

*Baytree Community
Development District*

Agenda

October 1, 2025

AGENDA

Baytree

Community Development District

219 E. Livingston Street, Orlando, FL 32801

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

September 24, 2025

Board of Supervisors
Baytree Community

Dear Board Members:

The Board of Supervisors of the Baytree Community Development District will meet **Wednesday, October 1, 2025 at 1:30 p.m. at the Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Landscape Report
4. Engineer's Report
 - A. Consideration of Dewberry Work Authorization Number 2026-1 for General Engineering Services
 - B. Review and Acceptance of Dewberry Annual Goals and Objectives Inspection
5. Community Updates
 - A. Security
 - B. BCA
6. Consent Agenda
 - A. Approval of Minutes of the August 6, 2025 Board of Supervisors Meeting
7. Agenda
 - A. Discussion of Recreation Area Survey
8. Staff Reports
 - A. Attorney
 - B. District Manager
 - C. Field Manager
9. Treasurer's Report
 - A. Consideration of Check Register
 - B. Balance Sheet and Income Statement
10. Supervisor's Requests
11. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun,
District Manager

Cc: Michael Pawelczyk, District Counsel
Rey Malave/Chace Arrington, District Engineer
Darrin Mossing, GMS

SECTION IV

SECTION A



Sent Via Email: jlebrun@gmscfl.com

August 20, 2025

Mr. Jeremy LeBrun, District Manager
Baytree Community Development District
c/o Governmental Management Services
219 E. Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization Number 2026-1
Baytree Community Development District
General Engineering Services – FY 2026**

Dear Mr. LeBrun:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide general engineering services for the Baytree Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement").

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2026 only. We estimate a budget of \$10,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Mr. Jeremy LeBrun
Baytree CDD
Work Authorization 2026-1
August 20, 2025

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RM', with a long horizontal flourish extending to the right.

Reinardo Malavé, P.E.
Associate Vice President

RM:ap

Q:\Baytree CDD_50129054\Adm\Correspondence\AAS\Baytree CDD FY 2026 General Engineering_08-20-2025

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Baytree Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE**Professional/Technical/Construction/Surveying Services**

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$125.00, \$140.00, \$160.00
Engineer IV, V, VI	\$185.00, \$210.00, \$240.00
Engineer VII, VIII, IX	\$270.00, \$300.00, \$335.00
Environmental Specialist I, II, III	\$110.00, \$135.00, \$160.00
Senior Environmental Scientist IV, V, VI	\$175.00, \$195.00, \$220.00
Planner I, II, III	\$110.00, \$135.00, \$160.00
Senior Planner IV, V, VI	\$175.00, \$195.00, \$220.00
Landscape Designer I, II, III	\$110.00, \$135.00, \$160.00
Senior Landscape Architect IV, V, VI	\$175.00, \$195.00, \$220.00
Principal	\$375.00
Technical	
CADD Technician I, II, III, IV, V	\$90.00, \$110.00, \$130.00, \$145.00, \$190.00
Designer I, II, III	\$110.00, \$140.00, \$170.00
Designer IV, V, VI	\$190.00, \$210.00, \$245.00
Construction	
Construction Professional I, II, III	\$125.00, \$160.00, \$190.00
Construction Professional IV, V, VI, VII	\$225.00, \$255.00, \$305.00, \$340.00
Survey	
Surveyor I, II, III	\$70.00, \$85.00, \$110.00
Surveyor IV, V, VI	\$130.00, \$145.00, \$160.00
Surveyor VII, VIII, IX	\$180.00, \$210.00, \$255.00
Senior Surveyor IX	\$310.00
Fully Equipped 1, 2, 3 Person Field Crew	\$160.00, \$200.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$72.00, \$105.00, \$125.00, \$155.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

SECTION B



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: jlebrun@gmscfl.com

September 18, 2025

Mr. Jeremy LeBrun, District Manager
Baytree Community Development District
c/o Governmental Management Services
219 E. Livingston Street
Orlando, Florida 32801

Subject: **Annual Goals and Objectives Review - 2025
Baytree Community Development District**

Dear Mr. LeBrun:

In accordance with the approved Goals and Objectives for the Baytree Community Development District (CDD), we have completed our annual review of the CDD owned facilities as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonably good repair.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2026 and believe that it is sufficient for the proper operation and maintenance of the facilities by Baytree CDD.

Should you have any questions or require additional information, please contact me at 321.354.9656.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rey Malave", with a long horizontal flourish extending to the right.

Rey Malave, PE
District Engineer
Baytree Community Development District

RM:ap

Q:\Baytree CDD_50129054\Adm\Reports\Goals and Objectives\2025\Baytree Annual Goals and Objectives 2025 - 09-18-2025

SECTION VI

SECTION A

**MINUTES OF MEETING
BAYTREE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Baytree Community Development District was held on Wednesday, **August 6, 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
Rey Malavé <i>by phone</i>	District Engineer
John Thacker	DSI
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.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Mills: We'll open the floor for public comments. Does anyone have any public comments that they would like to bring before the Board?

Mr. LeBrun: Mr. Chair, I'll just add, if residents can state their name and address for the record. There will also be another public comment period. During the public hearing, there will be a chance for public comment on the budget as well.

Mr. Mills: Okay.

Resident (Keith Howard, Balmoral Way): Jan is my next-door neighbor. Jan asked me about the tennis courts, because I played for USF and have been playing tennis all of my life. Last year, I played pickleball and the courts obviously need resurfacing very badly. So, she asked me to go out and do an assessment. I saw what it looked like. So, I went to people who do the Kiwi tennis court. You guys all should have received a proposal and I gave you a little sheet of just the bullet point items. The bottom line is the courts are in really bad shape. The reason why they're in bad shape is because whoever did them originally, didn't clear out the property properly. There are roots growing underneath it. They didn't use enough base coat. In order to do it, it's more expensive than just doing a normal resurfacing. I'm not saying to go with this company or anything like that, but I'm just saying if you're going to do it, do it correctly. Then the other thing, is whether we should convert some of the courts to pickleball courts. I would recommend that a survey be done of the residents to see what they would want, whether they want two tennis courts or pickleball courts. But the one thing I would not do, is I would just not do a resurfacing on the court. I've dealt with cities and everything before and for example the City of Melbourne, obviously went with the lowest price bidder, last year when they had to redo the pickleball courts. So, if you just do it on the cheap, it will be bad within a few months. So, either do it right or just leave it the way it is right now.

Mr. Mills: Thanks for your comments. Are there any comments from the Board?

Mr. LeBrun: I sent this out to the Board electronically. I'll resend it so it's fresh in your inbox.

Mr. Mills: I think it was \$45,000 to do the tennis courts and another \$45,000 to do the pickleball courts.

Resident (Keith Howard, Balmoral Way): No, it's about \$42,000 just to do a resurface and keep tennis. If you were going to do two pickleball courts and one tennis court, it would be \$49,000.

Mr. Mills: That's right.

Mr. LeBrun: I'm sure the Board's aware; you did allocate some funding for the tennis court resurfacing. That's already in there, for next fiscal year.

Ms. Hill: Tell them about what Kiwi does in order to help defray those things with their courts.

Resident (Keith Howard, Balmoral Way): Well, actually the hard courts don't require much maintenance, versus clay courts, which require a lot more maintenance. If you do it right, if you do it correctly, because the whole thing needs what they call a mesh underneath, the courts will last 5 to 10 years, because Kiwi redid their courts last year when it got sold. It didn't need to be redone, but the new owner wanted to convert from a tennis court.

Mr. Mills: Several years ago, Jerry had a study done in the community with regard to pickleball. It came back that that was one of the things that they wanted to have. Then the tennis players said, "*No, we don't want it.*" So, I think it's something that we in a workshop, really need to discuss and go from there.

Mr. Brown: Wasn't there also some discussion along the lines of, there was some county requirement that a pickleball court couldn't be located within a certain number of feet of homes?

Resident (Keith Howard, Balmoral Way): I actually looked that up. There is a noise ordinance, but it isn't revolving around pickleball. It's just a blanket noise ordinance and basically, it's 300 feet from a residential home. But if you want pictures, you would not believe how close some pickleball courts are. First of all, I've only been playing for a year. I'm really a tennis player, not a pickleball player, but I see pickleball courts so close to residents' homes, that I can't believe it. When pickleball first started, everybody was buying these wooden paddles and it was really loud. Now they're getting more advanced and there's carbon and much lighter paddles. The pool will make more noise than the pickleball courts, because it is the people that are making the noise more than the equipment.

Mr. Mills: Being a tennis pro, so to speak, how do you feel about taking away one of the courts for pickleball?

Resident (Keith Howard, Balmoral Way): Well, personally, for a community that's more mature, like ours is, I can't imagine older people playing on hard courts. That's the reason why I play at Kiwi, because there are clay courts. Almost everybody I know whose had knee problems, is all because of the ground. I guess the way that I should say it, is since we put in the pickleball courts at Kiwi, we have tennis players who say, "*I'll never play pickleball*" and we have tennis players who will play tennis and pickleball, which is me. Now we have some that quit tennis altogether and just play pickleball. I play Millbrook, I play all over and pickleball is a lot easier than tennis and much easier for people to pick up. You could do two pickleball courts and then one tennis court and that would satisfy everyone.

Mr. Brown: Not to put a sticky wicket in it, but I play golf every Thursday and there is a group of women that take both tennis courts in the morning. I used to play. I don't play anymore. But I'm just saying. I don't have a problem redoing the survey that Jerry did a number of years ago. We could send it out to everybody and get their sense, but it's fine.

Resident (Keith Howard, Balmoral Way): I think a new survey would be good, because if you asked me a year ago about pickleball, I would have said, "*What's pickleball?*" Until Kiwi got bought out and put in a pickleball court, then everyone knew what it was.

Mr. Mills: If the Board is okay, let's put this on the agenda for our workshop to discuss this and then come up with some conclusion.

Ms. Hill: The other thing that he explained to me, because I was talking about the cost, was about the windshields.

Mr. Darby: Windscreens?

Ms. Hill: Windscreens.

Mr. Mills: Windscreen.

Ms. Hill: Some companies will pay to advertise on those and that would pay us some of the expense of upgrading everything.

Resident (Keith Howard, Balmoral Way): Yeah, Kiwi has sold some of their windscreens to First and some other companies.

Mr. Mills: Okay, let's have that discussion at a workshop. Let's do that.

Mr. Brown: Just be aware that we only have \$18,000 in the Capital Budget for next year, to resurface the tennis courts.

Ms. Hill: Yes.

Resident (Keith Howard, Balmoral Way): What's the number in the budget for resurfacing?

Mr. Brown: Right now, we have \$18,000 in our budget, to resurface the tennis courts. Based upon what Keith is saying, to resurface both the courts, the way that they should be and leave it as tennis courts, the cost is \$42,000. To resurface it for one tennis court and two pickleball courts, the right way, is \$49,000.

Resident (Sandy Schoonmaker, Berwick Way): Okay, so my next question is, how long ago did you resurface the tennis courts? How many years did you get out of it?

Mr. Bosseler: About 5 years.

Resident (Sandy Schoonmaker, Berwick Way): So, basically \$18,000 is going to last five years, whereas \$40,000...

Resident (Keith Howard, Balmoral Way): It will last a few months, because you'll see cracks in the floor.

Mr. Brown: All I'm saying is this is what we got in and if the community wants us to put in what Keith is suggesting, pickleball courts, then we got to find some other money, which means that we may have to go back to the BCA.

Resident (Sandy Schoonmaker, Berwick Way): Okay next question, I probably shouldn't ask this, but are all of the people using the tennis courts actually Baytree residents?

Mr. Brown: That's another good question.

Resident (Sandy Schoonmaker, Berwick Way): I've seen those ladies there, too.

Mr. Brown: Are they all residents? I don't know.

Resident (Sandy Schoonmaker, Berwick Way): I don't like being territorial, but I think it's legitimate when you're talking about \$47,000 versus \$18,000.

Mr. Brown: But even if I was a resident and I had three friends coming to play doubles with me for tennis, what's wrong with that? I would do the same thing at the pool.

Mr. Bosseler: The tennis courts are used every Saturday and Sunday morning, by the same ladies.

Mr. Brown: Oh, they are? I didn't know that.

Mr. Mills: Okay, again, let's hold that for our workshop and discuss it, please.

Mr. Brown: Yes.

Mr. Mills: So, that we can move on. Are there any other comments?

Ms. Hill: Once it's striped for pickleball, can it not be used for tennis?

Resident (Keith Howard, Balmoral Way): At Kiwi, we had four hard courts, and we dedicated two courts to pickleball only. Then what we did, is we kept two courts as multi courts and would use portable nets for pickleball. When you remove the portable nets, you could also play tennis. Tennis players hate it more than the pickleball players, but both of them hate it, because there are so many lines.

Mr. Darby: Yeah, it's confusing.

Mr. Brown: You would also have somebody that will take the net down and put it up, but we don't.

THIRD ORDER OF BUSINESS

Landscape Report

Mr. Mills: Okay, moving along. Landscape report. There's no one here to give that report. They had a seminar on Saturday. Around 14 people probably attended. They brought plants again to give away. They also gave away a \$500 gift certificate for US Lawns, to be able to do anything on their property, trim trees, do mulching or plants. So, in October, he mentioned to me, that he would like to give a \$1,000 gift certificate away and I said to him, well, maybe to actually get more people involved, give a \$250 and a \$750 gift certificate. That way you get a first and second place. We had a tie, and the only way they broke the tie was they had to name the plants.

Mr. Brown: Why don't they reduce their annual contract by \$1,000?

Mr. Mills: Well, I think we want more people to get involved, with regard to knowing what to do and how to do it, so that the ARC doesn't have as much work to do.

Mr. Brown: Well, can I make a suggestion?

Mr. Mills: Sure.

Mr. Brown: At the next one they do; they have somebody come in and talk specifically about how to trim a tree.

Mr. Mills: He did that.

Mr. Brown: He did?

