

**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, **May 7, 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
Rey Malavé <i>by phone</i>	District Engineer
Chace Arrington <i>by phone</i>	District Engineer
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mills called the meeting to order at 1:30 p.m. and all Supervisors announced themselves. All Supervisors were present. The Pledge of Allegiance was recited.

Mr. Mills: Before we start the meeting, Maureen's stepfather passed away. So, if we could have a moment of silence and pray in the way that you would like to pray, I would appreciate it. Thank you.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Mills: We'll open the floor for public comments. Are there any public comments?

Mr. LeBrun: Please state your name and address for the record.

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Resident (Jane Mercadante, Kingswood Way): I'm Ms. Jane Mercadante and I live at 8017 Kingswood Way. The question that I have, Mel, is directed at you. I know doing the landscaping is one of the projects. I was just wondering what could be done with the fence? Is there a way that we can install plantings in front of the fence, so that you don't see it? Also, when you look out our front door or the dining room window, you can still see Gallows and Wickham Road. I was wondering if you could speak on that, to see what you're planning and if there is any input that people who live on Kingswood could give to you.

Mr. Mills: That's the first I've heard about it.

Resident (Richard Mercadante, Kingswood Way): Mr. Richard Mercadante of Kingswood Way. It's continued. Some things that the Credit Union planted, have died and fallen off or have been removed. When they addressed the County Commissioners a couple of years ago, they promised that you would not be able to see it. The kind of bamboo that they planted, is not the kind that the zoo has along I-95. It does a good job of obscuring it. We could still see through that, but then again, they haven't been replaced when they die off. So, if there is some bamboo that would grow there, it would both obscure the view and cover the plastic fence that we've been looking at since they did that.

Mr. Mills: I'm sorry that Josh isn't here. I will bring it up to his attention. He's going to call me tomorrow and I'll ride by with him and look to see what your complaints are.

Resident (Richard Mercadante, Kingswood Way): Sure.

Mr. Mills: And we'll go from there. As far as hiding the fence. I don't think we're going to have enough landscape money to do that.

Resident (Jane Mercadante, Kingswood Way): To what?

Mr. Mills: To mask the fence?

Resident (Jane Mercadante, Kingswood Way): Yeah.

Mr. Mills: No. It's been there for a long time since we did it and nobody's complained about the fence before. You're the first ones. So, I can't spend money to please one household.

Resident (Richard Mercadante, Kingswood Way): We did bring it up. Certainly, if there's something that can go in that area, at least see what's there.

Mr. Mills: Alright, we'll take a look at it.

Resident (Jane Mercadante, Kingswood Way): Why not take the slats out?

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Mr. Mills: No. When we went through all of this before, we tried to appease everyone and it's difficult to be able to do that. We got the fence. We got it green and then unfortunately, they did not maintain their area like they were supposed to. US Lawns did their job, as they kept telling them, *"You need to maintain it"* and they didn't. So, they fired US Lawns and got somebody else and it's even worse than it was before. So, I don't know how we could force them.

Resident (Jane Mercadante, Kingswood Way): So, we don't have US Lawns anymore?

Mr. Mills: We do, they don't.

Resident (Jane Mercadante, Kingswood Way): Oh, okay I understand.

Mr. Mills: US Lawns was their contractor as well and they kept saying, *"You need to maintain that fence line"* and they didn't. So, they fired US Lawns and hired somebody else and now it's worse.

Resident (Richard Mercadante, Kingswood Way): The basic issue is that we've been looking at Gallows and Wickham Road.

Mr. Mills: We'll look and see what we can do.

Resident (Jane Mercadante, Kingswood Way): What you have now on Baytree Drive, where the neighborhood backs up to it, could we do something like that? Just put in a hedge like that? I don't know how expensive that is.

Mr. Mills: I'll get with Josh.

Resident (Jane Mercadante, Kingswood Way): Okay.

Mr. Mills: What is your phone number?

Resident (Jane Mercadante, Kingswood Way): I'll give you Rich's.

Mr. Mills: Okay. Perfect. Yeah, I'll get with him. Alright. Are there any other public comments? Sandy, do you have anything?

Resident (Sandy Schoonmaker, Berwick Way): No.

THIRD ORDER OF BUSINESS

Landscape Report

Mr. Mills: Landscape Report, Josh couldn't be here. He had to go to school to pick up his son who is sick. So, we won't have a report from the landscaper.

FOURTH ORDER OF BUSINESS

Engineer's Report

Mr. Mills: Engineering Report.

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Mr. LeBrun: I think Rey is on the line, from Dewberry. Did anybody else join the call?

Mr. Arrington: Yes, this is Chace from Dewberry. I think Peter will be on in a second, he said he was having some issues with his phone.

Mr. LeBrun: Okay, it sounds like we have Chace.

Mr. Armans: I'm on the phone, can you hear me okay?

Mr. LeBrun: Yes, we can hear you, Peter.

Mr. Mills: Did the Board get the notice about Peter?

Mr. LeBrun: Yes, I sent it to them.

Mr. Mills: Alright. Okay.

Mr. LeBrun: Peter, we're at the Engineer's Report. I didn't know if you or your teammates wanted to discuss or share anything.

Mr. Armans: There were a couple items that we provided recommendations for, for the sidewalk or filling the area. We are currently working on getting a scope for updating the bank stabilization for the entire District. That scope will be coming to you soon for your consideration. So, those are the only items that we have on our report. Additionally, the reason why Rey and Chace are on the call, is because they will be taking over the CDD as the CDD Engineer. So, they'll be the future contact. They're very familiar with the CDD, know all of the information about it. They've been involved in past projects and will be the main point of contact for future projects.

