no sales on individual property.

Mr. Brown: It's in the declarations.

Resident (Jackie Curly, Kingswood Way): But they do not specify, unfortunately, estate sales. They say yard sales. We talked about changing the declarations, but you know how difficult that is.

Mr. Brown: We can't stop them from coming into the community. This is a sticky point. If people coming into the community are stopped by the guards and they say they're going to the estate sale, they have to let them through.

Resident (Maureen Ksiez, Balmoral Way): So, what should I put in the newsletter?

Resident (Jackie Curly, Kingswood Way): Just tell them not to have yard and estate sales.

Resident (Maureen Ksiez, Balmoral Way): Whatever is open to the community or maybe use the word community sale. Because that's basically what we don't want. We don't want 10,000 people in here. We can't use the word, "*Estate.*"

Resident (Jackie Curly, Kingswood Way): But anyway, that's obviously an issue. Also, again, our BCA emails have been hacked, saying that I'm requesting money. I am not. Don't send

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this guy anything. He writes and says Art, who's our Treasurer, can't approve this, so on my behalf, approve it and send me money. Don't send me any money.

Resident (Maureen Ksiez, Balmoral Way): I'll put that in the newsletter too.

Mr. Mills: The CDD Board members have been also getting them.

Resident (Jackie Curly, Kingswood Way): Okay.

Mr. Mills: I got one from you yesterday.

Mr. Brown: Me too.

Mr. Mills: It said you wanted a million dollars.

Ms. Hill: I got one.

Resident (Jackie Curly, Kingswood Way): Just like Josh was saying, we do have some fungus and some grass stuff going on in our community. A lot of people were able to put new sod down before Winter hit, so there are some yards that won't be done for another six weeks or so. So, we know that there are some yard issues. We're trying to have Fairway Management stay on top of it a little sooner. There was one on Kingswood that went way too long, before Fairway Management did anything. Also, we're looking again at violations of fences and hedges. We'll be discussing that at our meeting on Monday, but Fairway Management is now trying to monitor hedges a little better, because they haven't in the past. That's it.

Mr. Mills: Okay, very good. Thank you.

C. Isles of Baytree

Mr. Mills: No one from Isles of Baytree (IOB), are coming to any of the meetings. I would just take them off of the agenda.

Resident (Jackie Curly, Kingswood Way): They're not attending ours either, just so you know.

Mr. Mills: Okay.

Ms. Hill: Did they finally get a Board?

Mr. Mills: Yeah, they have a Board. They were here one time and haven't been back since.

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SIXTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the December 4, 2024 Board of Supervisors Meeting

Mr. Mills: Next is the consent agenda. Were there any additions or corrections to the minutes? If not, I would entertain a motion to approve them.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Minutes of the December 4, 2024 Board of Supervisors Meeting were approved as presented.

SEVENTH ORDER OF BUSINESS

Agenda

A. Consideration of Resolution 2025-03 Designating a Registered Agent and Registered District Office

Mr. Mills: The next item is the consideration of a resolution designating Mr. Mike Pawelczyk as the Registered Agent for the Board. Are there any questions, comments before we take a vote?

Mr. Darby: Just a quick question.

Mr. Pawelczyk: Can I explain it really quickly?

Mr. Mills: Sure.

Mr. Pawelczyk: So, under Florida Statutes, just like a corporation, a Special District is required to have a Registered Agent and registered office. So, our office will continue to be the registered office. Mr. Dennis Lyles has retired. He's still kind of working, but not really. So, we're replacing him with me. That's all this is. Jeremy's office will then notify the city, the county and the State of this change. That's about it. That's all it does. There's no extra cost or anything. It's really just in case you are served with a lawsuit that comes to my office. It doesn't go to you guys or Jeremy first. It always comes to me first. There is a set service of process, to make sure that gets taken care of immediately. Does that answer your question, Jerry, before you ask?

Mr. Darby: Yes, exactly. I was curious why an individual was designated as opposed to a firm, because individuals can change all the time. But I think you just answered the question.

Mr. Pawelczyk: It has to be an individual. Just so you know, the way our office works, any one of the partners in my firm can accept service of process. So, there's always someone there. The receptionist or the person at the front desk cannot accept it, but any one of the partners can.

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On MOTION by Mr. Darby seconded by Mr. Brown with all in favor Resolution 2025-03 Designating a Registered Agent and Registered District Office was adopted.

EIGHTH ORDER OF BUSINESS

CDD Action Items/Staff Reports

A. CDD Action Items

Mr. Mills: Okay, CDD Action Items.