Mr. Mills: He did that.

Mr. Brown: Well, he needs to do it every time he comes.

Mr. Mills: Yep.

Mr. Brown: Because half the people around here are still hat racking.

Mr. Mills: Yep.

FOURTH ORDER OF BUSINESS

Engineer's Report

Mr. Mills: Okay. Engineers report.

Mr. LeBrun: Yeah, I believe we have Rey on the line. Rey, can you hear us?

Mr. Malavé: Yes.

Mr. Mills: Do you have anything to be brought before the Board?

Mr. Malavé: We are finalizing our report for the shoreline and stormwater and we will bring that to the next Board meeting. We will be submitting that hopefully by the end of this week. Other than that, I don't have anything else.

Mr. Mills: Rey, since you're going to be new for us, in your contract, it reads that you will once a year go through the community and give the Board advice on what you see needs to be addressed. That has not been done in the past.

Mr. Malavé: One of the things that we know now, is it's required that all sites need to be looked at once a year. We are doing that for all of our CDDs and I will make sure this one gets done too.

Mr. Mills: The only time that they came here, is when we requested they come here, because of an issue and if we're hiring you, you need to tell us what we need to do to correct the issues.

Mr. Malavé: I understand totally and agree.

Mr. Brown: Wasn't there a requirement that we had to have an Engineering Report?

Mr. LeBrun: If you have bond issues. You guys did it yearly as best practice, but I think several meetings ago, you wanted to skip a year of the formal annual report. But they can still come and do their inspection. I think every other year is what you guys settled on.

Mr. Mills: Yes, but in the contract, it says every year.

Mr. Malavé: Right.

Mr. Brown: We would also specifically like your input on the status of the roads, especially the high traffic roads.

Mr. LeBrun: Rey, Peter had done a report on that, I think in 2023. So, you should have some data already that might just need to be updated. I just want to make sure you're aware of that.

Mr. Mills: It was done July 20th of 2023.

Mr. Malavé: Perfect. I will pull that report and use that as our basis and get that done before the end of the fiscal year.

Mr. Mills: Okay, great. Anything else? Thank you very much.

FIFTH ORDER OF BUSINESS

Community Updates

A. Security

Mr. Mills: Okay, Community Updates, Security. Introduce yourself because you're new.

Mr. Thacker: Good afternoon, everybody. My name is Mr. John Thacker. I'm the Branch Manager for DSI Security. I oversee all of Central Florida. I know we've been a little bit absent from these meetings. It's my point to make sure that we're attending these on a regular basis,

barring any emergencies. I know that we had an issue with a recent guard who's been removed, and we have a nice new lady that's been involved. I already received some positive feedback on her and I'm here for any comments or concerns and or accolades that you want to share with me.

Mr. Mills: Are there any comments?

Mr. Brown: Don't mess with Matt.

Mr. Mills: Yes, leave Matt alone. It's his job or your job. You fire him, you're gone.

Mr. Thacker: There are no plans for firing Matt anytime soon.

Mr. Brown: Okay, good.

Mr. Mills: Is there anything else? Alright, thank you very much.

B. BCA

Mr. Mills: Alright, BCA.

BCA Representative: I was asked to represent the BCA, so I'm representing the BCA, but we don't have any report.

Mr. Pawelczyk: You don't have to have a report.

Mr. Mills: No, you don't have to.

Mr. Pawelczyk: They just want to ask you if you have one.

Mr. Mills: Not even the fact that the golf course has not been sold? A deal fell through. You don't want to tell that?

BCA Representative: That's old news. I was hoping that we had some new interest in that.

Mr. Mills: Okay, very good.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the May 7, 2025 Board of Supervisors Meeting

Mr. Mills: I'll entertain a motion for the Board to approve the previous meeting minutes.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Minutes of the May 7, 2025 Board of Supervisors Meeting were approved as presented.

SEVENTH ORDER OF BUSINESS

Agenda

A. Public Hearing

- i. Consideration of Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations**

Mr. Mills: Alright. I'm going to turn it over now to Jeremy, for the consideration of the resolution.

Mr. LeBrun: Thank you, Mr. Chair. We have two public hearings today. I need a motion to open the public hearing.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Public Hearing on the Budget for Fiscal Year 2026 was opened.

Mr. LeBrun: Alright, so our public hearing is open. So, if the Board's okay with this, I thought I would maybe just walk us through the budget presentation. We finalized this last meeting and it's been posted on the website for multiple months. I brought copies. So, I can go through the budget. Then we can go to public comment, to see if anybody has any public comment. Then I can bring it back to the Board and then we'll do that for the other resolution.

Mr. Mills: Well, let me ask you a question. How many are here to hear the entire presentation of the budget?

Resident (Not Identified): I'm fine.

Mr. Mills: Because forego it if we don't have to have it.

Mr. LeBrun: I can just ask if any members of the public have comments on the budget.

Mr. Mills: Are there any comments on the budget?

Mr. LeBrun: This is a comment on Resolution 2025-05, adopting the Fiscal Year (FY) 2026 budget and relating to the annual appropriations. If there are no comments, I'll bring it back to the Board. We've been working through this since March, but if the Board's okay, we can just have a motion to adopt Resolution 2025-05, adopting the FY 2026 budget.

On MOTION by Mr. Darby seconded by Ms. Hill with all in favor Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations was adopted.

i. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun: The next public hearing is for the consideration of Resolution 2025-06, imposing special assessments and certifying an Assessment Roll. I'll go back to the public. Did anyone have any questions or comments on Resolution 2025-06?

Resident (Not Identified): There are no comments from anybody.

Mr. LeBrun: Alright, I'll bring it back to the Board. Just so the Board Members are aware, you have been doing this for many years now. This resolution is essentially, you guys just adopted your budget and this is the mechanism used to fund the budget. That's all this resolution is doing and certifying the Tax Roll. I can take any questions on it. If not, we just need a motion to adopt Resolution 2025-06.

On MOTION by Ms. Hill seconded by Mr. Brown with all in favor Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. LeBrun: The resolutions have been approved, and I just need a motion to close the public hearing.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Public Hearing on the Budget for Fiscal Year 2026 was closed.

B. District Goals and Objectives

i. Consideration of Resolution 2025-07 Adopting Fiscal Year 2026 Goals and Objectives

Mr. LeBrun: The first resolution is 2025-07, adopting the FY 2026 District goals and objectives. Just as a refresh, the last Legislative session required all CDDs to adopt measurable annual goals and objectives. We thought that they might do away with it this year, but it's still in effect for the next fiscal year. So, all this is doing is adopting those goals for the upcoming year. They seem to work very well. We're on target to hit all of them. They're aligned with State Statutes. So, staff would recommend that we just continue with the goals for FY 2026.

On MOTION by Ms. Hill seconded by Mr. Brown with all in favor Resolution 2025-07 adopting the Fiscal Year 2026 goals and objectives was adopted.

Mr. LeBrun: All right, we'll get those posted to our website.

ii. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute

Mr. LeBrun: This is just a reminder of the FY 2025 goals and objectives and authorization for the Chair to execute those. So, what we'll do at the end of this fiscal year, I'll go through and certify that we hit all of our goals, then the Chair will just sign that we've done that and we'll post them onto the CDD's website, which is part of the State Statute requirements. So, that will happen at the end of the fiscal year. So, we can do that in between meetings.

Mr. Mills: I have a question with regard to the second page on 2.2, where it said that there was a District infrastructure facility inspection. That did not take place.

Mr. LeBrun: I think he said he's going to get it in by the end of this fiscal year. That's what he said on the phone.

Mr. Mills: Alright.

Mr. LeBrun: So that hopefully should get done by then. Now, whether or not you guys opt to do the formal report that they pay for, it's a little more in depth. But he said he'll get that by the end of the fiscal year.

Mr. Mills: Alright. Would you make sure the Board gets that?

Mr. LeBrun: Yeah.

Mr. Brown: As a question, we don't have to actually do that because we have no bonds?

Mr. LeBrun: Correct. There is no requirement.

Mr. Brown: I know and understand that. We talked some meetings ago about foregoing that expense.

Mr. LeBrun: Yes.

Mr. Brown: Because we seem to be on top of everything else and we could go every other year.

Mr. Mills: But I thought that was included in their price.

Mr. Brown: It is, but if they don't expend it, they would bill us hourly for it. So, if they can't bill us hourly for it, what we have in the budget could then be used for something else.

Mr. LeBrun: Yeah, usually the engineer has a pretty healthy leftover at the end.

Mr. Brown: Like the holiday lights.

Mr. Darby: But if you have it in the goals and objectives, you're obligated to do it.

Mr. Pawelczyk: The goals and objectives are just for inspection. The reason I'm bringing that up, is if you ask me a legal question, I can get you an answer pretty quickly. But if you ask

me to prepare a memorandum, you just multiply that time by four. So, that's why I'm saying for the engineer, maybe you can go back and say, *"Look, we don't need a bond annual report, we just need you to give us an overview of the infrastructure."* I think maybe that's what your instructions to Rey should be, because you want him to come out here. I think we've talked about that at prior meetings.

Mr. Brown: Exactly.

Mr. Pawelczyk: We don't need a full report. Just tell us whether all of the stormwater looks good.

Mr. Brown: Except for lake banks and roads.

Mr. LeBrun: Typically, the report is just a page or two to say that the operations look good and its funded adequately for maintenance. It's very simple. I'll make sure that I touch base with Rey.

Mr. Brown: Okay.

Mr. LeBrun: Rey's actually the head engineer, he's one of the higher ups at Dewberry so he's very involved.

Mr. Mills: I agree with Mike. I don't think we need a bond report, but I think the Board should know what our deficiencies are, in order to plan.

Mr. LeBrun: Yeah. I'll make sure that I explain that.

Mr. Brown: I totally agree. Good.

Mr. Pawelczyk: These goals and objectives, I had one for a District that hadn't gotten off the ground. Nothing has happened. They haven't spent any money. They don't have much money. So, they don't meet the audit threshold requirements, where they have to do an actual audit. One of the goals and objectives, was to perform an annual audit. Well, they can't meet that objective, because they're not going to spend money, if they don't have to do it. So, we instructed them to put no and give an explanation why. If you don't get the annual inspection, you can put no and say that the annual inspection schedule will be performed on October 1st and a report will be given. Something like that. As long as you explain it, I think you're okay. Just because you didn't meet the objective, doesn't mean you're not doing your job as a Board.

Ms. Hill: Just as long as we address it.

Mr. Pawelczyk: I think you need to address it, because there's no penalty for not meeting an objective, other than, you know, maybe somebody who is going to run against you saying,

"They failed to meet this objective." So that's why I've always said, well make sure you give a reason why you didn't meet the objective and indicate how you're going to address it.

Mr. LeBrun: I'll make sure that we meet the objective.

Mr. Mills: But for planning purposes, I think it's a good idea for us to have it.

On MOTION by Ms. Hill seconded by Mr. Bosseler with all in favor authorizing the Chair or Vice Chair to execute the completed Fiscal Year 2025 goals was approved.

C. Consideration of Fiscal Year 2026 Contract Renewals

- i. Aquatic Management Services Agreement with ECOR Industries**
- ii. Landscape/Grounds Maintenance Services Agreement with US Lawns**
- iii. Security Services Agreement with DSI Security Services**

Mr. LeBrun: Under Item 7C, we have three contract renewals for FY 2026. Traditionally the Board's always renewed their contracts, prior to the start of the fiscal year. You have the three that are listed. We can approve them as a group, if the Board is okay with that. District Counsel drew up the addendum essentially updating the price. It actually came in slightly under what we budgeted for the year, which is good news. ECOR does all of the lake treatments. They do an amazing job. These are probably the best-looking lakes that we have and they do an amazing job for you guys. We also have the landscaping being maintained by US Laws and we're extending them for another year. The price increase is already in there. A couple of months ago, they came to the Board with that, so that's there as well. The last one is the Security Services Agreement with DSI. They actually kept their rates steady. So, that was a big treat this year.

Mr. Brown: Yep.

Mr. LeBrun: So, we do have a little cushion, because we anticipated a slight increase. I know the Board sometimes in December, likes to do a little extra. So, we do have some cushion there. That's good news. You might be asking why janitorial is not in there. They also did not raise their prices, which is great news. That contract actually has an auto renewal, where they don't raise their prices. It just auto renews. So, that's why you won't see that one on there.

Mr. Mills: I have a question with regard to ECOR for pest control. We've been having, as Rob knows, issues with ants and I notice on number two of their page, they take care of roaches, ants, spiders, and earwigs. You've been taking care of the ants, correct and not ECOR?

Mr. Szozda: It depends on what kind of ant it is. Fire ants are handled by ECOR, but if its regular ants, that's done by US Lawns.

Mr. Mills: Most of them have been fire ants.

Mr. Szozda: They submitted a proposal for treatment, if you want to do so many feet. Because at one time we were talking about doing more common areas. So, I have an estimate for that, if you want to review that at some point and decide to do more or we can do spot areas.

Mr. LeBrun: So, as of now, ECOR does pest control, not US Lawns, but it only covers the guard houses, the pool and pool bathrooms. It doesn't cover the entire common area.

Mr. Mills: Okay.

Mr. LeBrun: So that's where the extra treatments come from. If the Board wants to do that, there's an extra charge. So, I just want to make sure that's clear. If there are ever problems at any of those areas, pool house, pool, guard house, they will address those areas.

Mr. Mills: Okay.

Mr. LeBrun: If there are no questions on those, we just need a motion.

Resident (Not Identified): I don't know if this is one of these categories or not, but has anyone noticed a bunch of coyotes running around?

Ms. Hill: Yes.

Resident (Not Identified): What are we doing about that? Where does that fit into any of this?

Mr. Mills: It's a BCA issue.

Resident (Not Identified): I mean is it anything that we have to budget? I saw four of them the other morning.

Mr. Mills: Call wildlife control.

Resident (Not Identified): By the time they get there, they're long gone.