Mr. Mills: Peter, you were going to get us a schedule of the proposed lake bank restoration. Where does that stand?

Mr. Armans: I do not have an actual proposal right now. The person who is in charge of that, is currently on vacation, but as soon as she comes back, I will find that out and Chace will send Jeremy a tentative date. Definitely it will be before next meeting. You should have it on your next Board meeting agenda for your consideration. But we'll get it to you as soon as possible.

Mr. Mills: Okay, great.

Ms. Hill: We still don't have a breakdown of their invoice.

Mr. LeBrun: The new ones are coming in. We'll make sure.

Ms. Hill: We talked about it last time and it was supposed to be done and here we are. I looked at the Check Register and we have one more.

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Mr. LeBrun: Peter and Chace, as Supervisor Hill was just talking about, I had contacted your office a few times about getting a breakdown on the invoices that was a little more specific. So hopefully, with Chace coming on and Rey, that could be a priority. I think I asked Amy or the other office manager, to get a better breakdown for those invoices. Right now, they typically just say general engineering services and we were just asking for a scope of work, the actual activities to be detailed on those invoices. I think Amy was working on it, but I haven't seen results yet for it. It's just something for the new team to make sure it's a priority.

Mr. Armans: Absolutely. We had a recent conversation about it and every hour that's logged will have notes associated with it, so you'll know exactly. We'll have references, if it's emails, if it's phone calls, if it's a combination of those items or site visits. Everything will be noted with the future invoices. We apologize that it was missed on past invoices.

Ms. Hill: Yeah. Peter, I specifically would like to know what it costs for you to be at this site when we repair that asphalt here in Baytree.

Mr. Armans: I believe those notes have been added to the invoice. So basically, it's for our clients to come visit the site and provide a report. My estimation, I believe it was probably somewhere in the neighborhood of between five and seven hours, for us to drive out there. We were asked to stay for the duration, until it was completed, which, you know, takes some time. Then coming back and providing an arranged summary and an email. I would have to estimate it was maybe between five to seven hours, a maximum of eight hours, at whichever billing rate we have. Our billing rates are set in the contract. Those do not change based on the task. So, it's the actual billing rates that are in the contract, times the time that was set on it. I believe it's probably not more than eight hours.

Ms. Hill: Okay. Thank you.

Mr. Armans: You are very welcome.

Mr. Mills: Anything else for Peter? Thank you, Peter.

Mr. Armans: Thank you guys. It's been a pleasure working with all of you and I wish you all good luck. You're in safe hands with Chace and Rey.

FIFTH ORDER OF BUSINESS

Community Updates

A. Security

Mr. Mills: Okay, Community Updates, Security. Do you have anything you want to talk about, Rick?

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Mr. Brown: Nope.

B. BCA

Mr. Mills: Alright, BCA. Nobody is here from the BCA.

Ms. Hill: Does anybody know who got elected?

Mr. Brown: Yeah. Mr. Jeff Finn is the new Treasurer and Mr. Tom Harrison was reelected.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the April 9, 2025 Board of Supervisors Meeting

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

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Minutes of the April 9, 2025 Board of Supervisors Meeting were approved as presented.

SEVENTH ORDER OF BUSINESS

Agenda

A. Consideration of Resolution 2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing

Mr. LeBrun: Resolution 2025-04 is approving the proposed Fiscal Year 2026 budget and setting the public hearing. The Board has been working on the budget since February and March and refined it at each meeting. Typically, at the May meeting, the Board would adopt this resolution, approving the Proposed Budget and setting that public hearing. At that public hearing, which is tentatively scheduled for the August 6, 2025 meeting, the Board will adopt the Fiscal Year 2026 budget. So, this is approving the Proposed Budget and setting the ceiling for those assessments. So, once you set this level, you can't go higher, but you can go lower.

Mr. Mills: Right.

Mr. LeBrun: So, we have until August to further refine the budget. But like I said, this Board's been working since February and March at the meetings and workshops, to get it honed in to where we're at today. So, I'll just kind of go through it real quick, because I know we've done it every month for the last three to four months. On Page 1, is the General Fund. At the top are your *Revenues*, which reflects all of the revenues that the Board looked at previously. Below that, you have your *Administrative* expenditures. Next, are your *Field Expenditures*. There were a couple changes on this one, since the last time the Board met. One change was under *Field*

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Management Fees, GMS did an inflationary increase of approximately 5%. So, you'll see that reflected there. Also, midway down, there was discussion about breaking out some of the expenses for the pool, because previously it was all lumped into one category, *Janitorial/Pool Maintenance/Pool Repair*. It was one big bucket. So, our accounting team broke it out, based on the actual expenses for that item. So, you'll see a little more detail in that section under the *Field Expenditures*. You'll also see that there was a Board request to include *Pool Painting* as a line item, so you'll see that reflected as well.

Ms. Hill: Where are we coding the pool?

Mr. Mills: Under capital improvements.

Ms. Hill: Okay.

Mr. LeBrun: Below your *Field Expenditures*, we've updated the budget with any information that was provided by vendors. We've been trying to account for any other expenses, because we are forecasting through September 30, 2026. So, it's pretty far out. Down below, you'll see your *Capital Transfer Out*, right below your *Field Expenditures*, at the bottom of Page 2. You'll see those transfer out for *Field Expenditures*.

Mr. Darby: Jeremy, just a quick question on that.