Mr. LeBrun: The one item we have on there currently, is the lake bank restoration, which is currently in progress. Actually, late last night, I received an email from Mr. Bill Anderson of American Shoreline, with the proposal. I had a chance to go through it prior to this meeting. It's on budget and he identified areas that we need for the work. So, I would request that the Board delegate authority to the Chair and staff to work with American Shoreline to execute the agreement. Because our next meeting is a workshop in March and I think he wants to try to get going quickly. He has a large job at Viera East and once he finishes there, he's going to swing this way.

Mr. Mills: That's perfect.

Mr. LeBrun: So, we just need a motion to delegate authority to the Chair, Vice Chair and staff to work with American Shoreline on the lake bank restoration.

On MOTION by Mr. Brown seconded by Mr. Bosseler with all in favor delegating authority for the Chair, Vice Chair and staff to work with American Shoreline on the lake bank restoration was approved.

Mr. LeBrun: Thank you.

Mr. Darby: Jeremy, one thing. I've gone through some of my old files and I dug out a lake bank restoration plan from 2021, which actually showed what was done from 2012 to 2021 and then projected from there, out to 2025. Do we have a similar thing from Dewberry?

Mr. Brown: Yeah, we had one in 2023, that had pictures.

Mr. LeBrun: I haven't seen one since I've been on here.

Mr. Brown: Dewberry did one that had pictures of all the different lakes and whether they were critical or not critical. I think I still have mine.

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Mr. Mills: But it's not in a matrix like this.

Mr. Darby: Jeremy, I have this as an electronic file and I'll send it to you.

Mr. LeBrun: Yeah, because he's using the engineering reports and inspections and he has a map of ones he had done previously. He's been doing this for a decade.

Mr. Darby: Right, but I think when we talk about the five-year capital plan, so on and so forth, this could be a critical piece. So, I will send that to you and then just let me know.

Mr. Mills: Yeah, that would be good.

B. Additional Staff Reports

i. Attorney

Mr. Mills: Mike, you have anything?

Mr. Pawelczyk: I have nothing further.

ii. District Manager

Mr. Mills: District Manager.

Mr. LeBrun: Sure. Just a couple things to note. We got the lake bank restoration situated. I have a request for the Board. I have a couple meeting conflicts for the workshops. Currently, your March workshop is scheduled for March 11th. I was going to see if the Board would be okay moving it to March 12th, which is the following day. Then same thing in July. The workshop is on July 8th and I would like to move that to July 9th.

Mr. Darby: Are you moving them from Tuesday to Wednesday?

Mr. LeBrun: Wednesday. The Board usually meets on Wednesdays and the workshops are on Tuesdays. So, I didn't know if the Board would be okay with moving the workshop to Wednesday for those two months.

Mr. Brown: I can do it in the afternoon, but not the morning of Wednesday, the 12th.

Mr. Mills: Do you want to do both of those at 1:00 p.m.?

Mr. LeBrun: Yeah.

Mr. Darby: Rick, can you do it at 1:00 p.m.?

Mr. Brown: Yeah.

Mr. Darby: Okay.

Resident (Maureen Ksiez, Balmoral Way): Can you repeat those dates and times?

Mr. Mills: Yeah. March 12th at 1:00 and July 9th at 1:00.

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Resident (Maureen Ksiez, Balmoral Way): Thank you.

Mr. LeBrun: We'll also make sure it's updated on the website and everything. Mike, do we need a formal motion to change those meeting dates?

Mr. Pawelczyk: You're going have to advertise it, but direction is fine.

Ms. Hill: I can do the morning of the 12th, but not in the afternoon.

Mr. LeBrun: What about the afternoon of the 13th?

Ms. Hill: That's okay.

Mr. Mills: I have to do the afternoon.

Mr. Darby: Okay.

Mr. Brown: The 13th, at what time?

Mr. Mills: At 1:00 p.m.

Mr. LeBrun: So, March 13th at 1:00 p.m. What about July 9th at 1:00 p.m. Is that still okay?

Mr. Brown: Yes. That's good for me.

Mr. Mills: Both of them?

Mr. Brown: Yeah.

Mr. Bosseler: I'm good.

Mr. Mills: Okay, we're good.

Mr. LeBrun: I appreciate that. It was a unique conflict that I wasn't able to resolve.

There was Board consensus to change the March workshop to March 13, 2025 at 1:00 p.m. and the July workshop to July 9, 2025 at 1:00 p.m.

Mr. Mills: Anything else?

Mr. LeBrun: No. Just those two items.

iii. Field Manager

Mr. Mills: Alright, Rob.

Mr. Szozda: Okay, I have a handful of items. The entrance landscape lighting has been a pain, but its all working now. There have been several iterations. Mel has been very vocal about the cost and the process, but I am out checking that weekly and so far, so good. You will notice that the front flag is still sitting at half-staff. The rope is stuck. I'm going to have to get a crane out here to either put up a new pulley or try to fix it.