Ms. Hill: When there were wild pigs, the golf course addressed that.

Mr. Darby: Yeah, but they were tearing up the golf course.

Mr. Mills: That wouldn't fall under the CDD. I wouldn't think so.

Mr. Pawelczyk: Not necessarily, it could. The CDD could hire someone to come out and hunt them. But the BCA could too. So could the golf course.

Mr. Brown: The golf course, in the past, has allowed hunters, because I've seen them when I play golf. They come out of the woods in their camouflage with bows and arrows.

Resident (Sandy Schoonmaker, Berwick Way): But the coyotes are going to go away when the wild pigs and rabbits and all that go. They follow the food chain.

Mr. Brown: When they kill all of the rabbits, they'll go away.

Resident (Sandy Schoonmaker, Berwick Way): Yeah, when the food chain is gone, they'll move on.

Mr. Pawelczyk: From a CDD perspective, I believe some communities have hired people to remove the pigs or kill pigs, because they tear up our common areas or CDD property. You might have that here. The coyotes don't do anything. They just walk around, eating people's dogs and cats but they don't affect our CDD infrastructure. So that's why I've always said, *"Well, it's really not a CDD issue."* We've had to do it down in South Florida for iguanas, because they burrow next to the pool, causing the pool to sink or they eat all of the landscaping. So, we've had to hire people to come in and deal with that. As long as we can tie it to our property or infrastructure, it is proper to do so. The interesting part is, if you lived in a different part of the country, as soon as the coyote is seen, someone sticks something out the window and the coyote is dead. Right? I mean, we all know people like that. Growing up in Louisiana, that's the way it was. Here you can't do that.

Mr. Brown: Stand your ground.

Mr. Mills: We have a panther in Chatsworth.

Mr. Pawelczyk: Oh, wow.

On MOTION by Ms. Hill seconded by Mr. Bosseler with all in favor the Fiscal Year 2026 contract renewals as stated above were approved.

D. Approval of Fiscal Year 2026 Meeting Schedule

Mr. LeBrun: Alright. The last thing that I have, is the approval of the FY 2026 meeting schedule. Each year, we advertise the meeting dates for the Board meetings and the workshops. What you're seeing there, is our typical meeting schedule. I spoke to some of you before the meeting separately. I was just going to ask if the Board would be amenable to moving the workshops. They're typically on Tuesdays, but I have a conflict with some new Districts that I picked up with their schedule, so I was wondering, instead of doing the workshops on Tuesday, we just move it one day forward to Wednesday. So, basically all of our workshops will be on

Wednesdays. It was a selfish request just for my own schedule. So, if that works for the Board, that will help me out a ton.

Mr. Mills: That sounds like a personal problem.

Mr. LeBrun: I can find coverage, of course.

Mr. Mills: Can your communities change that?

Mr. Brown: Personally, I have no problem with it. But can we move January 13th, Tuesday, to Wednesday, the 14th. I have a conflict. I could do the following week, the 21st or the previous week.

Mr. LeBrun: We could also change the time. I don't know the time of day. We can do them all at 1:30 p.m. It's really up to the Board.

Mr. Brown: I won't be here. I'll be in South Florida.

Mr. LeBrun: As long as we have three Supervisors, we're alright.

Ms. Hill: At a workshop, we don't vote on anything.

Mr. Mills: Right, so it wouldn't be that important.

Mr. Darby: But if you did that on 21st, I'd be okay with that, too.

Mr. Mills: Do we want to move it to the 21st?

Mr. Brown: Can we do it in the afternoon?

Mr. LeBrun: We could do workshops in the afternoon, if the Board wanted to.

Mr. Brown: On Wednesdays, I have a weekly golf tournament.

Mr. LeBrun: So, do you want to move just that one Wednesday, January 14th, to 1:30 p.m.? Do you want to do all the workshops at 1:30 p.m., so every meeting is at 1:30 p.m.? Is that helpful?

Mr. Brown: That's my preference, but I'm only one person.

Ms. Hill: Yeah, that makes sense.

Mr. Darby: It makes sense.

Mr. LeBrun: Okay, so do all meetings at 1:30 p.m. and move them to Wednesdays. I appreciate that.

Mr. Mills: Alright, so the January 13th meeting, is going to be the 21st and they're all going to be at 1:30 p.m.

Mr. Darby: Right.

Mr. LeBrun: Alright, so we have January 21st and the other ones are okay?

Mr. Darby: I'm good.

Mr. Mills: We have a September meeting coming up.

Mr. LeBrun: No, you guys have never met in September.

Mr. Mills: Okay.

Mr. LeBrun: Alright, so we're going to meet on Wednesdays at 1:30 p.m. and then we'll change that January date to January 21st. Does that sound like a good plan?

Mr. Mills: Yep.

Mr. Brown: Then it'll be March 11th and July 15th?

Mr. LeBrun: Yes. For the workshops. All at 1:30 p.m.

Mr. Darby: So, Jeremy, the only request I would have, is it possible to move the October 1st meeting to the 8th?

Mr. LeBrun: Wednesday, October 1st?

Mr. Darby: I won't be here.

Mr. Mills: I have no problem with that.

Mr. Brown: Yes, I can come.

Mr. Mills: Is it okay with the Board?

Mr. Brown: Yep.

Ms. Hill: I can't be here on the 8th.

Mr. LeBrun: This will all get posted on the website.

Resident (Sandy Schoonmaker, Berwick Way): I'll just say that the next meeting is October 8, 2025 and we can worry about the rest of it later. That's what we decided.

Mr. Brown: Jan, you can't do the 8th?

Ms. Hill: No, I'm out of town.

Mr. Darby: Alright. Why don't we just keep it October 1st?

Mr. LeBrun: As long as we have three Board Members present.

Mr. LeBrun: So, we're going to keep everything the same, except we're going to move the January 13th meeting to January 21st and keep all of the times at 1:30 p.m.

Mr. Mills: Yup.

On MOTION by Mr. Darby seconded by Mr. Mills with all in favor the Fiscal Year 2026 meeting schedule as amended, moving the workshops to Wednesday at 1:30 p.m. and the January meeting to January 21, 2026 was approved.

Mr. LeBrun: Alright, so we'll get that set up. We'll get that advertised per the State Statute and put that on the website. Then you are all set for next fiscal year.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding 2025 Legislative Update

Mr. Pawelczyk: So, as I've been reporting on the Legislative update, we're just monitoring the Legislative Session. There's really more that didn't get passed, but there's no need to report on what was not approved by the Legislature. But a few of these items could have some impact on CDDs or local governments and I'll go through them rather quickly. The first one, I think we all know that there's a public record exemption for firefighters, police, judges, certain state investigators, etc., where they can exempt their public information from view. This is now extended to certain other "*public officers*." Shockingly, this affects the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, Commissioner and of course State Senators. It doesn't affect you guys, basically. Your information, unless you fall into one of those categories, is still going to remain a public record. The reason we report on this, in case let's say a School Board member is also a CDD Board Member, then we would have to work with the District Manager to exempt their information. The next one deals with local government investment policies. I do not know a CDD that does invest in unrated bonds, but if they were, if they did, that's okay. The reason the Legislature passed this, is because certain local governments, I think municipalities or counties, were telling their financial people, don't invest in Israeli government bonds, because we don't like that they're bombing Gaza. Okay, well the State said we can't do that. So, that's the only reason. Again, I don't know of any CDD that has that kind of money to invest in those types of things, but it's listed in here. The next one deals with rulemaking. If we were to go through rulemaking, which we have dealing with the pavilion and pools, if we were to do that, this just changes the advertising times a little bit, where it extends them a little bit longer. It also requires us to post changes to the rules with an underlying strike through, which we really already do, because it's in the agenda package. So, there is really

not a change there, but what we're telling management, if you do that, let's put a separate section on the website that has an underlying strike through for the proposed new rules. So, in the event anybody was to look at it, at least it's on the website, just to make it easier for them to find them. The next one makes stolen valor an ethical violation, a violation of the Code of Ethics. So, if you're a CDD Supervisor and you're running for election or a potential CDD Supervisor, claims that they were in the military and saved all of these people, now they can make that a violation of the Ethics Code and fine you that way. This legislation also, if you fail to file your Form 1 and you were fined, the Attorney General can garnish your wages until you pay off your ethics fines. Luckily, this Board is always in compliance. The fifth item does not affect the CDD at all. It affects all of our developer clients, but a lot of you might be interested in something like this. As you know, when local governments or someone goes to develop a community, it's platted. Oftentimes they plat the communities, identify the units where the infrastructure is going to be, who was going to own the properties or the public properties or HOA properties within the platted area. When those plats were approved, they used to go back to the County or City Commissioners for approval. This legislation says, no, you can't do that. The Plan and Zoning Board, for instance, can just take care of this. The reason for that, is because by the time it gets to the plat process, the project's already been approved by the county or the city. So, I guess some developers were having trouble. They get it all approved and they go to the plat stage, which is basically the final stage before the developer goes and sells units and the local government, local elected officials, hold it up for some reason. So, the legislature said, *"Well, we don't want you doing that."* The current administration is more pro-development than others. So, that's why that's there, but I think it's a good thing. I mean, they've already approved the project. Platting is just making sure staff identifies who is going to own the infrastructure, who is going to maintain it and it's really more of a staff function than an elected official function. The last item has really two elements to it. The first one has no CDD implications, but I thought it was interesting. It's based on the way the Legislature is encouraging saving water for irrigation purposes. So, they're promoting, I believe, the use of synthetic turf on residential products. So again, it doesn't affect CDDs. This legislation says that local governments cannot impose more strict standards that are already in State law or approved by I think it's DEP off the top of my head, for synthetic turf. The reason for that, is because some local governments might say, *"Oh no we're going to prohibit synthetic turf, because we don't like the way it works."* So anyway, I don't know how

that affects you and I do not know if it would impact anything, like in the BCA covenants that might prohibit that. I don't know the answer to that question. That would be something we would have to ask Association Counsel. I believe only local governments can restrict your standards. The last item within that legislation, deals with Change Orders. This sets a time frame in which the local government, including a CDD, would have to approve or deny a Change Order. That's in there, I believe, to make the local government act, if a contractor submits a change. We don't have that problem, particularly in Baytree, because you don't have a project that large, that would require us to do that and typically we act on those. Our Change Orders are much smaller than city governments, because we want to get the project done and we're going to act on the change. We're either going to tell you yes, do the work or no, don't do the work, come up with an alternative solution. So again, it doesn't affect the Board so much, other than that it could require Jeremy to schedule a special meeting, so we can approve or deny a particular Change Order, if we're in the middle of the project. So, that's the long version of the Legislative Report.

Mr. Darby: You did good.

B. District Manager

Mr. Mills: Jeremy, you're next.

Mr. LeBrun: Alright, I've gone through most of my items. I don't have anything else to report to the Board.

C. Field Manager

Mr. Mills: Alright, Rob?

Mr. Szozda: Okay, I'm going to start with the lights. We have a chink in the armor, finally, with the lights at the front entrance, the one on the east side, that shines on the Baytree emblem and a smaller light. The smaller light is older. Beach Electric is coming here on Friday to solve the street light problem. We replaced the dim light on Kingwood Way. You asked me about it a month ago. We replaced the two older lights that were in the back. I happen to have a couple of lights that were sitting in the backyard shack. They're a little bit old school, but I think they're going to provide enough light, until I can get newer lights. I still have a couple more of those older lights in the shed. They were here when I got here so I'm just trying to put those to use. The battery back up on the light timer, I either have to get a new timer or I have to figure it out. I looked it up a few times. I cobbled it back together to get it to work, but it didn't work.

Beach Electric did something to it. He said that it was working, and I looked at it yesterday and it was broken. So, I'll figure out the most cost-effective way to move forward. Anything on lights before I move on?

Mr. Mills: The only thing that I would encourage you to do, is when we have a time change and/or as the seasons get shorter, take that into account and set the timer based on that.

Mr. Szozda: I just changed it when the power went out for a couple hours here that day, that's when I turned off the battery. I did reset it back starting at 8 o'clock.

Mr. Mills: They don't have a storage in them that keeps the time going?

Mr. Szozda: It has a battery backup to keep the time, but that battery backup rusted out. I sent you a picture of it. It's all rusted out and I cobbled some stuff together, got it working for a while, but it's shot.

Mr. Mills: You might as well get a new one. The electricity is going to cost more than replacing the box.

Mr. Szozda: Okay. We'll do that. IM Solutions is trying to take over the camera and the audio systems. I sent you the report and their invoice. I don't know that we need to go into a lot of detail, except that it is for new network switches, new video recorders, that you can access from the Internet if you want to. It will have better expanded capabilities and it will also be serviceable by them.

Mr. Brown: Can I make a suggestion? We don't meet in September, so the next meeting that we have is October. These cameras that we have out at the security gatehouse, some are working, some are not, some are older than others. Rob's proposal from the audio company, finally fixed the audio between the guardhouse and the pool. Now this camera proposal, whatever it is, will tie the cameras to the audio and the whole nine yards, rather than wait until October. I don't know what the quote is.

Mr. Szozda: It has tax on it. So, it's basically \$10,200.

Mr. Brown: Are we okay to authorize Mel to spend a not-to-exceed an amount of \$10,500, to get a whole new camera system?

Mr. LeBrun: I might make it maybe \$11,000, just to give a little bit of a cushion.

Mr. Brown: Now we have brand new cameras, brand new audio, the whole nine yards. We have one vendor that we need to call if something goes wrong. He's been fairly responsive, correct?

Mr. Szozda: Yes. The first effort took a while and they struggled with it. They had to work on the next job that they were doing but they got it figured out.

Mr. Brown: They were the only company we could find that finally fixed the audio.

Mr. Mills: Yeah.

Mr. Szozda: Now I will tell you briefly, the proposal only replaces the one broken camera, and they are saying that they will just manage cameras going forward. If they lose a camera, the one camera that they are replacing is \$1,000.

Mr. Mills: Which camera is that?

Mr. Szozda: The one that's not working at the pool.