Mr. LeBrun: Sure.

Mr. Darby: I was skipping ahead a little bit to the capital expenditures sheet. You have \$149,100 in Fiscal Year 2026, on Page 9 and \$147,600 under *Capital Transfer In* on Page 2.

Mr. LeBrun: Okay. I'll have to see. I think they're accounting for some revenue in there.

Mr. Darby: Well, they should balance. This schedule and if there's a revenue or some other thing, it should be somehow noted on Page 9 and it has to correlate to Page 2.

Mr. LeBrun: It looks like there's excess revenue of \$1,624 that's included on Page 8 that they're accounting for.

Mr. Darby: Alright.

Mr. LeBrun: But I'll make a note to accounting to double check to make sure that those things align.

Mr. Darby: Thank you.

Mr. LeBrun: Sure.

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Mr. Brown: I have a question on the capital. In the minutes of last month's meeting, there was discussion about having to replace the mulch in the playground. Is that a capital or operating expense?

Mr. LeBrun: That would be an operating expense under *Landscape Maintenance*.

Mr. Bosseler: Just for the record, the mulch is six inches deep. We can rake it a couple more years, before we have to replace it.

Mr. Brown: The only other thing for the budget for next year, I think we should keep a real sharp eye on that *Maintenance - Other Field (R&M General)*. This year we budgeted \$6,000, we're going to spend \$28,000 and we're budgeting \$30,000 for next year. It's a catch-all. and if we expend that money, it should be expended into a certain category, not just *Maintenance - Other Field (R&M General)*.

Mr. Mills: Yep.

Ms. Hill: I also think when we discuss the resurfacing of the pool, we could possibly get a contribution from the BCA to help diminish the expense.

Mr. Brown: I wouldn't count on it.

Mr. Darby: Yeah.

Ms. Hill: But at the last meeting, they had indicated that that was not in the cards.

Mr. Darby: Right.

Ms. Hill: In that case, we probably need to increase it more than what we had originally thought.

Mr. LeBrun: So, this budget currently has the District funding the full \$50,000, which did not assume receiving funds from the BCA. That's how it's currently funded. Then we also will get that insurance money that will go towards that, to bring the actual cost down a little further. So, as of right now, all of these are fully funded based on that.

Ms. Hill: Okay.

Mr. Mills: With regard to what Rick said, couldn't we move the \$30,000 in the *Maintenance - Other Field (R&M General)*, down to the *Misc. Contingency*? That would be a more appropriate line item for that.

Mr. LeBrun: So, you want to move *Maintenance - Other Field (R&M General)*, into the *Misc. Contingency*.

Mr. Mills: Yes.

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Mr. LeBrun: So, we will get rid *Maintenance - Other Field (R&M General)*.

Mr. Mills: Right.

Mr. Brown: I just have a problem with a catch-all cost center that nobody really puts their arms around. It's like other purchase services or stuff.

Mr. Darby: But, you know, *Misc. Contingency* is the same thing. Yeah, it's a catch-all.

Mr. Mills: Basically.

Mr. Darby: I think to Rick's point, there has to be more precise coding of the invoices to try to drive them into the respective accounts, because that's the only way you can project future expenses.

Mr. Brown: Exactly. That's what I'm getting at.

Mr. LeBrun: So, do we just want to make one contingency line and then make sure for Fiscal Year 2026, we can put it in a nice, neat bucket. Rob codes most of these. He always tries to put it where it goes. Sometimes you get something weird that maybe doesn't fit perfectly, but we'll make sure anything to put into one of those buckets.

Mr. Brown: Well, if you have a question, bring it to the Board and let us discuss it.

Mr. Mills: Exactly.

Mr. Darby: Yeah. Okay.

Mr. Brown: I don't even think you need a contingency. You're not even just going to spend \$500.

Mr. LeBrun: Alright, so I have that noted. So, basically we'll combine that into *Misc. Contingency* and get rid of the *Maintenance - Other Field (R&M General)* line item. I have that noted.

Mr. Darby: You have *Capital Projects – Paving- Baytree* paving at \$102,907.

Mr. LeBrun: Correct.

Mr. Darby: So, we're getting back up over that \$100,000 mark.

Mr. LeBrun: Yes. Alright. So, we went through the capital. On Page 3, is the narrative. It's pretty similar to previous years. This helps explain what each of the line items cover. So, you'll see all of the accounts and different things listed there, for residents that might ask what a certain line item is about. That brings us down to Page 8, which are your *Capital Reserves*. This was based on our last meeting for Fiscal Year 2026. Under *Expenditures*, you'll see those projects that the Board identified that they wanted to use some of those excess funds that were in

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some of the capital reserve accounts, to fund those enhancements for next year. The big ones that are there, *Electrical Infrastructure*, was for the front of the development where there seems to be some old breaker boxes and things that are just 30 years old that need to be repaired, primarily to help those front lights stay on and for Christmas lights, things of that nature. So that's allocated there. I know Rob's been working with a new electrician to get some of those knocked out and planned out.

Mr. Mills: Let me inject something before we go on. When we start replacing these electrical boxes, make sure they're a material that will not rust.

Mr. Szozda: They are.

Mr. Mills: Okay. In the future, let's make sure we aim towards that.

Mr. Szozda: Yeah, we had a few that were already replaced with those. All of the metal ones are going to be replaced.

Mr. Mills: Because some of these timer boxes for the lights are also metal as well. Okay. Cool.