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Mr. Mills: Rob, maybe Josh could help you with that and see if the landscape guys that do the trees, can bring up their bucket truck.

Mr. Szozda: Okay.

Mr. Darby: Good idea.

Mr. Mills: Josh probably won't even charge you for that. I'll work on him.

Mr. Szozda: I had a couple actions for Peter, which I emailed to him. 8012 Glastonbury Place, had some concerns about some cylinder blocks that are in the preserve. I sent that all in for evaluation. I also sent him an email today, about storm drains that were starting to sink a little bit over on Old Tramway Drive. Hopefully those will be looked at those soon. We'll keep tracking those. Richard asked that we get proposals for cleaning the pool deck twice a year. Ken Horn appears to be the best candidate and he provided us with a proposal. I need to clear up a few issues with him before we let him move forward. Next are the street signs. Yesterday I had a crew come out here and ground down the sidewalks. I told them to take whatever time you have left, as they come out here for the day, to straighten up signs. They were able to straighten up five signs, which is good. They didn't do any painting, so I still have a few questions. Are we looking for them to just touch up the paint and not paint the entire pole or anything like that?

Mr. Mills: Yes.

Mr. Szozda: Alright. That would be pretty straightforward. I think my crew said it would take a couple days. I'll just go get it done. You saw the list. They did mention to me, "*Hey, DOT regulation says stop signs need to be at 7 feet.*" I don't know if you guys have crossed that before. Some of them are not 7 feet. I simply don't care about that.

Mr. Mills: Rob, I'm not a painter, but I have had success if I use a primer with zinc in it, that it will not peel. So, you may want to ask the painter if he's aware of that.

Mr. Szozda: Okay.

Mr. Mills: But I know here, anything metal will deteriorate quickly. I have found if I use a primer with zinc in it and then paint it with regular paint, it will not peel.

Mr. Szozda: I'll make sure that they do that. They had discussed the prep. They were worried about the prep. I'll make sure that its done. Mel, I sent a note to you on the intercom, but it comes down to pretty simply, that they can use the devices. The problem is that you have to push the call button and push the return, to accept the call on the other end. Right now, if you were to try to speak down there, somebody had to go, "*Okay, speak to me.*" There's an auto

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answering feature that's in the software. So as soon as I hear back from IM solutions on that. I'll let you know.

Mr. Brown: Is this at the pool?

Mr. Szozda: Yeah, that's for the pool.

Mr. Mills: Yeah. We're almost there.

Mr. Brown: Almost.

Mr. Szozda: They have push to talk buttons on them and somebody needs to be on the other end. Our pool deck steam removal, Beach Pool Service is going to take an attempt at the outer edge. They said that there is fertilizer. They are also raising the equipment. They apparently had lost some employees and have more coming. They have been very busy. I'm still waiting on a quote to raise the pool equipment back there. Tennis court repairs, there's an individual coming out Friday to look at them. The two people that have responded to me, are of the opinion that if you fill the cracks it won't do any good, unless you get additional coating to resurface them, which is in the \$17,000 range. I want to keep pushing for something to fill them, maybe touch up the paint, something like that, to try to get to something cheaper. I'm talking to Richard about touching up the playground.

Mr. Brown: So, the pool company said that they can't clean that edge around the top of the pool, because there is fertilizer in it?

Mr. Szozda: No, he said he can't clean the steps. The edge is apparently an acidic process. He was going to raise the pH in the pool. If it is too low, you want to raise it.

Mr. Brown: There was an electrician out at the front monument maybe a week or so ago. Do you know if Eau Gallie is putting in extra outlets on the right side of the monument, which is where we plug in all of the holiday lights?

Mr. Szozda: That was done previously. So, now there's about four boxes back there.

Mr. Brown: Okay.

Mr. Szozda: That would be used for the Christmas lights. Thank you, Rick. That's a challenge.

Mr. Mills: That comes out of the light budget, not my Beautification Fund.

Mr. Brown: I don't care where it comes from. It was an electrician disaster waiting to happen.

Mr. Szozda: That's all I have.

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Mr. Mills: Okay, Rob, thank you. Any questions for Rob?

Mr. LeBrun: Just on that one. I didn't know if you want to talk about the change to the landscape contract that Josh brought up.

Mr. Mills: Oh, okay. We can do that. With regard to the 5% increase, as you all know, we have a contingency side of that budget, which would be more than appropriate to handle. So, I entertain a motion that we accept the 5%.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the rate increase of US Lawns to 5% effective in March was approved.

Mr. Mills: Thank you.

Mr. Pawelczyk: Should I prepare an amendment for that to identify the change?