Mr. Mills: It's \$1,000?

Mr. Szozda: Well, that's what's in that proposal. Let me go out for bid.

Mr. Mills: Okay.

Mr. Szozda: And if everything seems acceptable, let's move forward with it. If not, we can push back on certain things. Maybe we can get a cheaper camera.

Mr. Brown: What was the \$11,000 one?

Mr. LeBrun: That was the quote that I saw.

Mr. Szozda: It was \$11,000, but it had tax on it. So, it was like \$10,200.

Mr. Darby: Does it include the video recording?

Mr. Szozda: Yes. I was just looking at the bid.

Mr. Brown: So, what is the total amount of the bid? What do we get for the other \$10,000?

Mr. Szozda: The material and labor are \$7,000 with tax. The outdoor dome cameras are \$259 each.

Mr. Brown: I would make a motion that we authorize the Chairman to sign an agreement or a contract, to put in all new cameras, to tie into the audio system for the entire security of the community, in an amount not-to-exceed \$11,000.

Mr. Darby: Before you make that motion. What account would you charge? Would it be the Security/Gatehouse?

Mr. LeBrun: Yeah, if you're putting them in the correct buckets, it would be Security/Gatehouse, but you can move funds in between line items, like for example in Engineering,

there's always a ton of money left over. So, there's money available if the Board wants to move forward.

Mr. Darby: I just want to be clear. We have \$3,500 yet to remain in that budget.

Mr. LeBrun: We have to pull it from somewhere else.

Mr. Brown: Jeremy and I already had discussions regarding two other cost centers about moving charges to those cost centers into already approved budget slots. That should free up enough money to do this.

Mr. Mills: Before you authorize me to do that, I would like to meet with you and the contractor. The three of us need to meet together.

Mr. Brown: If we don't vote on it until October, it won't happen until November or December. Let's get it done.

On MOTION by Mr. Brown seconded by Mr. Bosseler with all in favor authorization for the Chairman to work with Mr. Szozda and the vendor to put in all new cameras to tie into the audio system in an amount not-to-exceed \$11,000 was approved.

Resident (Sandy Schoonmaker, Berwick Way): To clarify, we're putting in all new security cameras with video or audio?

Mr. Mills: Potentially.

Resident (Sandy Schoonmaker, Berwick Way): Right, that's basically what we're saying is that we are investigating that it's going to be video and audio at the pool, tennis courts and gatehouse.

Mr. Brown: And the recording of all of that, so we have a tape.

Resident (Sandy Schoonmaker, Berwick Way): Okay

Mr. Szozda: They did declare the cameras at the back rear entrance to be good.

Resident (Not Identified): That's after you meet with the vendor, right?

Mr. Mills: Yeah, that's why I said potentially.

Resident (Sandy Schoonmaker, Berwick Way): I'll just say you're investigating.

Mr. Mills: There you go. I like that.

Mr. Szozda: Okay. So, we got a call from 8012 Glastonbury about a wall that was in the preserve that created a hole. Peter came out and came up with a solution. We did get that filled

with something. We recycled some concrete and put it back there. So that is going on. We had two preserve tree issues. Both of those have been completed. One more note on the street lights, there are two street lights at the rear guardhouse. They did replace the bulb on the back side. The golf course, I think talked about this before. There is a control structure back here that drains this pond that we are responsible for. It's their pond, but we are responsible for the control structure. We had access trouble. The golf course did go clear out the areas as we requested so, we're in good shape there. Okay, I'm going to jump over to sidewalks. We walked Chadworth. We got a call today about a potential hole on the road or sidewalk so we went and looked at that. Mr. Ken Horn informed me about cleaning. I do see spots showing up that probably need to be washed. Do we want to move forward with him or with his full cleaning service here for Baytree or do we want to wait until the next meeting?

Mr. Mills: Personally, I think we should wait until after hurricane season to do it, so it's nice looking around the holidays.

Mr. Szozda: Okay.

Mr. Mills: Does the Board agree with that?

Mr. Darby: Yeah.

Mr. Szozda: Okay so Rick's favorite topic, security gates. The back exit gate is still having issues. It is stuck up now. I went back there today and I was going to take the gate off, but when I bumped it, it went back down and I watched it operate for a few cars. I'm probably going to go take it down. It's just going to be a problem eventually. Guardian last time said that we needed a new motor. We were trying to see if we can look at it again, but it looks like it's going to continue to trip up.

Mr. Brown: Can I ask a dumb question?

Mr. Szozda: Yeah.

Mr. Brown: We just paid \$4,000 or \$5,000 for Guardian to come out and check all of the batteries in all of the gates, to see if they operate or not and replace some batteries. Wouldn't the battery on that gate operate the gate up and down, if the motor is bad?

Mr. Darby: No. It needs a motor.

Mr. Szozda: We were having issues with one of the LED lights that went out. They came out and put new lights in and now all of the lights are coordinating with the open and close red/green colors of the gates.

Mr. Mills: Excuse me, when we have recalls, are we being charged for that? They've been to the rear gate twice for that arm being stuck up, right?

Mr. Szozda: Yes.

Mr. Mills: Did they charge us the second time?

Mr. Szozda: I have to see.

Mr. Mills: They shouldn't be charging us for a recall.

Mr. Brown: They charged us \$300 to replace a \$17 part. Don't get me started.

Mr. LeBrun: Well, I think Rob tries to consolidate visits. If there are multiple issues, we have them do everything at once, so that trip charge is only paid one time.

Mr. Mills: I understand that, but by the same token, they're going to spend an hour back at that rear gate. We shouldn't be charged for that hour if it was bad to begin with.

Ms. Hill: Because they didn't do it the first time.

Mr. LeBrun: We'll make sure. Usually if we point something out, they'll work with us, especially if we get the Vice President involved. We can usually get some wiggle room on some things.

Mr. Szozda: In both cases, they were consolidated with another issue, but any time they spend back there the second time, should be extracted. The floor in the guardhouse, the material is between \$500 and \$700 to replace it.

Mr. Brown: Just get it done then.

Mr. Szozda: Okay.

Mr. Brown: So, that next year we won't have to do anything in the guardhouse. It will be a brand-new guardhouse. There will be a brand-new air conditioner, countertops, computers, everything.

Mr. Mills: I have a question.

Mr. Szozda: Yes?

Mr. Mills: Above the guardhouse, do we know if that is insulated or do we not know?

Mr. Szozda: I don't personally know, but I'll look at it to see if it is.

Mr. Mills: Because air conditioners seem to be having a term life of maybe five years.

Mr. Brown: Don't forget that door is opening and closing.

Mr. Mills: I know.

Mr. Szozda: Or generally open.

Mr. Mills: Well, I will say, Matt usually keeps it closed. So does Ralph and so does the new lady.

Mr. Szozda: It spends its time open, as the cars are going through. Okay, pools. The equipment and resurfacing, I got one bid from Spies Pool. GMS uses Spies Pools for a lot of their resurfacing and pool work. We are still waiting on the bid for pool chemicals. I talked to them yesterday. I'm not going to go into the detail until I look it over, to make sure it meets the scope of our discussions and then I'll present it.

Mr. Mills: Who did you talk to? Roger?

Mr. Szozda: Roger, yeah.

Mr. Mills: Perfect.

Mr. Szozda: Okay, the pool motor was replaced. It's the same pump. It's back to working. There was a question on whether the pump runs 24/7. The pump does run 24/7. There have been some cleanliness issues, which I relayed to Beach Pool Service. We do have a new pool person. John, the guy that was here since I started, left. I did see a new guy out there today.

Mr. Bosseler: The question was, when we turn the pool pump on before water aerobics, the pool is too warm. I told Maureen that the pool pump runs 24/7 and I conferred with Rob and he checked it out.

Mr. Mills: Do we turn the heater off?

Mr. Szozda: The heater is off. When they run the pump, I can hear the gas going to the heaters.

Mr. LeBrun: There have been no gas charges in your month to month financial. So, no gas is being used.

Mr. Szozda: I let Richard know that one of the shower head valves is having an issue. I've ordered two new shower head valves. They're old, so I'm simply going to replace them both. They're in Orlando. The tennis court practice board was repaired. It's old like the tennis courts. It's got a couple of washers on it, because that's the only way we can get it to hold it against the fence, but it's as good as it's going to get. We may want to think about replacing that board when we resurface them. Let's see, landscaping. Mel, I know that you're communicating with Josh a lot. We did our tour this week and noted just a few things. The stone edging on the back, is coming up. It needs to be reinserted. The flowers up on the CVS side, the irrigation was a problem. Josh was aware of that. The irrigation has been fixed at the front, so we replaced those

flowers. We should be good. A rhetoric was removed. A letter was sent to the people at 656 Deerhurst relative to tree trimming. It is coming back to life, that is good. Josh seems to think that it's going to live. So, that's good news. I'm not certain who owns it, but exiting out the main gate, up on the right-hand side of the empty building, I was told that there are a few dead bushes in there. We own all that, I believe so sent those pictures to Josh. The sprinklers near the tennis court, when they come on, the ground is saturated. The water has no place to go, and it seems to be channeling onto the tennis court.

Mr. Mills: I talked to Josh on Saturday and those heads on those sprinklers, are being changed, if they haven't been changed already.

Mr. Szozda: Okay. Then the last thing I have, is Richard told me about some rusted bolts on the benches. The bolts are stainless steel, but the washers must have been zinc because every one of them are rusted.

Mr. Bosseler: Are you able to reach out to the company?

Mr. Szozda: I need to contact them.

Mr. Bosseler: What happened on our benches, the washers are all rusting out, but the bolts are stainless steel. Why does a company that have outside furniture, not use all stainless steel? I don't understand.

Mr. Darby: Especially for a washer.

Mr. Bosseler: Yeah.

Mr. Mills: Are you replacing those washers?

Mr. Szozda: Yeah.

Mr. Mills: If I can go back to the irrigation, I think the Board should know, the pump right before you get to Interlachen Road, on the right-hand side, where they had to drill a new well, they put a new pump in there. That new pump went bad and they said they weren't going to cover it under the warranty, because leaves caused the pump to overheat and burned up the motor. Josh doesn't believe that. US Lawns ate that bill of \$8,000 to replace that pump.

Mr. Darby: Really?

Mr. Mills: Yes and they fired the contractor.

Mr. Brown: This isn't even on our property.

Mr. Mills: Yes, it's on our property.

Mr. Szozda: You said between Bradwick Way and Baytree Drive?

Mr. Mills: Not Interlachen Road. It's between Bradwick Way and Old Tramway Drive.

Mr. Szozda: By the pond?

Mr. Mills: Yes, so they ate that cost. I tell you what, they have been unbelievable. They really have.

Mr. Szozda: I think the place looks great. I mean, there are some grass areas but...

Ms. Hill: Well, they're trimming down Balmoral Way, all the way to the end, that's the first time. Because it's really the golf course property on that side, where the tee box is for 16, but it looks so much better just because they trim it up.

Mr. Mills: Well, they're keeping the weeds from infiltrating on our property from out of the preserve. They're doing a great job.

Resident (Sandy Schoonmaker, Berwick Way): I do have a question, regarding the cul-de-sacs like at the end of Kingswood Way and various places where we walk, sometimes it gets a little long.

Mr. Szozda: We need to talk about that this week. It's not bad right now but they do trim it back when it's needed.

Mr. Mills: Yeah, right there in that one spot. I know exactly where she means.

Resident (Sandy Schoonmaker, Berwick Way): I'm afraid it's going to be poisonous.

Mr. Mills: Rob, are you done?

Mr. Szozda: I'm done.

Mr. Mills: Are there any questions for Rob?

Mr. Bosseler: I got one. Do you know how much it costs for a pool pump? I think we just replaced it and we were thinking about ordering a spare.

Mr. Brown: Where are you going to store it? In your garage?

Mr. Mills: Will the contractor store it for us? My only concern is if that motor is not running, it will rust.

Mr. Szozda: A 7.5 horsepower motor for the pool, is \$4,380. That is just for the motor.

Mr. Bosseler: I'm looking at my budget for the pool and I have \$13,000 left and we only have three months left in the fiscal year. In the two weeks that the pool was closed, I received a lot of calls.

Mr. Mills: I'm sure you did. I think you need to have a spare pump. Or a spare motor.

Mr. LeBrun: We have it in the budget, so we don't even need a motion.

Mr. Mills: Have a spare one. Ask if the contractor will keep it and put our name on it and when ours goes bad, he can replace it. Can they be rebuilt? I guess that's the next question.

Mr. Szozda: I asked him about that as well. He said that he could rebuild this motor.

Mr. Mills: He can't?

Mr. Szozda: He said you're just wasting your money. He says it's three quarters of the cost and you get a shorter life on it.

Mr. Pawelczyk: Or if there's an alternative to cut down on the downtime, two weeks to three days, whatever that contractor recommends. Two weeks is a long time.

Mr. Szozda: I think Richard said it cost \$500 to ship it. It would take three days. So, it might be worth the extra \$500.

Mr. Mills: Just ask them.

NINTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Mills: Moving right along, Jeremy?

Mr. LeBrun: Treasurer's Report. For Board action, I have the Check Register from April 1, 2025 through June 30, 2025. For your General Fund, you have Checks #89 through #104 for April and ACH payments in the amount of \$79,520.17, payroll Checks #50705 through #50709 for \$923.50, General Fund Checks #105 through #111 for May and ACH payments totaling \$58,154.70, May payroll Checks #50710 through #50714 totaling \$923.50, Check #001 from the Capital Reserve in the amount of \$30,000 for the lake bank restoration work and Checks #112 through #126 for the General Fund and ACH payments in the amount of \$74,246.61, for a grand total of \$243,768.48. Behind that, is your line-by-line register that details those checks. Are there any questions?

Mr. Mills: I have a question on the Check Register.

Mr. LeBrun: Okay, sure.

Mr. Mills: The Palm tree lighting at the back, was that number included in the beautification or was that put into the Lighting Fund? Because I know the Lighting Fund was way over budget.