Mr. LeBrun: So, hopefully that will get us to solve some of those problems that have been plaguing the Christmas lights periodically when it rains or, you know, things of that nature. There is also the *Tennis Court Resurface*, which is included in *Capital Projects*. There is also the *Pool Resurface*. That's on there for next year as well. We still have the *Disaster/Emergency Reserve* line item. Then we're always trying to get any bank fees removed. I know we have reached out multiple times to see what can be eliminated. Hopefully we can get those to zero.

Ms. Hill: My question is *Interest Income* post budget, is \$2,000.

Mr. LeBrun: That's under *Capital Reserves*. We have different funds set up. That's a conservative estimate, depending on how things go. On Page 9, you'll see the plan that's laid out for the rest of this year and in the next five years, the general plan that the Board has identified for different projects. You always can change that in the future. Nothing is set in stone. For Fiscal Year 2026, that's the plan that we're going to go with, if the Board approves this Proposed Budget, but the rest we can always change further down the road. On Page 10, you'll see the *Pavement Management Fund*. At the end of Fiscal Year 2026, based on this allocation, next year you'll be putting \$102,907 into the *Pavement Management Fund*, just in Fiscal Year 2026 alone. So, the projection at the end of next fiscal year, just the *Pavement Management Fund* for the

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roads, \$527,401 is invested in those money market CD accounts earning interest. The Board increased that allocation recently. That's listed there.

Mr. Darby: Jeremy, I have a question before you go on. We have no expenditures to speak of and projected through this year, nor any on 2026 for the *Pavement Management Fund*. Do we have a plan for what our pavement repairs are going to be over the next five to 10 years?

Mr. LeBrun: Yeah. So, typically for sidewalk and gutter repair, there is \$14,000 roughly allocated each year as part of the plan. It really depends. You guys did a major repair a year and a half ago with a full audit. Rob might have a better number, but it's been less recently, because we did major repairs a year and a half ago. But usually \$14,000 covers us, if something pops up.

Mr. Darby: Okay, but that's non-pavement. I know there are sidewalk and gutters, but I'm talking about the roads.

Mr. LeBrun: Oh roads. So, this year we just had the repair off the turn on National and we also had a repair for the sewers on Balmoral. We put that repair and the sewer repair under *Other R&M*.

Mr. Darby: Okay. What I'm trying to get to is we are looking at a longer-term plan, knowing when, where we have to, even from an engineering standpoint, resurface or re-coat or do whatever we have to do, in which areas. I think Atkins had an old plan which showed every neighborhood when they had to do repaving based on activity. Old Tramway and Baytree Drive are much more active than let's say Balmoral. So, you don't need to do them all at the same time, although there may be economies of scale, in doing them all at the same time. So my question is, has engineering provided us with such a plan?

Ms. Hill: Peter gave us a map.

Mr. LeBrun: Yeah, I want to say in the Fall, he gave a map. I can resend it. I'll make a note. It identified the areas and levels. I think he broke it up in half almost.

Mr. Darby: Did it say if this is a 2-to-3-year project or a 5-to-10-year project or did he have any timelines?

Ms. Hill: No, he didn't give us timelines, but he did give us priorities.

Mr. Mills: Yes.

Mr. Darby: Okay. I'm looking at it from a budgetary standpoint, because as we go into future years, I would like to know how much money we will be taking out of this account and

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funding it properly, so that when we get to that point, we can actually do the work that they recommend.

Ms. Hill: Yeah, I don't have a good handle.

Mr. Brown: I think that's something we should ask the engineer to look at for next year.

Mr. Mills: Exactly.

Mr. Brown: I remember Peter saying that there were three areas that were going to be a priority, which was Kingswood Way, Baytree Drive and Old Tramway. If memory serves me correctly, he thought we would get another couple of years out of the sealing on those roads, which were the high priority roads before they needed to be re-milled and paved.

Mr. Mills: They still look good.

Mr. Brown: They still look good. So, I think to take on what you're saying, Jerry, I agree. I think we need to have some kind of an idea from the engineer of when are we going to have to make sure that we've got enough money to start doing some of these higher priority roads, which are the major roads.

Ms. Hill: Well, when we repaired the asphalt on Old Tramway and National, Peter was saying, *"Look, we don't have to worry about this because we only need it to last for a couple of years."* That was his comment at that time. Because they're more concerned about the area as you turn that curve that we've looked at before and had a problem with, that's going to cause us to have to grind that down and resurface it sooner than later.

Mr. Mills: Another thing that we need to also be cognizant of, is sidewalks, because we power washed them so frequently, that we need the engineers to tell us about a plan and a schedule for sidewalks. What can we do to keep them from having to replace all of them?

Ms. Hill: Can they be resurfaced?

Mr. Mills: Well, you can seal them. There's a sealer that you can put on them. We've discussed this before and I think the engineers need to tell us what we can do to preserve the life of these sidewalks. Because now the aggregate is starting to show through.

Resident (Not Identified): Well, I would think we should walk Kingswood Way. There were several sidewalks there where they're all these pebbles. There's no cement there at all and that's been that way for a couple of years.

Mr. Mills: Yeah.

Resident (Not Identified): So, Kingswood Way is in dire need of repair.

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Mr. Mills: Okay.

Mr. Darby: Well, they have to be the oldest sidewalks in the community.

Mr. Mills: They are.

Mr. Darby: So that's going to tell you what the other sidewalks are going to look like in five or ten years down the road.

Resident (Not Identified): But ours are in desperate need of repair and I would encourage your engineer to look at it.

Ms. Hill: What year was it built.