Mr. Mills: Yeah.

Mr. Pawelczyk: Okay.

NINTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Mills: Treasurer's Report. Consideration of Check Register.

Ms. Hill: Was there a check from Dewberry?

Mr. LeBrun: I don't think it was reflected in this one, as it was only through December 31st.

Mr. Brown: As a suggestion, I looked at the two Dewberry bills. There was one in October and one in November. One was for \$200 for general engineering services and the one in November was for \$700 for general engineering services. Can we ask for more information?

Mr. LeBrun: Yeah. We had asked for that. I'll see if they can send it.

Mr. Brown: If they don't give it to you, don't pay them.

Mr. Mills: That's exactly right.

Mr. Brown: Then you'll get their attention.

Mr. Mills: You did request that we have a line-item budget or invoices. Correct?

Ms. Hill: We were supposed to have the invoices.

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Mr. LeBrun: Yeah. It looks like the other vendors have done a better job of writing descriptions of what they're doing. We have asked for that, what they are doing. We asked Dewberry to send us the actual detail, but I'll follow up with them, to see if they can get us that detailed invoice.

Mr. Mills: Okay.

Mr. LeBrun: We have asked them for that before.

Mr. Mills: While we're on that, Rob, you got another electric company, right?

Mr. Szozda: I did. V2 Electric did some work at my house and did a fantastic job. They only come out with one person instead of two. Eau Gallie comes out with two every time, which is a safer approach, no doubt about it. He came in for a half day and there were two photocells that were bad and two lights that were bad. Then the light by parking area, by security, he got all of those done. He had one more item on his list, but he ran out of time. The letterboard on the right does not light up. It's a power issue. I checked the breakers and all of the photocells, but for some reason, they are not coming on. So, that's still outstanding as an issue, which has been discussed with them. There have been a lot of conversations about the electrical issue at the entrance. He's like, *"Look, you don't need to tear this whole thing out. I can tear out a bunch of the old wires, 10,000 to 20,000 and make everything right."* Because one of the lights that he replaced, he said, *"This one light is using a ground wire as a neutral. I left it as it is, but you really should fix all of those electrical elements."* So, if we're interested in getting it fixed, I think it'd be worthwhile to see what it would take to basically make it right. Eau Gallie also pointed out, that they're using hots as neutrals as well. So, there's several items out there that should be corrected. So, I'm very happy with the guy. He's a little quirky, but he does a good job.

Mr. Mills: Why don't you go ahead and get him to provide a bid on making it right and see what it comes up with?

Mr. Szozda: Okay.

Mr. Mills: Because Eau Gallie was \$80,000, if I remember right.

Mr. LeBrun: It was more than \$100,000, I want to say.

Mr. Mills: That's right, you're right.

Mr. Brown: To redo the wiring?

Mr. Mills: Yes.

Mr. Brown: It was \$156,000.

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Mr. Mills: Yeah.

Mr. Szozda: He believes that the main number six wire, that's pulled throughout, is fine. It's just when it starts branching off into the other junction boxes, there is a problem.

Mr. Mills: Okay. Alright. Very good.

Mr. LeBrun: The Check Register is for November 1, 2024, through December 31, 2024. For the General Fund, you have Checks #8 through #12 and Checks #13 through #48, in the amount of \$207,896.31. For your Payroll Fund, for November, you have Checks #50680 through #50684, in the amount of \$923.50. For December payroll, we have Checks #50685 through #50689, in the amount of \$923.50. The total for the entire Check Register is \$209,743.31. Behind that, is your line-by-line register that details those checks. You also see a transfer in there to the Reserve Fund that's also included in that total. I'm happy to take any comments on it. If not, I would look for a motion to approve the Check Register.

Mr. Mills: Are there any questions? If not, I would entertain a motion.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Check Register for November 1, 2024 through December 31, 2024 in the amount of \$\$209,743.31 was approved.
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B. Balance Sheet and Income Statement

Mr. LeBrun: Behind that, is your Balance Sheet and Income Statement. This is your unaudited financials through December 31st. No action required by the Board. I did hand out a revision, as there was a formatting error. The version in the books, which were printed seven days prior, there was an incorrect number, where the interest was showing up as the fund balance, which was not accurate. So, I printed out that one sheet in front of you, just so you have that. There were no major changes.

Mr. Mills: Instead of growing landscaping, we're growing money.

Mr. LeBrun: Yeah. There is a lot of interest there.

Mr. Darby: Jeremy, can I ask a couple questions on the budget?

Mr. LeBrun: Sure.

Mr. Darby: On the revenue side, it looks like we're 91% collected. Do we anticipate any problem collecting the balance?

