Baytree Community Development District

Agenda

December 17, 2025

AGENDA

Baytree

Community Development District

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

December 10, 2025

Board of Supervisors Baytree Community

Dear Board Members:

The Board of Supervisors of the Baytree Community Development District will meet Wednesday, December 17, 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. Organizational Matters
 - A. Discussion of Areas of Oversight Responsibilities
- 4. Landscape Report
- 5. Engineer's Report
- 6. Community Updates
 - A. Security
 - B. BCA
- 7. Consent Agenda
 - A. Approval of Minutes of the November 5, 2025 Board of Supervisors Meeting
- 8. Agenda
 - A. Discussion of Pool Resurfacing Proposals
 - B. Discussion of Recreation Area Resurfacing Request for Proposals
- 9. Staff Reports
 - A. Attorney
 - B. District Manager
 - C. Field Manager
- 10. Treasurer's Report
 - A. Consideration of Check Register
 - B. Balance Sheet and Income Statement
- 11. Supervisor's Requests
- 12. 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, District Engineer Chace Arrington, District Engineer

SECTION III

SECTION A

BOARD OF SUPERVISORS AND STAFF

Issues relating to the budget and finances, streets, sidewalks, streetlights, landscaping, recreational facilities, CDD lakes, and security should be directed to the appropriate Board member as noted below.

All other issues can be directed to the District Manager by Clicking Here.



G. MELVIN MILLS, JR.

CHAIRMAN

Chairman Responsibilities:
Convene and conduct all
CDD meetings and sign CDD
documents

Area of Responsibility: Landscaping

Appointed: 11/5/2024

Term Expires: 11/2028

Seat #1

Email: gmmills@cfl.rr.com



JANICE K. HILL

ASSISTANT SECRETARY

Area of Responsibility: Roads and Sidewalks

Appointed: 11/8/22

Term Expires: 11/2026

Seat #4

Email: jankhill@icloud.com



RICK BROWN

VICE CHAIR

Area of Responsibility:
Security

Appointed: 11/6/18

Term Expires: 11/2026

Seat #3

Email: rickbrown213@aol.com



RICHARD BOSSELER

ASSISTANT SECRETARY

Area of Responsibility:
Recreation

Appointed: 11/5/2024

Term Expires: 11/2028

Seat #2

Email: rbosseler@gmail.com



JEROME "JERRY" DARBY

ASSISTANT SECRETARY

Area of Responsibility: Lakes and Streetlights

Appointed: 4/3/2024

Term Expires: 11/2026

Seat #5

Email: jsdarby14@gmail.com

SECTION VII

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, **November 5, 2025** at 1:30 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum:

Melvin MillsChairmanRichard BrownVice ChairmanRichard BosselerAssistant SecretaryJanice HillAssistant SecretaryJerry DarbyAssistant Secretary

Also present were:

Jeremy LeBrun District Manager

Rob Szozda GMS

Michael Pawelczyk
Joey Duncan by phone
Chace Arrington by phone
Josh Spears

District Engineer
District Engineer
US Lawns

US Lawns Representatives

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 anyone who has any comments they would like to bring before the Board.

Mr. LeBrun: For anybody that's new, this is a time for the public to make a statement to the Board. It's not necessarily a back and forth. A lot of times, the Board and staff will answer

the questions or address the statements during the meeting. We just ask that you state your name and address and then we do a timer of three minutes.

Resident (Maureen Ksiez, Balmoral Way): The lawn signs that are on common area CDD property, are they allowed?

Mr. Mills: Are you talking about signs where contractors are working on the property?

Resident (Maureen Ksiez, Balmoral Way): Yeah, and sometimes they go on the property owner's property, but I've also lately seen the contractor installing the Christmas lights on the common area.

Mr. Mills: This is more of a BCA issue and Jackie is aware of that.

Resident (Maureen Ksiez, Balmoral Way): On common areas?