Mr. Brown: It was actually put into Maintenance R&M.

Mr. LeBrun: We'll recode it. We did some research and it was coded to the wrong section. That will get coded to the Beautification Fund.

Mr. Mills: Okay.

Mr. Brown: I actually do have a question. We're looking at the Check Register going back to March and all the way to May. We're now in August. I don't know about anybody else, but the businesses I ran, I knew the 15th day after the close of the month, what my financials were for the previous month. Can we get more timely reports on the Check Register? You don't wait 30 or 40 days to pay bills. We're now in August. Is there an opportunity for us to see what was paid in July?

Mr. LeBrun: That's a good question. Since you guys meet so early in the month, there isn't enough time for accounting to do all of that. The agenda has to come out seven days prior. That's where the timing issue is. So, the end of the month, June 30th is pretty much the quickest they'd be able to get those.

Mr. Brown: Okay. So, with that being said, is there a way that you could send out the Check Register in between our meetings, because our next meeting isn't until October? Is there any way that we could see what happened in July and August, before the October meeting? Can we see that sometime in September, when we're not going to meet?

Mr. LeBrun: Yeah, I can definitely ask.

Mr. Brown: That gives us an opportunity to go through it.

Mr. LeBrun: Yeah.

Mr. Brown: And raise questions to you before the meeting.

Mr. LeBrun: Yeah. So, for example, with July not being on this one, you won't see July until the next one. Let's say you have Districts that meet at the end of the month, say you guys met August 28th, you'd have July's financials for the August meeting. But since you guys meet at the beginning of the month, that's where it gets challenging. But I can request a monthly statement.

Mr. Brown: This way we can have it well before the meeting and have an opportunity to go through it. It gives us an opportunity to raise questions or ask for an explanation prior to this meeting.

Mr. LeBrun: Yes. So, for example, we meet in October on the 1st. So, like for example, September, most likely it won't even be ready by that meeting, but I'll see if they can send us something. August will definitely be on there, 100%. I could definitely request that.

Mr. Mills: Email those to the Board.

Mr. LeBrun: Sure. I'll ask for the most up to date they can send us for that meeting.

Mr. Darby: At what day during the month would the previous month's financials be available?

Mr. LeBrun: I'd have to check. I don't know the exact date.

Mr. Mills: Going back to the Check Register, deep cleaning of office, what office are we paying to have a deep cleaning?

Mr. Szozda: It was for the guardhouse up front. Their system is pretty antiquated.

Mr. LeBrun: If there are no other questions on the Check Register?

Mr. Mills: One more. The landscape lighting post cost \$655?

Mr. Szozda: It is the post where the covers fall off. I bought a dozen of those. They cost \$50 a piece.

Mr. Mills: Okay.

Mr. Szozda: I still have some. In fact, I should have mentioned that. One of the lights went off at the small fountain. So, there's a new spotlight going to the fountain and then we have a bunch of lights laying in the ground. I am going to put a light post in the ground and put the light in the post. The ones that were put here historically, all had carbon steel screws. They have all rusted. That's why they're falling off. The threads are bad. If we come across one, we put it in the light post. I had a few lights in stock here for when we have issues.

Mr. Mills: Is there any way that you could put, for example here, 12 lighting posts?

Mr. Szozda: Yeah.

Mr. Mills: Right now, I just took it as one for \$655. One other thing that I noticed, we have transponders for \$5,000. Where do we show income for the sale of a transponder? Because that's not at all an income.

Mr. LeBrun: I want to say it's put into miscellaneous income in the Revenue section.

Mr. Mills: I would like to see that broken out.

Mr. Szozda: I just ordered another 40 of those. The windshields are coming with all kinds of stuff in them and people are complaining that their transponder works at one gate and not the other. So, I need to look at the front gates. Like when I go through the back gate, the front gate won't let me through. Those are \$30. So, maybe at some point, we just increase the price in order to break even.

Mr. Mills: Well, that's my point. The point is, if we're spending \$5,000, we need to recoup the \$5,000 back.

Mr. LeBrun: We're charging them for the transponder.

Mr. Mills: I know that. It's a balancing act, but it's not.

Mr. Szozda: We had a ton of them and we're almost out. The white ones were \$25.

Mr. LeBrun: Yes. So, those break even. The headlamp ones, the special case ones, those are the ones that are slightly more expensive.

Ms. Hill: I thought they cost us \$20 as a resident?

Mr. LeBrun: \$25.

Mr. Mills: How many do you order at a time?

Mr. Szozda: I just ordered 40 of the headlamp ones. When I started them, nobody asked about them, but when someone did, I ordered 30 more and then I ran out of those. So, I ordered 40 more. Now if we order a bunch, I'm sure we get a discount.

Mr. LeBrun: I've noticed the trend is, if they have a very slanted windshield, that seemed to cause some issues. Also, some of the different manufacturers have the windshield stuff in there. The slant seemed to really cause some issues.

Mr. Mills: They put ferrous oxide, which is a metal, into the windshield, so they don't fade over time, but that metal restricts the signal coming into the car. There should be a spot on that windshield, if you look very closely on the outside, you see a window where it isn't, Mercedes especially. How I found this out, was when I was issuing transponders, we had a lot of Mercedes and we couldn't put transponders on them. I called the Mercedes dealership and they told me to look on the outside you will see a square where there is no ferrous oxide at all. That's where you want to put the transponder. If you look real close, you can see it.

Mr. Szozda: Okay, I will look for that.

Mr. Darby: So, do we want to start charging \$30?

Mr. Brown: Absolutely.

Mr. Darby: We should charge at least cost.

Ms. Hill: Yeah.

Mr. Darby: So, I don't know if we have to post a notice or if it's on the website?

Mr. LeBrun: I'd have to look at the rules and rates, to see if headlamps are specifically parsed out from the regular transponders. If they're not, if we're going to increase the rates, as

Mike mentioned in his update, we will have to hold a rules and rates hearing. We'll have to advertise that we're going to change those costs, the headlamp ones, because it's kind of a newer thing, but yeah, we would have to do that.

Mr. Brown: Wasn't our rule that we would charge what it cost us? So, we're not changing that rule.

Mr. LeBrun: I have to look.

Mr. Brown: If it cost us \$30, it should be \$30.

Mr. LeBrun: I would have to look and see what the language is in the rules and rates.

Mr. Mills: Those are the ones that you put on the outside, Rob?

Mr. Szozda: Yeah. The ones that go on the headlamps, are the ones that are \$30.

Mr. Mills: We used to charge \$45 for those. Because we had a couple residents that said, *"I will pay at the guardhouse."* When we first put the system in, it was \$45.

Mr. LeBrun: I'll double check and see what's in there and then we can go from there.

Mr. Mills: What do you think?

Mr. Darby: Well, I think what we should do, is figure out a way to charge the correct amount. This is not a breakeven.

Ms. Hill: We're not subsidizing that.

Mr. Mills: I would say, let's charge whatever they're charging us.

Mr. Darby: Well, let's see what we have to do.

Mr. LeBrun: Yeah, let me do some research and see what the language is in the current rules and rates. Like I said, the headlamp ones are not as prevalent as the other ones which we do charge cost for.

Mr. Mills: Alright. Anything else?

Mr. LeBrun: We just need to approve the Check Register.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Check Register for April 1, 2025 through June 30, 2025 in the amount of \$243,768.48 was approved.

Mr. Darby: Jeremy, before we move from the financials, what is the status of our CDs right now?

Mr. LeBrun: If they are maturing, we're reinvesting them into the same ones. If we're going above into the FDIC, they're able to move those. So, we're just keeping the same as it's been. Nothing has changed. In the Adopted Budget, we were a little conservative in the interest projections, but we're actually above that already. So, we're still staying on course.

Ms. Hill: I checked, because we had one that is maturing this month on the 17th and another one that's maturing on the 24th. We're just rolling them.

Mr. LeBrun: Yeah, they're basically looking for the highest available CD rate and rerolling it.

Ms. Hill: But that doesn't show up in our report. I talked to Jeremy about that today.

Mr. Pawelczyk: I think the rule for the transponders, is that the Board can set cost plus, no more than 10%. But Jeremy needs to check the rule. I think that's what it is. You wouldn't have to go back. I think we've just been charging the cost, but you can do the cost plus 10%.

Mr. Mills: You have shipping on top of that.

Mr. LeBrun: Also, when you order a larger quantity, you get a discount, which is what we do, because we order once or twice per year. The \$25 is including the 10%.

Mr. Mills: But do we get charged shipping?

Mr. Szozda: It could be a few dollars. The box is small.

B. Balance Sheet and Income Statement

This item was not discussed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Mills: All right, Jan, I'm going to go with you first.

Ms. Hill: Okay. I received an email from Mr. Brian Gardenoir. He's on Daventry. He was concerned because he observed baby sandhill cranes being run over. He's asking if we could post signs to ask residents and golf cart drivers to be conscious of sandhill crane crossing.

Resident (Sandy Schoonmaker, Berwick Way): A sandhill crane was dying in the middle of the road. It was a young one and it was really traumatic. But I've been lived here for almost 20 years, and this is the first time I've ever seen a sandhill crane get hit. And they're all over the place, they don't just cross at one place.

Ms. Hill: He was saying that he noticed similar signs on Wickham Road, West of I-95, near Heritage Isles. But he asked if I would bring that up at the meeting.

Mr. Mills: You know, the other issue that we have, is we have residents feeding the sandhill cranes and then they become domestic and they expect it. So, I don't know what we can do about that, quite honestly.

Ms. Hill: Well and if they don't obey our speed limit signs, why are they going to obey signs about sandhill cranes crossing?

Mr. Mills: Exactly.

Resident (Sandy Schoonmaker, Berwick Way): On my way from Kingswood Way to here, I saw three sets of sandhill cranes and they were scattered all over. The one that got hit, was right here by the golf course and they're always there. They are just part of our environment.

Mr. Mills: Exactly.

Resident (Sandy Schoonmaker, Berwick Way): It's very sad. I was heartbroken but it happens.

Mr. Mills: Anything else Jan?

Ms. Hill: No, that's it.

Mr. Mills: Jerry?

Mr. Darby: Just two things. We talked about raising the pool equipment, particularly before hurricane season. Have we done any more research on that?

Mr. Szozda: I was talking about that earlier.

Mr. Darby: Okay.

Mr. Szozda: I got one bid from Spies Pool. I've asked the pool companies to get bids on raising the pool equipment and the resurfacing.

Mr. Darby: Did not catch that, okay so you don't have a quote yet?

Mr. Szozda: I have one.

Mr. Darby: We talked about last month, at our last meeting, about approaching St. Johns about irrigation around Bradwick Way. Did anything happen there?

Mr. LeBrun: Yeah, we can't pull surface water from the ponds.

Mr. Mills: Well now I have a question. How can other communities do that and we can't?

Mr. LeBrun: It just depends on how their permit is set up.

Mr. Mills: Well, can we file for a permit?

Mr. LeBrun: I could check with the engineer.

Mr. Mills: If you go over in Suntree, you'll see pipes going into the lakes.

Mr. LeBrun: Some communities have it. It just depends on how your permit is set up and what your consumption amounts are.

Mr. Mills: Well, if we can get a permit, I think it would be advisable for us to get one. An example, last year when the pump went down at the rear gate, it was down for over a month. Had we not drawn water out of the lake, all of the plants would have died.

Mr. LeBrun: I'll reach out to the engineer and I'll see. I have to follow up with them anyway. No problem.

Mr. Mills: Thanks Jerry, that's a good point. Richard?

Mr. Bosseler: None.

Mr. Mills: Okay, Rick?

Mr. Brown: Just a couple of things. Jeremy and I have spent a lot of time talking about the overrun to the cost centers for the lighting and other field repair and maintenance general items. Between the two, they are about \$30,000 over budget. In going through some of the reports or expenses assigned to them, there are expenses in there that should be expended elsewhere. \$3,000 for the road maintenance at Old Tramway Drive, should be charged to the roads. The \$5,000 for lighting the Palm trees in the back, should be charged to Beautification. Towards the end of this fiscal year, that's all going to get cleaned up. So, those two cost center overruns should come down and the expenses will be appropriately absorbed in other cost centers that we already have a budget for. So, it should be a positive.

Mr. LeBrun: Yeah, we ran the report for the entire year. Rob will go through and make sure. Sometimes accounting will code them a certain way and Rob can refine it and move it where it needs to go.

Mr. Brown: I think if we can get the Check Register on a timelier basis, this gives us the opportunity to identify some of those things earlier on, as opposed to now, which is a good thing. The other thing is the ethics training. Do we have to do our ethics training by the end of the year?

Mr. Pawelczyk: By the end of the calendar year. You will report it by next July of 2026.

Mr. Brown: Okay. If you have a chance, can you send us those free websites?

Mr. Pawelczyk: Yeah, we'll just resend it. We sent the email before. I will send it again.

Mr. Brown: Yeah, I probably lost it.

Mr. LeBrun: No worries.

Mr. Pawelczyk: I'll forward it when I get back to the office.

Ms. Hill: I did it, but do we get something that says we did it?

Mr. Pawelczyk: No. It's self-reporting. We recommend that you record when you do it.

Ms. Hill: I did.

Mr. Pawelczyk: That way if anybody asks or audits you, which is highly unlikely, at least you could say, "*Oh no, I did not miss it.*"

Ms. Hill: Okay, I did that.

Mr. Pawelczyk: I'm still a code compliance officer for a community down in the Keys, so I have to do that as well.

Mr. Brown: There's usually a lawyer that does it. Write his name down on the video.

Mr. Pawelczyk: I just write the program down and when I did it.

Ms. Hill: I did the same one over and over again.

Mr. Pawelczyk: You can do the same one over and over again, as long as it's on there and it doesn't say that its outdated.

Mr. Brown: The only other thing I saw in the minutes, we talked about the Check Register from last month. There was a mention by Jeremy, that the insurance company did an internal check of flood zones within Baytree. It turned out that the bathrooms and something in the pool, was in a flood zone. Do they change flood zones periodically?