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Mr. LeBrun: No. This is only through December 31st. You have that small percentage that pay their property taxes in January, February and March. You get a bigger discount the earlier you pay. But no, you guys are typically always at 100% collected.

Mr. Darby: And what about IOB's cost share? They haven't paid yet.

Mr. LeBrun: They make the quarterly payment. So, quarterly, we'll reach out to them and make sure that they've paid their share on that.

Mr. Darby: Okay, so as of 12/31, that quarter they had not paid.

Mr. LeBrun: It might not have gone through yet, but no, every quarter we check, and they're good about sending us a check and they have that option.

Mr. Mills: How about the golf course? Are they paying?

Mr. LeBrun: Yeah, we don't have trouble collecting from them.

Mr. Mills: Okay.

Mr. Darby: Typically, when do you move funds out of operating funds into capital projects, the reserves?

Mr. LeBrun: It will probably happen this month. We wait until the majority of the assessment revenue comes in and then we'll make those transfers to the Pavement and Beautification Funds. It is actually happening now and it will probably be reflected on our next financials. We'll see those go through, but we typically wait till we have a nice, hefty, fund account for any transfers.

Mr. Darby: Okay, thank you.

Mr. Mills: Okay. Anything else?

Ms. Hill: I was just noting that we have a CD coming due this week and Jeremy will be moving that money to a different bank. Remember, we had issues about reaching \$250,000.

Mr. Mills: Yes.

Ms. Hill: Because the CD is in Bank United and we're going to exceed the amount, we felt it best that this CD be transferred to another institution.

Mr. LeBrun: When you guys did the initial approval, you had mentioned keeping it under the \$250,000 amount. I was talking to Jan about this earlier. So, for just the first three months of this fiscal year, October, November and December, there's already been \$5,000 in interest.

Ms. Hill: We were not collecting before; by letting it sit in a money market.

Mr. Darby: So, is it rolling over to a six-month CD?

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Ms. Hill: Yes. So, far the interest rates have held. We will keep that going. We just did not want it all in one bank.

Mr. Darby: Okay.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Mills: Moving along, Richard, do you have anything?

Mr. Bosseler: No.

Mr. Mills: Rick?

Mr. Brown: A couple of things. In the minutes of last meeting, there was some discussion about whether or not you could tie the electric bills that we get from FPL to street lamps that were being billed for when the street lamps don't work. I was just curious as to whether there's been any update.

Mr. LeBrun: Yes. So, I asked about that with my new contact, about getting a credit for when the streetlights that are out, they say that's not something they do.

Mr. Brown: Of course not.

Mr. Mills: Of course not.

Mr. LeBrun: I wasn't sure if you wanted to fight it, but typically, if the light is not on, you're not getting charged for electricity. So no, I don't think we're going to get much credit back on that front. But like I said, I'm really happy with this new person that we have. So hopefully any FPL issues would be resolved.

Mr. Brown: Okay. The other thing that we talked about was the transponders that somebody would notify ACT to go through their files of transponders and any transponder that hasn't been used in one year, to take it out of their system.

Mr. LeBrun: Yeah. I haven't done anything. I mentioned that they had done it previously. I know that Rob is talking to them a little bit.

Mr. Szozda: There's a 30-day window, where if you don't pay for this full package of data, they don't keep our data. It wouldn't be very expensive and apparently we denied it previously, but if you paid \$200 a year, they would give you a data package.

Mr. LeBrun: What he is talking about, is when they scan in, that's the data they keep for 30 days. So, we go back and find out who scanned in on March 2nd.

Mr. Brown: Oh, give me a break.

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Mr. LeBrun: We'll do that. If that transponder matches the data that we have, we can use the data that we have for anything that we need.

Mr. Szozda: It is like \$150 per year.

Mr. Brown: They can't run a special program through their software system to knock out any transponder that hasn't been used in 365 days? It's in the cloud.

Mr. Szozda: It sounds like they may be purging the data after 30 days.

Mr. Brown: Give me a break.

Mr. Szozda: Let me get the package and see what is involved and I'll bring that to the next meeting.

Mr. LeBrun: The good news is we can cancel any card, any transponder, at any time. We have that ability to notify them.

Mr. Brown: But what are we going to base it on? What are we going to base our cancellation on?

Mr. LeBrun: One example is, if someone moved into a new home, we have the previous owner so we can go through and delete that card from the registry, but we don't have the ability to, like Rob said, go back years, if they're saying it's 30 days that you don't scan in.

Mr. Brown: I don't want to go back years. I just want to go back through 2023.

Mr. Mills: I was involved in that purchase and I do remember them saying that they will be able to do that. Now has that changed?

Mr. Szozda: When I made the request, that's the answer I received.