Resident (Not Identified): 1993 was when the model at the corner was built. We built our home in 1997. It also floods very badly. Can that be graded?

Mr. Mills: We have that problem with pretty much all of Baytree. It's just flat.

Resident (Not Identified): I didn't know if you could grade it.

Mr. Mills: Why don't you get a proposal from the engineers to get to us fees to do a walk through, to look at the sidewalks, schedule roads and schedule sidewalks. Get a proposal for what it would cost for the Board to have at least a history going forward.

Mr. LeBrun: I was going to wait until I received the lake bank proposal.

Mr. Mills: Just like the lake bank proposal.

Mr. LeBrun: Maybe wait until I receive that and then make that request. That way they're not like doubled up. I don't want to delay the lake bank restoration.

Mr. Mills: No, but it needs to be in progress.

Mr. Darby: I wouldn't make it all one project. Make it a separate project.

Mr. Mills: Right.

Mr. Darby: Another thing Mel, there's a possibility that you could skim coat the sidewalks. You could just take a grinder.

Mr. Mills: Yeah. But let's let the engineers look and see what they have to say.

Mr. LeBrun: After they give us the lake bank proposal, I'll ask them for a sidewalk analysis.

Ms. Hill: We asked for that two meetings ago.

Mr. Darby: Three meetings ago.

Mr. LeBrun: Hopefully with the new engineer coming on, we'll get some traction on it.

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Mr. Mills: Also with the sidewalks, they need to look at the gutters as well. Because I'm sure the gutters on Kingswood need to be replaced.

Mr. LeBrun: We can always do one on Kingswood, if a panel is damaged. Rob sets up panel repairs all the time. They just take that one square and pour a new one. So that needs to be done. That's a safety thing. We'll do that right away.

Mr. Mills: Yeah, but again those are being power washed.

Mr. LeBrun: Yeah.

Resident (Not Identified): What's happening over time, is people's lawns have elevated.

Mr. Mills: Some trees.

Resident (Not Identified): They were planted 27 to 30 years ago.

Mr. Mills: A lot of that grading can be done when we do the repaving.

Resident (Not Identified): Yes. I'm talking about the sidewalk in between the lawn and the strip. That's where you have issues.

Mr. Mills: Yeah. Thanks to the Oak trees.

Mr. LeBrun: The *Community Beautification Fund*, is on Page 11. This is the same normal amount that's transferred for beautification projects around Baytree, such as that gate enhancement, all of those things that are added each year to make Baytree look great. That's budgeted as well. On Page 12, is an Assessment Table, which the Board discussed at the past several meetings. You'll see for Fiscal Year 2026; it does all of the things we've discussed. It's a \$100 increase from the current assessment level. That's what the Board directed us to do and that's reflected there, similar to two years ago. If the Board approves this Proposed Budget, since there is an assessment increase, a letter must be sent out statutorily, as required. You are one of the few Districts that provide a customized letter, which explains the rationale of it. Some Districts just send the letter that was by State law, but you guys usually do a nice custom one that we generate. So, that will get mailed out to residents. It will let them know of the assessment increase and the date of the public hearing.

Ms. Hill: Can we see that letter in advance?

Mr. LeBrun: Yeah. If the Board approves this with the assessment increase, we'll grab the previous letter. I can update it and send it out to the Board, to look at it. That's the one we'll use, which gets mailed out via mail to the residents, to notify them of that proposed increase and the date of the public hearing.

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Resident (Not Identified): Can I just ask a question about the beautification? Is there something wrong with the sprinkler system when it comes up the two beds?

Mr. Mills: They are being worked on.

Ms. Hill: Also, as you turn onto Old Tramway Drive.

Mr. Mills: Yeah, we know.

Ms. Hill: Okay.

Mr. Mills: Josh and Rob are handling that.

Mr. Szozda: There are four bad areas.

Ms. Hill: Okay. They still haven't done anything with that lighting.

Mr. Szozda: I told him yesterday. He said that it was placed on a post. It didn't look like it was any higher to me today.

Ms. Hill: No.

Mr. Szozda: I will tell him to extend the post up. They're still here. They're going to be here, I think, until the end of the week.

Mr. LeBrun: Then the last page of the budget, which is Page 13, shows the cost share with Isles of Baytree. You'll see that's just a percentage of the various items that are associated with them. The numbers change based on the allocation. So that's pretty much the run through of the budget. Like I said, we've been working on this since February and March. I'm happy to take any questions. I made the notes to make those adjustments, getting the contingency into one line item and then making sure we're coding those as specifically as possible. I will also check on that capital amount number on Page 2. I'm happy to take any other questions on it. If not, we just need a motion to approve Resolution 2025-04, approving the Proposed Budget and setting the public hearing for August 6, 2025 at 1:30 p.m. at this location.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor Resolution 2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing for August 6, 2025 at 1:30 p.m. at this location was adopted.

Mr. LeBrun: So, after this, we will send this Proposed Budget to the people that need to see it and then we'll advertise and get those letters prepared and ready to go.

Mr. Mills: Very good.

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EIGHTH ORDER OF BUSINESS

Staff Reports

A. Additional Staff Reports

i. Attorney

Mr. Mills: Mike?

Mr. Pawelczyk: I don't have anything to report. It's been very quiet since our last meeting in April. That's all I have, unless anyone has any questions for me.

ii. District Manager

1. Presentation of Number of Registered Voters - 881

Mr. Mills: Alright, District Manager.