Ms. Hill: Yes.

Mr. Brown: Is there a report that we could get from the engineer for Baytree, that we might be able to share with everybody in Baytree? When I first moved here, I was in a floodplain and then I was not. I still have flood insurance. But I want to say it would be a nice thing if we could...

Mr. LeBrun: I don't know if the District Engineer does, but I know that FEMA updates the flood zones and flood maps. You can actually search your property through their website. They did an internal audit and realized that that one section of the bathrooms was in a different floodplain, which necessitated the increase. But I want to say that FEMA did that.

Mr. Mills: The county will have that information.

Mr. LeBrun: Okay.

Mr. Darby: We can go onto the FEMA website?

Mr. Mills: Yes.

Mr. LeBrun: I think you can even search your address.

Mr. Mills: How hard would it be for each of us to get a Check Register, dedicated strictly to our responsibility? To me, that would help a lot in the fact that, *"Hey, I want to plant this, but I don't have the money now."* The same way with security.

Mr. LeBrun: Well, I think if we were ever to send you guys the full Check Register, it will have everything on there.

Mr. Mills: I'm not concerned about Jerry's. I'm not concerned about Jan's, but I am concerned about my own.

Mr. LeBrun: Yeah.

Mr. Mills: Where am I at?

Mr. Brown: We all are.

Mr. Mills: So, I would think that each one of us should have the financials for our responsibilities.

Mr. LeBrun: Are you talking about the way it's in the agenda, where it has the different categories like field maintenance and beautification has its own section? Those are already in there. I don't know how much more detailed they can get. I don't know if they will be able to detail it even more than what's in there now.

Mr. Mills: Okay. If you can't, you can't.

Mr. LeBrun: Like for example, Beautification has its own little section.

Mr. Mills: I know. It just says, *"Beautification X number of dollars."* Rather than it saying that it was for this plant.

Mr. LeBrun: Typically, if you're asking for a certain category, I can just request that and they will send me an Excel Spreadsheet.

Mr. Brown: US Lawn just sends you an invoice for this Beach Palm tree, this Eucalyptus, this Crepe Myrtle. Then you have to decide whether it's for the Beautification Fund?

Mr. LeBrun: Correct.

Mr. Brown: But if we can receive the Check Register on a timelier basis, you would be able to go through that and determine why this is being charged to the Beautification Fund, when it should be in Landscaping.

Mr. Mills: It doesn't say that it's for this pump.

Mr. Brown: Yeah, it does. On the Check Register, it shows that.

Mr. Mills: No, it doesn't.

Mr. Brown: Doesn't it show what cost center it was charged to?

Ms. Hill: No.

Mr. Mills: It says Beautification or Landscaping.

Mr. Brown: I got you.

Mr. LeBrun: If you have a specific request, on what has been charged to the Beautification Fund, I can request that. That's on an Excel Spreadsheet.

Mr. Mills: That would be great.

Mr. LeBrun: I don't know if they can break it out by every single line item, for every month, for every Supervisor. But if you have something specific like, *"Hey, I want to check it now,"* I can request it and they can send it.

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

Mr. Brown: No.

Mr. Mills: This is a BCA issue. We have residents that are depositing their yard waste on CDD property and expecting the CDD to pay for it to be picked up.

Mr. Brown: Like the last house on National Drive.

Mr. Mills: I talked to Josh. Josh picked up the one on National Drive and didn't charge us. But I can't continue asking them to do that.

Resident (Sandy Schoonmaker, Berwick Way): Do you know who's doing it?

Mr. Brown: Yeah, the guy that's selling his house.

Resident (Sandy Schoonmaker, Berwick Way): Well, then just ask him to stop.

Mr. Brown: He moved it off of his property.

Resident (Sandy Schoonmaker, Berwick Way): It's not going to do us any good to tell him.

Mr. Mills: But I think we need to send out something to all of the residents. I'm going to put it in my newsletter.

Resident (Sandy Schoonmaker, Berwick Way): I'll put it in this one too.

Mr. Mills: Okay, please.

Resident (Sandy Schoonmaker, Berwick Way): It will be in there. The other thing too that's happening, is due to the fact that the contractors are being charged to go get rid of their

stuff, now what's happening and what I see it happen all the time, is somebody comes in and trims the trees or does work in the median and they leave it out front for the county to pick it up.

Mr. Brown: The landscaping contractor is required to remove their landscaping.

Resident (Sandy Schoonmaker, Berwick Way): I know, but the contractors aren't doing that. The contractors don't want to take it, because they aren't getting paid. This is just something that's happened in the last few months.

Mr. Mills: I know, but we can't ask our landscaping company to pick it up.

Resident (Not Identified): How do we know who is doing that? If it's a repeat situation, they could be fined.

Mr. Brown: You can't fine somebody.

Resident (Not Identified): You can't fine them?

Mr. Brown: No, because by the time we go through the process of the fining, it's already been taken care of, it's gone. That's the whole problem.

Resident (Sandy Schoonmaker, Berwick Way): If Josh did take it for the CDD, could we bill that homeowner?

Mr. Brown: Not if he moves the debris off of his property onto our property.

Resident (Sandy Schoonmaker, Berwick Way): We don't have a picture to prove it.

Resident (Not Identified): Not just a photograph. There needs to be a video.

Mr. Brown: Right.

Mr. Mills: One other thing. I don't know if you've noticed, but the pavilion needs to be painted. It's getting pretty bad, especially the posts up around the top.

Mr. Brown: Can we have Integrity do it when they paint the pool house next year? They gave you a good price to paint the pool house, didn't they?

Mr. Szozda: Yeah.

Mr. Brown: He does a good job.

Mr. Mills: That's it.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Mills: Is there anything else to be brought before the Board? Hearing none, I would like to thank everyone for coming and to thank Jeremy and Rob for all of their hard work.

Mr. LeBrun: We appreciate that.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION VII

SECTION A

RESULTS FROM THE RECREATION AREA SURVEY

Statistical Results

Total Number of Responses: 149
Total Number of Property Owners: 461 Homes
% Response: 32.3%

Specific Questions Results:

The specific survey questions are in *italics*.

Do you feel the open, undeveloped area in and around the pavilion should be left undeveloped?

YES: 38.9%

NO: 61.1%

If you answered "No" to the above, do you feel the CDD should invest in any combination of the following:

Responses are as a percentage of residents who want the Recreation Area developed (91) and not the total number of respondents (149). The preferred improvements are listed in order of preference:

<i>Re-install upgraded playground equipment</i>	42.9%
<i>Modify the tennis courts to accommodate pickleball</i>	39.6%
<i>Install a half-court basketball court</i>	36.3%
<i>Remove the bocce ball court completely</i>	30.8%
<i>Install grills and additional picnic tables near the pavilion</i>	30.8%
<i>Offer swimming/life-saving/scuba lessons at the pool</i>	30.8%
<i>Install a water slide at the pool</i>	20.9%
<i>Invest in cornhole equipment</i>	16.5%
<i>Replace the bocce ball court with a shuffle board court</i>	16.5%
<i>Install permanent handicap access</i>	14.3%
<i>Other:</i>	
<i> Install tennis hitting wall</i>	4.4%
<i> Dog Park in undeveloped area</i>	4.4%
<i> Tennis wind screens and awnings</i>	2.2%
<i> Upgrade bocce ball court</i>	2.2%
<i> Install horseshoe pit</i>	1.1%
<i> Handball/paddleball courts</i>	1.1%
<i> 1st Aid and CPR courses</i>	1.1%
<i> Outdoor fitness trail</i>	1.1%
<i> Direct access to Brevard Zoo Linear Trail</i>	1.1%
<i> 2 more tennis courts</i>	1.1%
<i> Croquet/badminton area</i>	1.1%
<i> Sail cover over playground equipment</i>	1.1%

Some residents allege that non-residents have used the tennis courts without being guests of residents. Do you believe this is a problem? (Responses are the percentage of residents (121) responding to this question):

YES: 62.0%

NO: 38.0%

If you answered "Yes," do you feel the CDD should restrict access to the tennis courts by a key card system similar to the one currently used at the pool? (Responses are a percentage of residents (127) responding to this question):

YES: 62.2%

NO: 37.8%

The following is a synopsis of open-end comments. The number in parenthesis is the number of residents making the same or similar comments.

- The playground equipment should be the same as previously installed.
- Remove the flowering trees from next to the pool which are causing leaves to unnecessarily fall into the pool area.
- Would like more community events
- Never used the recreation facilities in 11 years.
- Wants key code access to the pool
- Spend more to maintain streets, trees and gutters and less on pavilion and bocce ball courts.
- Appreciated the survey (3).
- Wants free-standing pickleball court.
- Suggested vending machines in Rec area
- Against removing bocce ball court; water slides are unsafe. Lessons should not be available for non-residents.
- Resurface pool deck installing dedicated swim lanes
- Save money and do not develop Rec area (2).
- Fix bocce ball court.
- Water aerobics should use parking lot and not park in the street.
- Complained about tailgating at back gate
- Non-resident use of the pool is a problem as well (2).
- Stop sign at Old Tramway and Baytree is obscured from old Tramway.
- Extend the guard shack roof to provide protection when raining.
- Want more shade at the pool (3).
- Wants better upkeep at the pool. Looks dirty.
- Liked the idea of scuba lessons
- Wants clock at the pool
- Wants lights at the pavilion
- Likes the idea of improving the Rec Area but hates the speed humps
- Outlaw basketball hoops in driveways
- Landscape the undeveloped area.
- All improvements are OK, will residents use them?

Open-end comments (continued):

- Install grills only
- Scuba tanks will damage the pool especially corners and steps.
- How to control use of grills?
- Don't agree with lessons at the pool as it restricts other residents' use of the pool.
- Lessons should be free the cost should be included in the assessments.
- Observed non-resident use of tennis courts many times.
- Provide golf cart parking at the pool.
- Purchase the golf course and bring up to former glory.
- Non-residents should be charged to use tennis courts (2).
- Wished playground and water slides were installed sooner.
- Strongly endorsed pickleball as the fastest growing sport in the US.
- Drainage at the NE and SE perimeter of the tennis courts is not good
- Alleges non-resident coaches are using the tennis courts causing excessive wear.

Respectfully Submitted,

Jerry Darby

January 20, 2020

SECTION IX

SECTION A

Baytree
COMMUNITY DEVELOPMENT DISTRICT

Summary of Check Register
Fiscal Year 2025

July 1, 2025 - August 31, 2025

<i>Fund</i>	<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund	July 2025	127 - 137	\$35,147.53
		ACH	\$7,036.52
	August 2025	138 - 152	\$73,036.95
		ACH	\$8,426.21
			<hr/> \$123,647.21
Payroll	July 2025		
	Richard L Brown	50715	\$184.70
		50716	\$184.70
		50717	\$184.70
		50718	\$184.70
			<hr/> \$738.80
	August 2025		
	Richard L Brown	50719	\$184.70
		50720	\$184.70
		50721	\$184.70
		50722	\$184.70
		50723	\$184.70
			<hr/> \$923.50
TOTAL			<hr/> \$125,309.51

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/17/25	00266	5/19/25 219770	202505 320-53800-47500	LIGHT SCCU FRONT ENTR	*	3,365.00	
		6/10/25 22946	202506 320-53800-47500	RP. LGHT W-S BAYTREE SIGN	*	255.00	
		6/23/25 23063	202506 320-53800-47500	RP. PHOTOCELL ENTRY LGHT	*	178.00	
BEACH ELECTRIC INC.							3,798.00 000127
7/17/25	00019	7/01/25 21746	202507 320-53800-46200	JUL 25 - POOL MAINTENANCE	*	1,100.00	
		7/01/25 21746	202507 320-53800-46900	JUL 25 - FOUNTAIN MAINT.	*	40.00	
BEACH POOL SERVICE							1,140.00 000128
7/17/25	00004	6/30/25 193897	202506 310-51300-31500	JUN 25 - LEGAL SERVICES	*	1,052.50	
BILLING, COCHRAN, LYLES, MAURO & RAMSEY							1,052.50 000129
7/17/25	00193	7/01/25 10002329	202507 320-53800-46200	CLEANING SVCS - JUL 25	*	431.00	
COVERALL NORTH AMERICA, INC DBA							431.00 000130
7/17/25	00200	6/25/25 1807259	202506 320-53800-34500	SECURITY 06/19 - 06/25/25	*	4,429.84	
		7/02/25 1807334	202506 320-53800-34500	SECURITY 06/26 - 07/02/25	*	4,429.84	
		7/09/25 1807346	202507 320-53800-34500	SECURITY 07/03 - 07/09/25	*	4,746.72	
DSI SECURITY SERVICES							13,606.40 000131
7/17/25	00039	7/01/25 497608	202507 320-53800-47000	PEST CNTRL POOL&GUARD HSE	*	90.00	
ECOR INDUSTRIES							90.00 000132
7/17/25	00052	6/20/25 686142	202506 320-53800-47500	2 BRONZE LED FLOOD LIGHT	*	113.90	
FLORIDA BULB & BALLAST INC.							113.90 000133
7/17/25	00021	6/30/25 530	202506 320-53800-49000	JUN 25 - GENERAL MAINT	*	1,115.00	
		6/30/25 531	202506 320-53800-49000	JUN 25 - GENERAL MAINT	*	1,000.05	
		7/01/25 528	202507 320-53800-34000	JUL 25 - FIELD MANAGEMENT	*	2,850.17	
		7/01/25 529	202507 310-51300-34000	JUL 25 - MANAGEMENT FEES	*	4,067.75	