Mr. Mills: Interesting, because that was one of the parts of the package when we bought it, that they were able to do that.

Mr. Szozda: They have a record that we denied the data package.

Mr. Mills: I don't think so.

Mr. LeBrun: We'll go back.

Mr. Mills: Check that out. You should have it in the minutes.

Mr. LeBrun: They are only going to charge us for whatever data we are wanting.

Mr. Szozda: I think there are two levels. They're again not expensive. I believe one was \$100 per year; the other was \$150 per year. I will send them a request of what we want done, even if we did not get the package.

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Mr. Brown: What we would like, correct me if I'm wrong, is at the end of every calendar year, they will go back and identify any transponder in their system that has not been used in that 365-day period. So, in other words for the entire year of 2024, they will eliminate those transponders from their system, which knocks out the transponder.

Mr. Szozda: If that needs to happen, they're going to go, *"Okay, start today. We're starting to collect the data."*

Mr. Brown: Well, we have to start somewhere.

Mr. Szozda: Yeah, that's right.

Mr. Brown: Well, they have the data. It's in there because everybody in the world has transponders.

Mr. Darby: Unless they've been purging it.

Mr. Pawelczyk: Everybody tells you your data can't be destroyed. Right?

Mr. Brown: Yeah, it's in the cloud somewhere. That's what we're paying for.

Mr. Mills: Exactly.

Resident (Sandy Schoonmaker, Berwick Way): Can I ask a question? Are we charged for those transponders that aren't being used.

Mr. Brown: No.

Resident (Sandy Schoonmaker, Berwick Way): We were just saying, if they're not using it and they're not coming in.

Mr. Brown: Well, the point is that theoretically, somebody who lived here three years ago and has a transponder and moved to Rockledge, can still use their transponder to come into the community.

Resident (Sandy Schoonmaker, Berwick Way): But that's not going to show up on your list of people who aren't using it. Think about it.

Mr. Brown: That's true, but it will shorten the list of transponders out there.

Mr. LeBrun: Rick, I just went back. They said that the longest that they could back was one year. You have to upgrade to that data package that would include that.

Mr. Brown: That's in a different cloud.

Mr. LeBrun: It's called a commercial essentials package.

Ms. Hill: How much is that?

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Mr. LeBrun: It says its included in the full price, but if you want to run additional reports, there's an hourly fee for them to do the report. I think it's a better approach, if we deactivated them ourselves. That's something we can do.

Mr. Mills: Sandy, to answer your question, if the transponder hasn't been used in 30 days, that would be a red flag to me.

Resident (Sandy Schoonmaker, Berwick Way): Well no, we have snow birds. We have people who take off on long cruises for a month.

Mr. Darby: I think we need to know more about what they can give us.

Mr. Mills: Yeah.

Mr. Darby: Rick, you may want to have it more frequently than one year.

Mr. Brown: Could be, I don't know.

Mr. Darby: You could bang it against the BCA list of residents, to see whether a name no longer exists. I mean there are all kinds of ways.

Mr. Brown: Let's see if we can get a list of what transponder corresponds with what address and then we can do a cross cut.

Resident (Maureen Ksiez, Balmoral Way): The next question that I would like to ask Sandy Schoonmaker, Fairway Management is sending you the information on household changes. Correct?

Mr. LeBrun: No, I have not received any.

Resident (Sandy Schoonmaker, Berwick Way): They were supposed to.

Mr. LeBrun: I can ask Paula, but I haven't received one.

Resident (Sandy Schoonmaker, Berwick Way): At one point in time, that was an agreement that was agreed upon, so that it would be handle appropriately.

Ms. Hill: I was at that meeting. Paula was supposed to be sending it.

Resident (Sandy Schoonmaker, Berwick Way): Somebody was.

Mr. LeBrun: Like I said, when we give out the transponders, our team is double checking that there are no two addresses or two different names at one address. We can take those off. I made a note to ask her.

Resident (Sandy Schoonmaker, Berwick Way): Yeah, you're supposed to get a list of the houses.

Mr. Brown: Rob, do you want to go over Guardian's proposal?

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Mr. Szozda: Yeah. Sorry, I should have brought that up. A couple weeks ago, Mr. Alan Scheerer came out to show me some maintenance that we can do at the gate. We opened one to look in it and one of the batteries was completely corroded out. He's like, "*We got to get that fixed.*" So, just talking with him, I was like, "*Okay, do we need to do that?*" He said, "*No. We have to call Guardian to do it.*" So, I sent a request to Guardian that if they are going to check one battery, they should probably check all of the batteries. The same thing with the belts. They sent us a proposal for \$2,400, to change every belt and every battery and they're only going to charge us based on what they do. It seemed like a reasonable approach to me. Rick, what were your thoughts?