LeBrun: I just have one item, which is the presentation of the number of registered voters. This is a requirement that we are required to publicly announce the number of registered voters. This is not residents, but registered voters. There are 881 registered voters that live within the District. So that's just there for the Board's awareness and to be announced.

iii. Field Manager

Mr. Mills: Field Manager, Rob.

Mr. Szozda: The entrance lighting continues to be solid. There are no blown lights. It's been three or four months.

Mr. Mills: Are they still on timers or did we convert them?

Mr. Szozda: They are still on the big timer.

Mr. Mills: Because they were on last evening when we came in about 7:30 p.m. or 7:45 p.m.

Mr. Szozda: I probably need to move the time out a little bit.

Mr. Mills: Yeah.

Mr. Szozda: Then also kind of along those lines, of course, there's landscape lighting going in the back and then reviving the lighting on the Space Coast side. There was an old light there, that somebody came in and took and then they added a new light but didn't run any power to it. We're going to run power to that light and then we're going to restore the rest of the lights that were over there as well.

Mr. Mills: Good.

Mr. Szozda: So far so good.

Mr. Mills: Are you happy with the new electric company?

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Mr. Szozda: Yes, I like it. I think they're clearly cheaper and very diligent. The one individual, I think I said, worked at my house was very diligent about everything. He's carrying that same diligence here. So, yes, we're very happy with them.

Mr. Mills: Very good.

Mr. Szozda: Okay. IM Solutions is the one working on the speaker system. Their next move is to call the manufacturer of the devices. They can get it to work every place but here. So, he's going to try to hook up to the Internet.

Mr. Mills: It's got to be Spectrum.

Mr. Szozda: Another issue has been raised. The computer for the cameras, for the security, is malfunctioning. Frank apparently used to work on this, but he has not answered my calls in six months. So, I'm going to turn this over to IM Solutions and they're going to take a look at this and hopefully they get that back in service here shortly, because we're having trouble reviewing films. It just kind of runs through. You can see it, but it just runs through.

Mr. Mills: Is this the ones at the pool?

Mr. Szozda: No, it's for the ones for the cars at the gates.

Mr. Mills: Because I know the cameras that operate at the pool, have a humidity problem.

Mr. Szozda: Okay.

Mr. Mills: The longevity of that is not lasting long enough. I mentioned to him about putting it in a box with a fan to keep the air circulating, so it wouldn't degrade with rust.

Mr. Szozda: Okay. I'll take a look at that.

Mr. Mills: Because electronics and water don't mix.

Mr. Szozda: Not very well. Okay, I will take a deep look at that on Monday and then come back with a solution. Okay. So, when Peter was out here, there was an issue in the preserve over off of Glastonbury. He recommended putting riprap in there. So, I'd like to go ahead and do that. It's being treated as a safety issue. We should fill it so nobody falls in it, so if there's no problem, I'll have our crew just fill it up with riprap. Regarding the trees in the preserve, finally, after several weeks of calling the St. Johns River Water Management District (SJRWMD), they finally got back with me. We have a process. US Lawns has provided me with pictures and the story behind the trees, so that is going to get sent in. I do have somebody else giving us a bid. We did think it was a little bit pricey, so we do have another tree company coming in hopefully this

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week, to give us another bid and we should be able to move forward. I have a good point of contact. There is a very nice lady to talk to and guide us through what we need to do.

Mr. Mills: Are they going to give us approval to cut those trees?

Mr. Szozda: Yeah. So, for the ones on Ashbourne Court, she already said that we can remove those.

Mr. Mills: Okay.

Mr. Szozda: The ones on Arundel Way, apparently were indeterminate on the maps, whether it's conservation or preserve versus the wetland. Apparently there's a little bit more latitude in the wetlands as far as doing the work. She said that they were going to treat it as if it's a preserve and then send her the information. She will approve it and then we'll be able to go from there.

Mr. Mills: Good.

Mr. LeBrun: These are those dead trees that were leaning.

Mr. Mills: It's a safety issue.

Mr. Szozda: So, we did a little bit of ant treatment along Baytree Drive additional to the spraying as well as some baiting. I haven't heard anything since. They gave us a proposal to bait further, by like 100 feet. I haven't heard anything. If there's an ant issue, let me know and we can invoke some of that treatment.

Mr. Mills: Rob, would you give a quote on treating the entire community? Not the residence area, but certainly the common areas.

Mr. Szozda: Okay, yes, we can do that.

Mr. Mills: Because there were four or five piles on Chatsworth, right along the sidewalk on the common areas.

Mr. Szozda: Okay.

Mr. Mills: I also saw some down around South Point.

Mr. Szozda: Okay. I can do that. Next is the guardhouse floor, which we have scheduled for next week. We're going to tear off the floor, look at it and make sure there's some coating under it. That will be step one, possibly putting an epoxy on it. It's going to have to be somewhat of a two-step process since they're in there 24/7. We have to figure out how we're going to get it coated while they're there. The tennis court practice boards, I need a few more parts but I should

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have those secured back to the fence next week. Great news. If you're wondering why Richard's so happy, the pool passed inspection.

Mr. Bosseler: Can you believe that?

Mr. Brown: So, we don't have to resurface it?

Mr. Szozda: Yeah.

Mr. Bosseler: Wow.

Mr. Mills: We can put that money in reserves. We're going to earn interest.

Mr. Szozda: It is on my list of things to do, to get some resurfacing prices, but we're not going to entertain that next year. I'm going to hold off on that. I just wrote this down for my own notes. As part of my tour earlier, along Kingswood Way, there are a couple magnolias that got some scale on them. US Lawns is going to treat those. I think that's all I have.