BAYT --BAYTREE-- SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/01/25 529	202507 310-51300-35200		*	110.17	
		JUL 25 -	WEBSITE ADMIN				
		7/01/25 529	202507 310-51300-35100		*	165.42	
		JUL 25 -	INFORMATION TECH				
		7/01/25 529	202507 310-51300-51000		*	.03	
		JUL 25 -	OFFICE SUPPLIES				
		7/01/25 529	202507 310-51300-42000		*	.69	
		JUL 25 -	POSTAGE				
		7/01/25 529	202507 320-53800-49000		*	709.35	
		AMAZON/ACE/HOME DEPOT					
			GOVERNMENTAL MANAGEMENT SERVICES				10,018.63 000134
7/17/25 00047		6/20/25 252605	202506 320-53800-41400		*	657.70	
		RP. LED STRIP EXT BARRIER					
			GUARDIAN ACCESS SOLUTIONS				657.70 000135
7/17/25 00270		6/22/25 1958	202506 320-53800-49000		*	3,738.40	
		REP&MAINT INTERCOM SYSTEM					
			IM SOLUTIONS INC.				3,738.40 000136
7/17/25 00252		6/11/25 36597	202506 320-53800-47400		*	198.00	
		IRRIGATION REPAIRS					
		6/24/25 36639	202506 320-53800-47400		*	180.50	
		IRRIGATION REPAIRS					
		7/08/25 36854	202507 320-53800-47400		*	122.50	
		IRRIGATION REPAIRS					
			US LAWNS OF BREVARD				501.00 000137
8/01/25 00260		7/22/25 9077819	202507 310-51300-42000		*	576.51	
		ASSESSMENT MAIL NOTICES					
			ACTION MAIL SERVICES				576.51 000138
8/01/25 00271		7/14/25 000272	202507 320-53800-47200		*	5,000.00	
		RMVL OAK & PEPPER TREES					
			BIG WOOD TREE SERVICE, INC.				5,000.00 000139
8/01/25 00193		8/01/25 10002664	202508 320-53800-46200		*	431.00	
		CLEANING SVCS - AUG 25					
			COVERALL NORTH AMERICA, INC DBA				431.00 000140
8/01/25 00224		7/21/25 22455988	202506 310-51300-31100		*	375.00	
		ENGINEERING SVCS - JUN 25					
			DEWBERRY ENGINEERS, INC				375.00 000141
8/01/25 00200		7/16/25 1807360	202507 320-53800-34500		*	4,429.75	
		SECURITY 07/10 - 07/16/25					

BAYT --BAYTREE-- SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		7/23/25 1807372	202507 320-53800-34500		*	4,429.84	
		SECURITY 07/17 - 07/23/25		DSI SECURITY SERVICES			8,859.59 000142
8/01/25 00039	10/04/24	480923	202410 320-53800-47000		*	3,395.00	
		OCT 24-AQUATIC WEED CNTRL					
	6/06/25	496930	202506 320-53800-47000		*	3,395.00	
		JUN 25-AQUATIC WEED CNTRL					
	7/04/25	499232	202507 320-53800-47000		*	3,395.00	
		JUL 25-AQUATIC WEED CNTRL					
	7/29/25	499048	202507 320-53800-47000		*	1,020.00	
		JUL25-NAT VEGETATION MGMT					
	8/01/25	500378	202508 320-53800-47000		*	3,395.00	
		AUG 25-AQUATIC WEED CNTRL		ECOR INDUSTRIES			14,600.00 000143
8/01/25 00052	7/29/25	686679	202507 320-53800-47500		*	227.80	
		2/2 MORRIS&BRONCE FL.LGHT		FLORIDA BULB & BALLAST INC.			227.80 000144
8/01/25 00047	7/17/25	253933	202507 320-53800-41100		*	36.00	
		PDK CLOUD SERVICE- JUL 25		GUARDIAN ACCESS SOLUTIONS			36.00 000145
8/01/25 00252	7/01/25	36673	202507 320-53800-47400		*	11,801.00	
		JUL 25 - LANDSCAPE MAINT.					
	7/22/25	36914	202507 320-53800-47400		*	846.50	
		WET CHECK ON 07/17/2025					
	8/01/25	36953	202508 320-53800-47400		*	11,801.00	
		AUG 25 - LANDSCAPE MAINT.		US LAWNS OF BREVARD			24,448.50 000146
8/26/25 00004	7/31/25	194430	202507 310-51300-31500		*	2,420.00	
		JUL 25 - LEGAL SERVICES		BILLING, COCHRAN, LYLES, MAURO&RAMSEY			2,420.00 000147
8/26/25 00224	8/22/25	22460009	202507 310-51300-31100		*	562.50	
		ENGINEERING SVCS - JUL 25		DEWBERRY ENGINEERS, INC			562.50 000148
8/26/25 00200	8/13/25	1807472	202508 320-53800-34500		*	4,429.84	
		SECURITY 08/07 - 08/13/25					
	8/20/25	1807484	202508 320-53800-34500		*	4,429.84	
		SECURITY 08/14 - 08/20/25		DSI SECURITY SERVICES			8,859.68 000149

BAYT --BAYTREE-- SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/26/25	00047	8/04/25 253997	202507 320-53800-41400	GUARD HOUSE TOGGLE SWITCH	*	264.61	
		8/06/25 253560	202507 320-53800-41400	VISITOR ENT BAR GATE REP	*	1,568.26	
		8/12/25 254246	202508 320-53800-34700	40 TRANSCORE HEADLAMP TAG	*	1,240.00	
		8/14/25 254563	202508 320-53800-41100	PDK CLOUD SERVICE- AUG 25	*	36.00	
GUARDIAN ACCESS SOLUTIONS							3,108.87 000150
8/26/25	00270	8/19/25 2052	202507 320-53800-49000	REP&MAINT INTERCOM SYSTEM	*	400.00	
		8/21/25 2053	202508 320-53800-49000	SERVICE CALL TRBLSHT CAM	*	450.00	
IM SOLUTIONS INC.							850.00 000151
8/26/25	00252	6/30/25 36805	202506 320-53800-47200	RMVD DISEASED OAK TREE	*	1,000.00	
		6/30/25 36806	202506 320-53800-47200	IST. MAM CROTON/FIREBUSH	*	1,335.00	
		8/19/25 37202	202508 320-53800-47400	REP.FRONT ENT CONTR VALVE	*	346.50	
US LAWNS OF BREVARD							2,681.50 000152
TOTAL FOR BANK H						108,184.48	
TOTAL FOR REGISTER						108,184.48	

*** CHECK DATES 07/01/2025 - 08/31/2025 ***
 BAYTREE GENERAL FUND
 BANK Y BAYTREE BU AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/29/25	00255	6/30/25 JUN-25	202506 320-53800-43000		*	3,180.49	
		JUN 25 - ELECTRICITY					
		6/30/25 JUN-25	202506 320-53800-43000		*	1,869.68	
		JUN 25 - ELECTRICITY					
			FPL - AUTOPAY				5,050.17 000033
7/29/25	00005	6/04/25 112400-M	202505 320-53800-43100		*	108.96	
		MAY 25 - FL CITY GAS					
		6/04/25 112400-M	202505 320-53800-43100		*	1,046.15	
		MAY 25 - FL CITY GAS					
			CITY OF COCOA UTILITIES AUTOPAY				1,155.11 000034
7/29/25	00009	7/07/25 4139750J	202506 320-53800-43200		*	51.77	
		JUN 25 - FL CITY GAS					
			FLORIDA CITY GAS - AUTOPAY				51.77 000035
7/29/25	00253	6/22/25 12308970	202507 320-53800-41000		*	310.00	
		JUL25 SPEC-201 BAYTREE DR					
		6/29/25 11726770	202507 320-53800-41000		*	210.31	
		JUL25 SPEC-8207 NTN'L DR					
		7/07/25 12335290	202507 320-53800-41000		*	205.00	
		JUL25 SPEC-630 BAYTREE DR					
			SPECTRUM - CHARTER COMMUNICATIONS				725.31 000036
7/29/25	00225	6/27/25 0222532-	202507 320-53800-43300		*	54.16	
		JUL 25 - TRASH REMOVAL					
			WASTE MANAGEMENT CORPORATE SERVICES				54.16 000037
8/28/25	00005	8/05/25 112400-J	202506 320-53800-43100		*	65.88	
		JUN 25 - FL CITY GAS					
		8/05/25 118058-J	202506 320-53800-43100		*	991.56	
		JUN 25 - FL CITY GAS					
			CITY OF COCOA UTILITIES AUTOPAY				1,057.44 000038
8/28/25	00255	8/12/25 JUL25-FP	202507 320-53800-43200		*	2,184.92	
		JUL 25 - ELECTRICITY					
		8/12/25 JUL25-FP	202507 320-53800-43200		*	3,180.49	
		JUL 25 - ELECTRICITY					
			FPL - AUTOPAY				5,365.41 000039
8/28/25	00023	7/31/25 7251375	202507 310-51300-48000		*	1,172.12	
		BUDGET HEARING 7/09-7/16					
			GANNETT FLORIDA LOCALIQ				1,172.12 000040
8/28/25	00253	7/22/25 12308970	202508 320-53800-41000		*	310.00	
		AUG25 SPEC-201 BAYTREE DR					

BAYT --BAYTREE-- SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/29/25 11726770	202508 320-53800-41000		*	210.31	
		AUG25 SPEC-8207	NTN'L DR				
		8/07/25 12335290	202508 320-53800-41000		*	205.00	
		AUG25 SPEC-630	BAYTREE DR				
SPECTRUM - CHARTER COMMUNICATIONS							725.31 000041
8/28/25 00225		7/25/25 0227519-	202508 320-53800-43300		*	54.16	
		AUG 25 - TRASH REMOVAL					
WASTE MANAGEMENT CORPORATE SERVICES							54.16 000042
8/29/25 00009		8/07/25 4139750J	202507 320-53800-43200		*	51.77	
		JUL 25 - FL CITY GAS					
FLORIDA CITY GAS - AUTOPAY							51.77 000043
TOTAL FOR BANK Y						15,462.73	
TOTAL FOR REGISTER						15,462.73	

BAYT --BAYTREE-- SNEEROOA

PR300R PAYROLL CHECK REGISTER RUN 7/11/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50715		RICHARD L BROWN	184.70	7/11/2025
50716		JEROME S. DARBY	184.70	7/11/2025
50717		GILBERT M MILLS JR.	184.70	7/11/2025
50718		RICHARD C BOSSELER	184.70	7/11/2025
TOTAL FOR REGISTER			738.80	

PR300R PAYROLL CHECK REGISTER RUN 8/12/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50719		RICHARD L BROWN	184.70	8/12/2025
50720		JEROME S. DARBY	184.70	8/12/2025
50721		GILBERT M MILLS JR.	184.70	8/12/2025
50722		JANICE HILL	184.70	8/12/2025
50723		RICHARD C BOSSELER	184.70	8/12/2025
TOTAL FOR REGISTER			923.50	

SECTION B

Baytree
Community Development District

Unaudited Financial Reporting
August 31, 2025



Table of Contents

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

Baytree
Community Development District
Combined Balance Sheet
August 31, 2025

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Fund	\$ 81,691	\$ -	\$ 81,691
Due from Community Beautification	36,770	-	36,770
Due from Pavement Management	67,592	-	67,592
<u>Investments:</u>			
MMA Surplus	305,730	-	305,730
US Bank Custody	253,909	-	253,909
MMA Capital Reserves	-	29,136	29,136
CD Pavement Management	-	170,637	170,637
CD Community Beautification	-	45,910	45,910
Total Assets	\$ 745,691	\$ 245,684	\$ 991,375
Liabilities:			
Accounts Payable	\$ 61,893	\$ -	\$ 61,893
Due to General Fund - Comm. Beautification	-	36,770	36,770
Due to General Fund - Pavement Mgmt	-	67,592	67,592
Total Liabilities	\$ 61,893	\$ 104,362	\$ 166,255
Fund Balance:			
Assigned for:			-
Capital Reserves	\$ -	\$ 29,136	\$ 29,136
Pavement Management	-	103,046	103,046
Community Beautification	-	9,140	9,140
Unassigned	683,798	-	683,798
Total Fund Balances	\$ 683,798	\$ 141,322	\$ 825,120
Total Liabilities & Fund Balance	\$ 745,691	\$ 245,684	\$ 991,375

Baytree
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance

Revenues:

Maintenance Assessments	\$ 1,132,331	\$ 1,132,331	\$ 1,137,803	\$ 5,471
IOB Cost Share Agreement	55,046	41,285	41,285	-
Miscellaneous Income	9,250	8,479	7,095	(1,384)
Interest Income	4,811	4,410	14,482	10,073
Total Revenues	\$ 1,201,438	\$ 1,186,505	\$ 1,200,664	\$ 14,159

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 8,800	\$ 2,200
FICA Expense	918	842	673	168
Engineering	37,853	34,698	6,155	28,543
Attorney Fees	24,000	22,000	19,955	2,045
Annual Audit	3,350	3,200	3,200	-
Assessment Administration	8,269	8,269	8,269	(0)
Management Fees	48,813	44,746	44,745	0
Property Appraiser	250	250	281	(31)
Information Technology	1,985	1,819	1,820	(0)
Website Maintenance	1,322	1,212	1,212	(0)
Telephone	250	229	-	229
Postage	3,000	2,750	1,483	1,267
Insurance General Liability	36,127	36,127	34,694	1,433
Tax Collector Fee	22,647	22,719	22,719	-
Printing & Binding	1,500	1,375	162	1,213
Legal Advertising	5,000	4,583	1,771	2,813
Other Current Charges	2,000	1,833	1,965	(132)
Office Supplies	250	229	566	(337)
Property Taxes	350	350	440	(90)
Dues, Licenses & Subscriptions	175	175	175	-
Subtotal General & Administrative	\$ 210,057	\$ 198,405	\$ 159,084	\$ 39,322