Mr. Brown: Well, I have no problem with them checking the belts and the batteries. The thing that bothered me, was the labor cost of \$1,560, which they don't indicate how long or anything. It's just a number.

Mr. Szozda: Okay.

Mr. Brown: So, it's basically almost 60% of the \$2,400.

Mr. Szozda: Again, that's what they do. They replace every battery.

Mr. Brown: But they have to open up every box to look at the battery. So, their labor cost, is probably about \$175, every time they open it up.

Mr. Szozda: Let me check on that. Let me see if there's a base charge to only replace one battery and one belt.

Mr. Brown: Yeah.

Mr. Szozda: Is it now \$500? I assume it's something like that.

Mr. Brown: How long does it take them to open up a box and inspect the belt and the battery? Knowing this company, about an hour and a half.

Mr. Szozda: If you're asking if they're probably ripping us off, the answer is probably yes.

Mr. Mills: I had mentioned at several other meetings, is there was anybody else that we could get that has ACT as their supplier, that's in competition with these people, that we can get another price from, whether it be from Vero Beach or from someplace like that? There's got to be a dealer from ACT somewhere else. There's got to be.

Mr. LeBrun: I checked around with some other communities and pretty much any vendor is going to charge you a travel fee for a first hour. That's pretty universal. The two that are local

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here, I don't think you had a good experience with one. That was another company that you guys got rid of to get Guardian. Guardian may have all of the data. I think we talked about this two meetings ago. All of the data and all the packages is all stored with them. I know Rob has been trying to get Frank to do some low voltage type stuff, plugging in the LED, getting LED light strip. We are looking for other ways to not have to use Guardian for every single little repair or if they are coming on site, I know Rob is trying to have them to do several things while they are here, so there would only be one trip charge. Trying to get them to do that, seems to be the most efficient way to use them. There was one company that I think was referred to by a Board Member that was involved with another community around here. That was one that we had trouble with, getting them to return a phone call to ask about getting their business. They said that they didn't do major repairs and only did the minor stuff.

Mr. Brown: I think it's probably a good idea that somebody take a look at the batteries and the belts, since they operate the gates, especially if one's already corroded.

Mr. Mills: Do we not own that information, that data?

Mr. Pawelczyk: That's what the agreement says, but I don't know the answer to that question. I have to look at the agreement. The agreement would usually signify who the owner of the data is.

Mr. LeBrun: I'm sure if we have that data, it is just how far we want to go back. For example, with some security systems, you can get 10 days of video free but have to pay if you want 30 days. There is a similar scenario with the amount of data that they'll provide you before they charge you, depending on your package level. But I want to say, like Rob mentioned, I think with the commercial enterprise package, the yearly fee wasn't outrageous. It was a couple hundred dollars to have that enhanced level of data. It sounds like the Board wanted that.

Mr. Brown: We're paying so much a year for people that have the cards to enter the pool and the tennis courts. That's tied to the cloud. I remember that. Okay? So, the transponders are tied to the cloud. I don't know. Is it our data, or isn't it?

Mr. Mills: That's what I would like to know.

Mr. Brown: We need to find out.

Mr. Szozda: We'll do more research.

Mr. Brown: I think I'd go ahead with the belts. That would be my recommendation.

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Mr. LeBrun: I think they'll give us what we asked for, but they had mentioned that there's a charge for them to do it.

Mr. Brown: There's always a charge from that company.

Mr. LeBrun: So, I think we get the data, but the question is whether or not we want to pay to pull whatever data we're asking of them.

Mr. Mills: The sad part of it is, we're locked into these people, from the way it sounds.

Mr. LeBrun: The systems are pretty entrenched with your transponders, cards, your readers, your cloud data. There's convenience to it, but like you said, there's also an ecosystem to unravel that. That would be a major change of all of your entrance systems. Now we had mentioned the last time we talked to them, that we were unhappy and we spoke to the Vice President. He was pretty accommodating. I can reach out to him again, since it's been a year or so and we're starting to see some of the same kind of issues.

Mr. Mills: His name is Michael. Right?

Mr. LeBrun: I have to go back and check. It has been about a year since I talked to him.

Mr. Szozda: When I checked with Alan, he said that we only use Guardian. The three properties that I am involved with that have security gates all use Guardian. It seems like the problem seems heavier here than the other two places, but it's been pretty good here lately.

Mr. Mills: Is our community larger than the others?

Mr. Darby: We have the golf course.

Mr. Szozda: The other two both have golf courses.

Mr. LeBrun: Some of the components are older. We have a couple of operators replaced, one of which was hit by a driver. I know the right side going out, is still pretty slow. That one belt may be something that you need.

Mr. Brown: It's probably the battery.