Ms. Hill: I'm concerned that if we put off the resurfacing of the pool too long, we will lose that insurance claim.

Mr. LeBrun: Oh, no. I confirmed. They said whenever we're ready. I just need to fill this last form out and then they'll send it to us. I doubled checked and they said yes.

Ms. Hill: It is good for how long?

Mr. LeBrun: They said just to send the form.

Ms. Hill: Okay.

NINTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Mills: Moving right along, we have the Check Register.

Mr. LeBrun: In your agenda package, is the Check Register from March 1, 2025 through March 31, 2025. For the General Fund, you have Checks #70 through #88 and ACH and March Payroll, Checks #50700 through #50704. The total for the entire Check Register is \$124,107.70. Behind that, is your line-by-line register that details those checks. I'm happy to take any questions. If not, we need a motion to approve the Check Register.

Mr. Darby: I have one question, Jeremy. We pay \$1,162 for flood insurance. That's on the second page of the Check Register.

Mr. LeBrun: So, in between meetings we were contacted by our insurance carrier and I worked with the Chair on this, because we had to get it processed. They were doing an internal check of flood zones and they realized that our amenities, the bathrooms for the pool, are in a

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higher-grade flood zone and we would have been responsible for all of the repairs. So, they had to add on this flood policy for the bathrooms or else we would be on the hook for the total repair of all the flood damage. So, we factor that in. You're already under budget on insurance this year anyway, so we factored that into next year's insurance coverage. So, that extra flood coverage is already accounted for in the budget.

Mr. Brown: Does that flood plan include the motors and the pumps that we wanted to raise up?

Mr. LeBrun: That's a good point. Rob is working on getting that stuff raised. So there has been some water issues. I asked about that and they specifically said, this is not covered under your current flood zone. So, you guys will have to pay for the full repair of this, if you get flooded.

Mr. Darby: Because we are in a flood zone. Right?

Mr. Szozda: Yes. For the pool equipment, theoretically they have an estimate. He was supposed to get it to me and was supposed to call me today.

Mr. Mills: It's only been four months.

Mr. Szozda: I understand. I called him twice today and left messages. I saw John at the pool and he's like, *"Yeah, I was going to call you in a minute."*

Mr. Darby: So, Jeremy, with respect to the classification, I suspect that the pool deck and the bathrooms are on the same plane, the same level. So how is it that one part can be in a flood zone and another part can't?

Mr. LeBrun: It has to do with that entire area, that whole pool amenity, that whole footprint of the pool is part of it.

Mr. Darby: Okay.

Mr. LeBrun: They said if you don't want to do this, you have to go through and challenge FEMA on the designation of the zone. So, basically we went ahead and got that covered, especially with the rains coming.

Mr. Darby: Okay, so just to be clear, the amenity area includes the pool, the pavilion, the tennis courts and the little playground.

Mr. LeBrun: So, the map that you sent me with the marked-up zone, had all of that under this zone.

Mr. Darby: So, it's not just the bathroom.

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Mr. LeBrun: No, but for flooding purposes, the bathroom would be where a lot of the cost would be, because it's all the fixtures, all of the drywall, whereas the pool deck is concrete with water. So, that's where they were saying this would be a liability to have to pay for everything.

Mr. Darby: But they did include...

Mr. LeBrun: So, yeah, that area is all in there.

Mr. Mills: Rob, would you get on those people's cases with regard to lifting those pool motors? Because we're coming into hurricane season and we do not want to have to replace these pool motors.

Mr. Szozda: I'll drive to the place if I have to.

Mr. Mills: Maybe find somebody else. Go up North. You'll get a contractor to come down and do it every night.

Ms. Hill: Well, not only that, but if you do that and you sit on it and we have damage due a hurricane, you end up fighting back and forth, whether it is water or wind. If you've got insurance, at least you're covered.

- **Supervisor's Requests (Item 10)**

Mr. Mills: All right. Supervisor's Request. Richard?

Mr. Bosseler: I'm done.

Mr. Mills: How about you, Rick?

Mr. Brown: Just one thing. From the minutes, there was some discussion last month about ECOR and the golf course, about a control structure that needed some kind of work done and the golf course put all kinds of debris in its way or something, but the golf course was going to work with them.

Mr. Szozda: ECOR notified me last week that they've done their part. I left a message with the golf course to say, *"Okay, we've done everything we can. Now it's your turn."* I'll check with them.

Mr. Brown: Okay, because golf course is always so responsive.

Mr. Mills: Oh, yeah. Jan, have anything?

Ms. Hill: Nope.

Mr. Mills: Jerry?

Mr. Darby: I'm good.

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Mr. Mills: I only have two things. There is a strip of land by the lake by Bradwick, which has absolutely no grass. It is basically weeds. When we have a dry spell, it is really bad. The residents over there have asked me, would we consider putting in a sprinkler system. The only problem is, there's no well and the only place that Josh told me that we could get water from, is that lake.

Mr. Brown: I just drove by it today, playing golf this morning and the bank across from the houses on the end of Bradwick, looking at that lake, Suntree Lake or whatever it's called, it's green.

Mr. Mills: Yeah, but it's full of weeds.

Mr. Brown: But they're green.

Mr. Mills: They requested that it look like the rest of Baytree.

Mr. Brown: It didn't look bad.

Mr. Mills: So, what I was going to do, is to ask Josh to give us an estimate on putting in a sprinkler system there.

Mr. LeBrun: The only problem with that, is our government doesn't allow us to pull surface water from the ponds for irrigation.