Baytree
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Operations & Maintenance</u>				
Security Contract	\$ 231,474	\$ 212,185	\$ 214,709	\$ (2,524)
Gate Maintenance	25,320	23,210	15,744	7,466
Security Gatehouse Maintenance	14,000	12,833	6,523	6,310
Telephone/Internet - Gatehouse/Pool	8,040	7,370	7,871	(501)
Transponders	5,000	4,583	3,320	1,263
Field Management Fees	34,202	31,352	31,352	(0)
Electric	74,912	68,669	53,787	14,882
Water & Sewer	16,500	15,125	13,276	1,849
Gas	9,350	8,571	9,862	(1,291)
Trash Removal	663	607	567	41
Maintenance - Lakes	47,220	43,285	44,245	(960)
Maintenance - Landscape Contract	138,914	127,338	115,762	11,576
Maintenance - Additional Landscape	31,079	28,489	23,140	5,349
Maintenance - Pool	37,401	34,284	23,221	11,063
Maintenance - Irrigation	17,000	15,583	25,278	(9,695)
Maintenance - Lighting	18,000	16,500	29,054	(12,554)
Maintenance - Monuments	4,000	3,667	-	3,667
Maintenance - Fountain	1,180	1,082	955	127
Maintenance - Other Field (R&M General)	5,928	5,928	23,657	(17,729)
Maintenance - Recreation	2,500	2,292	1,297	994
Holiday Lighting	16,000	16,000	14,392	1,608
Operating Supplies	750	688	153	535
Sidewalk/Curb Cleaning	12,000	11,000	3,881	7,119
Miscellaneous	2,444	2,241	-	2,241
Subtotal Operations & Maintenance	\$ 753,877	\$ 692,881	\$ 662,047	\$ 30,834
Total Expenditures	\$ 963,934	\$ 891,286	\$ 821,130	\$ 70,156
Excess (Deficiency) of Revenues over Expenditures	\$ 237,504	\$ 295,219	\$ 379,534	\$ 84,315
<u>Other Financing Sources/(Uses):</u>				
<u>Transfers</u>				
Interfund Transfer In / (Out)	\$ -	\$ -	\$ 200,754	\$ 200,754
Capital Projects- Paving - Baytree	(58,144)	-	-	-
Capital Projects - Paving - IOB Funds	(19,002)	-	-	-
Capital Projects - Reserves	(65,093)	-	-	-
Community Beautification Fund	(45,265)	-	-	-
First Quarter Operating	(50,000)	-	-	-
Total Other Financing Sources/(Uses)	\$ (237,504)	\$ -	\$ 200,754	\$ 200,754
Net Change in Fund Balance	\$ -	\$ 295,219	\$ 580,288	\$ 285,070
Fund Balance - Beginning	\$ -		\$ 103,510	
Fund Balance - Ending	\$ -		\$ 683,798	

Baytree
Community Development District
Capital Projects Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budge Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,436	\$ 1,436
Total Revenues	\$ -	\$ -	\$ 1,436	\$ 1,436
Expenditures:				
Lake Bank Restoration/Evaluation	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Sidewalk/Gutter Repair	14,500	-	-	-
Drainage Maintenance	10,000	-	-	-
Tennis Court Lights	2,000	-	-	-
Disaster/Emergency Reserve	6,500	-	-	-
Bank Fees	600	-	-	-
Total Expenditures	\$ 63,600	\$ 30,000	\$ 30,000	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (63,600)	\$ (30,000)	\$ (28,564)	\$ 1,436
Other Financing Sources/(Uses):				
Transfer In - Baytree	\$ 65,093	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 65,093	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,493	\$ (30,000)	\$ (28,564)	\$ 1,436
Fund Balance - Beginning	\$ 25,164		\$ 57,700	
Fund Balance - Ending	\$ 26,657		\$ 29,136	

Baytree
Community Development District
Pavement Management
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Revenues</u>				
Interest	\$ 2,000	\$ 1,833	\$ 14,062	\$ 12,229
Total Revenues	\$ 2,000	\$ 1,833	\$ 14,062	\$ 12,229
<u>Expenditures:</u>				
Capital Improvements	\$ -	\$ -	\$ -	\$ -
Bank Fees	600	550	-	550
Total Expenditures	\$ 600	\$ 550	\$ -	\$ 550
Excess (Deficiency) of Revenues over Expenditures	\$ 1,400	\$ 1,283	\$ 14,062	\$ 12,779
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In / (Out)	\$ -	\$ -	\$ (200,754)	\$ (200,754)
Transfer In - Baytree	58,144	-	-	-
Transfer In - IOB	19,002	-	-	-
Total Other Financing Sources (Uses)	\$ 77,146	\$ -	\$ (200,754)	\$ (200,754)
Net Change in Fund Balance	\$ 78,546	\$ 1,283	\$ (186,692)	\$ (187,976)
Fund Balance - Beginning	\$ 355,731		\$ 289,738	
Fund Balance - Ending	\$ 434,277		\$ 103,046	

Baytree
Community Development District
Community Beautification
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 1,758	\$ 1,758
Total Revenues	\$ -	\$ -	\$ 1,758	\$ 1,758
<u>Expenditures:</u>				
Beautification Projects	\$ -	\$ -	\$ 36,770	\$ (36,770)
Bank Fees	400	367	-	367
Total Expenditures	\$ 400	\$ 367	\$ 36,770	\$ (36,403)
Excess (Deficiency) of Revenues over Expenditures	\$ (400)	\$ (367)	\$ (35,012)	\$ (34,645)
<u>Other Financing Sources/(Uses)</u>				
Transfer In - Baytree	\$ 45,265	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 45,265	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 44,865	\$ (367)	\$ (35,012)	\$ (34,645)
Fund Balance - Beginning	\$ 31,455		\$ 44,152	
Fund Balance - Ending	\$ 76,320		\$ 9,140	

Baytree
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Maintenance Assessments	\$ -	\$ 288,472	\$ 741,362	\$ 19,350	\$ 9,800	\$ 24,725	\$ 28,261	\$ 5,150	\$ 20,600	\$ 83	\$ -	\$ -	\$ 1,137,803
IOB Cost Share Agreement	-	-	-	13,762	-	-	13,762	-	-	13,762	-	-	41,285
Miscellaneous Income	459	1,907	395	896	155	735	385	400	320	880	564	-	7,095
Interest Income	56	47	842	2,116	1,980	2,123	2,007	842	1,494	1,487	1,489	-	14,482
Total Revenues	\$ 515	\$ 290,426	\$ 742,599	\$ 36,123	\$ 11,935	\$ 27,583	\$ 44,414	\$ 6,392	\$ 22,414	\$ 16,212	\$ 2,053	\$ -	\$ 1,200,664
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ -	\$ 8,800
FICA Expense	-	77	77	77	77	77	77	77	-	61	77	-	673
Engineering	-	200	700	1,100	1,460	200	1,100	200	258	375	563	-	6,155
Assessment Administration	8,269	-	-	-	-	-	-	-	-	-	-	-	8,269
Attorney Fees	853	2,173	3,245	743	2,585	825	2,788	1,513	1,053	2,420	1,760	-	19,955
Annual Audit	-	-	-	-	-	3,200	-	-	-	-	-	-	3,200
Management Fees	4,068	4,068	4,068	4,068	4,068	4,068	4,068	4,068	4,068	4,068	4,068	-	44,745
Information Technology	165	165	165	165	165	165	165	165	165	165	165	-	1,820
Website Maintenance	110	110	110	110	110	110	110	110	110	110	110	-	1,212
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	2	1	197	-	59	360	3	155	121	577	8	-	1,483
Insurance General Liability	33,532	-	-	-	-	1,162	-	-	-	-	-	-	34,694
Tax Collector Fee	-	5,769	14,827	355	196	495	562	103	412	-	-	-	22,719
Printing & Binding	-	151	1	-	-	9	-	1	-	-	-	-	162
Legal Advertising	-	-	410	-	188	-	-	-	-	1,172	-	-	1,771
Other Current Charges	75	256	158	40	221	220	120	160	233	229	253	-	1,965
Office Supplies	0	25	13	155	13	93	229	25	0	0	13	-	566
Property Taxes	-	-	440	-	-	-	-	-	-	-	-	-	440
Property Appraiser	-	-	281	-	-	-	-	-	-	-	-	-	281
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 47,249	\$ 13,994	\$ 25,692	\$ 7,813	\$ 10,142	\$ 11,984	\$ 10,221	\$ 7,576	\$ 6,419	\$ 9,978	\$ 8,016	\$ -	\$ 159,084

Baytree
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Security Contract	\$ 16,537	\$ 18,183	\$ 23,950	\$ 17,741	\$ 17,734	\$ 22,134	\$ 17,725	\$ 18,041	\$ 22,162	\$ 18,036	\$ 22,466	\$ -	\$ 214,709
Gate Maintenance	3,463	7,929	730	-	-	818	-	313	658	1,833	-	-	15,744
Security Gatehouse Maintenance	36	36	36	36	36	6,127	72	36	36	36	36	-	6,523
Telephone/Internet - Gatehouse/Pool	704	704	704	704	704	725	725	725	725	725	725	-	7,871
Transponders	650	-	-	-	-	-	-	1,430	-	-	1,240	-	3,320
Field Management Fees	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	-	31,352
Electric	4,696	4,512	4,618	4,816	4,767	4,816	5,028	5,019	5,050	5,365	5,100	-	53,787
Water & Sewer	1,363	1,203	1,994	1,249	1,096	976	1,182	1,155	1,057	1,095	906	-	13,276
Gas	319	1,189	2,265	2,404	1,597	1,194	619	117	52	52	52	-	9,862
Trash Removal	54	54	54	54	54	54	25	54	54	54	54	-	567
Maintenance - Lakes	6,880	4,895	3,395	5,465	-	7,810	3,485	1,020	3,395	4,505	3,395	-	44,245
Maintenance - Landscape Contract	11,239	11,239	11,239	11,239	-	11,801	11,801	11,801	11,801	11,801	11,801	-	115,762
Maintenance - Additional Landscape	9,255	-	500	-	3,250	-	-	-	2,335	7,800	-	-	23,140
Maintenance - Pool	2,521	1,681	2,056	1,401	431	1,801	1,881	1,331	1,531	7,028	1,559	-	23,221
Maintenance - Irrigation	2,352	3,718	3,310	1,000	-	372	732	601	764	3,009	9,423	-	25,278
Maintenance - Lighting	6,949	6,276	576	699	1,600	-	3,695	8,299	547	228	184	-	29,054
Maintenance - Monuments	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance - Fountain	40	40	40	225	-	225	40	40	225	40	40	-	955
Maintenance - Other Field (R&M General)	4,242	5,724	-	2,286	2,324	412	-	580	6,509	1,109	470	-	23,657
Maintenance - Recreation	-	-	970	-	-	-	-	327	-	-	-	-	1,297
Holiday Lighting	-	-	12,692	1,700	-	-	-	-	-	-	-	-	14,392
Operating Supplies	-	-	-	153	-	-	-	-	-	-	-	-	153
Sidewalk/Curb Cleaning	-	3,225	-	-	-	-	-	656	-	-	-	-	3,881
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Operations & Maintenance	\$ 74,151	\$ 73,459	\$ 71,978	\$ 54,022	\$ 36,443	\$ 62,115	\$ 49,862	\$ 54,397	\$ 59,751	\$ 65,567	\$ 60,301	\$ -	\$ 662,047
Total Expenditures	\$ 121,400	\$ 87,453	\$ 97,670	\$ 61,835	\$ 46,585	\$ 74,099	\$ 60,083	\$ 61,973	\$ 66,170	\$ 75,545	\$ 68,317	\$ -	\$ 821,130
Excess (Deficiency) of Revenues over Expenditures	\$ (120,885)	\$ 202,972	\$ 644,929	\$ (25,712)	\$ (34,650)	\$ (46,515)	\$ (15,669)	\$ (55,581)	\$ (43,756)	\$ (59,333)	\$ (66,264)	\$ -	\$ 379,534
<u>Other Financing Sources/Uses:</u>													
<u>Transfers</u>													
Capital Projects- Paving - Baytree	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,754	\$ -	\$ 200,754
Capital Projects - Paving - IOB Funds	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects - Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Beautification Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
First Quarter Operating	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,754	\$ -	\$ 200,754
Net Change in Fund Balance	\$ (120,885)	\$ 202,972	\$ 644,929	\$ (25,712)	\$ (34,650)	\$ (46,515)	\$ (15,669)	\$ (55,581)	\$ (43,756)	\$ (59,333)	\$ 134,490	\$ -	\$ 580,288

Baytree
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Brevard County
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments \$ 1,152,500 \$ 1,152,500
Net Assessments \$ 1,132,331 \$ 1,132,331

Allocation in % 100.00%

<i>Date</i>	<i>Gross Amount</i>	<i>(Discount)/ Penalty</i>	<i>*Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Total</i>
11/14/24	\$ 18,234	\$ (962)	\$ (345)	\$ -	\$ 16,927	\$ 17,272	\$ 17,272
11/26/24	282,500	(11,300)	(5,424)	-	265,776	271,200	271,200
12/10/24	701,528	(28,061)	(13,469)	-	659,998	673,467	673,467
12/20/24	70,389	(2,494)	(1,358)	-	66,537	67,895	67,895
01/13/25	18,292	(549)	(355)	-	17,388	17,743	17,743
01/29/25	-	-	-	1,607	1,607	1,607	1,607
02/12/25	10,000	(200)	(196)	-	9,604	9,800	9,800
03/12/25	25,000	(275)	(495)	-	24,231	24,725	24,725
04/11/25	28,086	-	(562)	-	27,524	28,086	28,086
04/18/25	-	-	-	175	175	175	175
05/16/25	5,000	150	(103)	-	5,047	5,150	5,150
06/13/25	7,500	225	(155)	-	7,571	7,725	7,725
06/24/25	12,500	375	(258)	-	12,618	12,875	12,875
07/28/25	-	-	-	83	83	83	83
TOTAL	\$ 1,179,028	\$ (43,090)	\$ (22,719)	\$ 1,865	\$ 1,115,084	\$ 1,137,803	\$ 1,137,803

***Note: Commissions are posted as admin. expenditures.**

100%	Net Assessments Collected
\$ -	Net Assessments Remaining