Mr. LeBrun: Yeah. The batteries provide backup, if the power goes out.

Mr. Mills: Did you talk to them about why they didn't clean up at the back gate.

Mr. Szozda: I failed to do that, but I will in my next conversation with them.

Mr. Mills: Maybe we need to have a conversation with them again.

Mr. Szozda: Yeah, just to remind them that there's been some poor service.

Mr. Mills: It's terrible.

Mr. Szozda: Yeah.

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Mr. Mills: When they're out here, why don't they check everything while they're here?

Mr. Szozda: Every time I ask for a service request, they keep resending me the PM program that's \$9,000 a year, that they want us to buy into. Just looking at it simplistically, every year, you should check the batteries, check the belts and then just probably deal with everything else as it is.

Mr. Brown: So, you and Alan actually took off the plate.

Mr. Szozda: We took off the box, looked inside of it and he showed me what they do.

Mr. Brown: When you did that, that's when you saw the battery that was corroded.

Mr. Szozda: Yeah.

Mr. Brown: Can you take off the covers of the other gates and see if they're the same way?

Mr. Szozda: We could. My suggestion, if you're going to pay the service fee, at least test the batteries. I've been here a year and we haven't tested them. I don't know how old they are.

Mr. Brown: If they didn't work, the gate wouldn't go up. Right?

Mr. Szozda: Not necessarily.

Mr. Mills: Only if the electric goes off.

Mr. Brown: Then what is the battery for?

Mr. Mills: If the electric is off.

Mr. Szozda: Emergency response, stuff like that, don't run if the power is not up. They will work for some duration after the power goes down.

Mr. LeBrun: If there's anything we can do, like put the gate back on, plug in the LED, we'll try to do as much as we can, but at some point, we have to call someone.

Mr. Brown: Okay, I surrender.

Mr. Szozda: Most recently when Alan came out, we pulled the wires out and put the LED light back to work. It's taped on the outside and it really needs to have crimp connectors to be shoved back in. It was in their proposal to do that. But, you know, we can band-aid it, until somebody shows back up.

Mr. Mills: What is your recommendation?

Mr. Szozda: One of the problems, is that the wires get ripped out of the light itself.

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Mr. Brown: They probably haven't been looked at for years. So, I think it's a good idea that we take a look at it and replace any battery and belts that have to be replaced and don't replace those that don't have to be replaced.

Mr. Darby: Well, the quotation you got, Rick, probably should be a not to exceed amount.

Mr. Brown: Absolutely. I really would be interested when this is all said and done, if they don't replace all of the batteries and the belts, what their labor charge is.

Mr. Szozda: I'll figure that out on the front end, Rick. I like to learn stuff like this. I'll come out when they are here, oversee them, see what they do and if there are things that maybe we can do in the future.

Mr. Brown: That sounds fair.

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

Mr. Brown: No, I'm done.

Mr. Mills: Jan?

Mr. Hill: I'm done.

Mr. Darby: I'm good.

Mr. Mills: We've talked about things that I had, with the exception of in the minutes, it basically had a \$9,000 sidewalk invoice. Did we ever separate that out?

Mr. LeBrun: That was for the hurricane cleanup. That will be moved over. The only ones that will go in there, is Ken Horn's pressure washing of the sidewalk, which was in this month's Check Register. That would be in that sidewalk cleaning. So that would be moved over. If the Disaster Reserves Fund is still there, that could be something the hurricane cleanup items could be moved into. But yeah, that will be moved out of that category, before the end of the fiscal year.

Mr. Mills: Rob, did you give Josh a transponder?

Mr. Szozda: I did not.

Mr. Mills: Well, he's got one.

Mr. Szozda: I didn't give him one. I asked him if he had a transponder and he said, "No." I said I would talk to Mel, but I did not give him one.

Mr. Mills: Interesting. Because he came in the gate right behind me today.

Mr. Szozda: Well, let me put it this way, not that I remember. No, I didn't.

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Mr. Mills: Okay.

Mr. Szozda: I would have had to issue him one.

Mr. LeBrun: I didn't give him one.

Mr. Szozda: We did talk about it and I said that I would talk to you.

Mr. Mills: I told him that we would not give him one, because only residents get transponders.

Mr. Darby: Was a resident behind him?

Mr. Mills: No.

Resident (Maureen Ksiez, Balmoral Way): Was he tailgating?

Mr. Mills: No, because the arm would have come down.

Mr. Brown: Sometimes it comes down and sometimes it doesn't. It's probably because of the battery or the belt.

Mr. Mills: We'll take it out of the cloud. Alright. Is there anything else to be brought before the Board? Hearing none, I appreciate everyone for coming.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Brown 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

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Chairman / Vice Chairman