Mr. Mills: Really?

Mr. LeBrun: I don't believe so.

Mr. Mills: Can we ask SJRWMD if they will let us do that?

Mr. LeBrun: I want to say, I remember talking to Jason a couple of years back and I remember him saying that the permit doesn't allow for us to pull the pond water. I think it was back when there were issues with the well. In order to pull from the pond, we found out that's not part of our permit. So, I don't know how that would go.

Mr. Mills: At least we could ask and if they say no, fine. But at least we have something to tell the residents, *"Sorry, we can't do anything about this, because to drill a new well is going to cost us \$15,000 or more."* I thought about also at the same time, maybe do some areas of planning and I wanted to get an idea from Josh. I don't want anything tall, just something low, so they can still see the lake, to sort of make it more attractive over there.

Mr. Darby: Oh, on Bradwick Way?

Mr. Mills: On Bradwick Way, all the way back. Then the other thing is, sometimes after a hard rain or a windstorm, I see branches laying here and branches laying there. I'm going to ask

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for your opinion. Not now, but think about it. What if we hired a part-time person under contract, to come in maybe once or twice a week, just to pick up paper and sticks, to keep the community looking good. Just think about it. Then I'm going to go over and look at Kingswood, that the Mercadantes talked about and get a price from Josh.

Ms. Hill: I thought we hired somebody to do that.

Mr. Mills: It expired in the agreement. We only did it through GMS for I think it was 90 days.

Ms. Hill: Okay.

Mr. Mills: Anything else be brought before the Board?

Resident (Richard Mercadante, Kingswood Way): Yes, probably an open comment. What's the story on speeding enforcement? We've got some frequent fliers and I mean flying like 40 miles an hour. There is one particular one that I see all the time, as soon as they go over the speed hump.

Mr. Brown: Well, we've had off duty police officers in here. We spent over \$10,000 and they issued two tickets. It's throwing money away, because the cops don't issue tickets, because they're off duty and if they issue a ticket, they have to go to court and the sheriff won't let them go to court on paid time. They have to go on their time. It was a waste of time and money. We've had people come in here and yell and scream at us that there are too many stop signs and too many speed humps and nobody's going to stop. Somebody is going to get hurt and then maybe somebody will wake up.

Ms. Hill: We can tell the sheriff that's right there.

Resident (Jane Mercadante, Kingswood Way): He won't do anything.

Ms. Hill: He keeps his car parked right there.

Resident (Jane Mercadante, Kingswood Way): Yes, but he won't get involved at all.

Resident (Richard Mercadante, Kingswood Way): He's out there to slow things down. But I have to put a brush can out, as a makeshift traffic cone, so that I don't get hit when I'm on the grass mowing my lawn.

Resident (Jane Mercadante, Kingswood Way): I see them hit the speed hump coming out of Isles of Baytree which slows them down, so Jack and his wife can get out of their driveways but once they hit that speed hump, they speed away.

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Resident (Richard Mercadante, Kingswood Way): There is a 20 miles-per-hour (mph) speed limit.

Mr. Brown: They do the same thing on Old Tramway in front of my house.

Resident (Jane Mercadante, Kingswood Way): Baytree Drive is no better either.

Mr. Brown: It slows them down for about 2 seconds.

Mr. Mills: We have tried everything under the sun. In fact, the \$10,000 was just for one year.

Mr. Brown: Right.

Mr. Mills: I think in total we've spent close to \$40,000 on police coverage and it just hasn't worked. We as a Board hate spending taxpayers' money, your assessments, when it's not doing anything.

Mr. Brown: The reward isn't there.

Mr. Mills: When we received a request to put them down in Southpointe, this room got filled with residents that didn't want it. But who does the most speeding and not stopping? Southpointe.

Mr. Brown: And Balmoral.

Mr. Mills: And Balmoral.

Mr. LeBrun: Just before you adjourn, I don't think you approved the Check Register.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Check Register for March 1, 2025 through March 31, 2025 in the amount of \$124,107.70 was approved.
--

Mr. Mills: Maybe you could send a letter to the President of Isles of Baytree and tell them that we strongly suggest that they send out a notice to their residents, to please obey the speed limit on Kingswood Drive.

Mr. Brown: Kingswood Way.

Mr. LeBrun: I have the management contact for Isles of Baytree.

Mr. Brown: They have their own management company?

Mr. Mills: Yes.

Mr. Darby: Jeremy, I'm curious. GMS deals with many gated communities and I suspect that each and every one has a speeding problem.

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Mr. LeBrun: It's very common even with speed bumps and without speed bumps. Law enforcement giving tickets is truly the only thing that really deters people, as it has consequences. It's a challenge everywhere and is not unique to Baytree.

Mr. Szozda: We got the speed radar signs that record data and it's almost the exact same data. There are people that go 60 mph in a 25-mph zone. It's a short-term problem. People have short memories and then they start speeding again.

Mr. Darby: Does the speed radar devices detect who the driver is?

Mr. Mills: No.

Mr. Darby: It doesn't detect driver's license?

Mr. Szozda: The only thing that helps is law enforcement.

Mr. Mills: Interesting you say that. We just came back from Maryland and they're re-doing 695 at the beltway around Baltimore. The speed limit 45 mph, photo enforced. Guess what? People are going 65 and 70 mph.

Mr. Darby: Right.

B. Balance Sheet and Income Statement

This item was not discussed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Mills: Is there anything else to be brought before the Board? If not, we need a motion to adjourn.

On MOTION by Mr. Mills seconded by Mr. Brown 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