Mr. Mills: Yes. She's taking care of getting rid of the signs.

Resident (Maureen Ksiez, Balmoral Way): Okay.

Mr. Mills: Because we've talked about that on Monday.

Resident (Maureen Ksiez, Balmoral Way): Alright. So, we should direct people to the BCA?

Mr. Brown: Yeah. Under the BCA, contractors are allowed to have the advertising sign on the individual's property, while they are working on the property, but once the job is completed, the sign needs to be removed. The sign at 385 Baytree Drive is gone.

Resident (Maureen Ksiez, Balmoral Way): This one was on Old Tramway.

Mr. Mills: Yes. There were three signs, the first house on the right past Chatsworth.

Resident (Maureen Ksiez, Balmoral Way): Exactly.

Mr. Mills: That was taken care of on Monday and the signs were moved to the next house.

Resident (Maureen Ksiez, Balmoral Way): Right.

THIRD ORDER OF BUSINESS Landscape Report

Mr. Mills: Landscape report. Before he gets started, I'm sure you all saw that there was quite a mess on Baytree Drive. The golf course had their irrigation line rupture and that was the problem that it caused. Along with that, Josh informed me also that they cut our irrigation lines as well. So, we had to have them fixed. Rob, I'd like for you to make sure that invoice gets to the golf course.

Mr. Szozda: Will do.

Mr. Spears: There is nothing too crazy going on since the last one. We had the Saturday event on the 18th. We did our seminar and our giveaway of a \$750 credit for landscaping and then \$250. That was fun. We have another one set for January 24th, I believe.

Mr. Mills: Yep.

Mr. Spears: We talked about it last time. The palm trees are set for January as well as the mulching, which I believe is scheduled for February. We're in the Winter service for bi-weekly, but we are still coming in weekly for detailing. What else do we have? We did the break. I don't think anything else is going on, other than the front irrigation that we talked about last time. We did work together on two quotes. One is to convert over the front into a pressurized system, which is around \$14,000. The other one is converting it over to a two-wire system, which would equate to \$40,000. I'm not that great with irrigation. So, I brought some people that are, that are going to explain to the Board and everybody, what that process is and what that looks like. Chris is our Irrigation Manager. He put together both of the quotes. We wanted to explain them to you guys first and what we're looking at.

Chris (US Lawns): I looked at Baytree, when there was a problem with the lightning. The problem was that all of the wires are run together. Back in the day when this community was built, everything was put in the same holes as they were before. When we had a lightning strike, it hit the wires and took out most of the system. I looked at the size of Baytree and because of it being so big and spread out and we have so many timer stations in there, the best option would be to go with the two-wire system, merely because of its cost effectiveness to install it and everything else. We could eventually work towards having one controller for almost all of Baytree, instead of however many we have. The two-wire system will let us adapt one main controller at the front and then it can also control all of the other pump houses. If we have problems with that part in the future, we can adapt it to the system. There are several different options with the two-wire. It just makes more sense with the way everything is spread out, because the two-wire system allows you to add on to it and fix the system in the same sense, so that it can become one whole system, instead of being spread out between five to six different clocks.

Mr. Spears: An additional pro is when the lightning strikes in the future again, it would just take out that one leg, instead of messing up the entire system as well.

Mr. Mills: Does that interface then with each well that you use for irrigation? How will that work if you combine it all together?

Chris (US Lawns): Can you say that again? I'm sorry.

Mr. Mills: If you combine it all together, do we have four or five different wells?

Chris (US Lawns): I believe that you have four and the two back here.

Mr. Mills: So, we've got six.

Chris (US Lawns): There are six. Our original proposal is to get the front up on a two-wire system and have it all controlled, to where we can adapt later and add the other stations. Like I said, we can run a wire. There would be just one single cable from our front system, back to the next station. Then it just needs to come in the pump house and go back out. It can go to any one of the other pump stations and can all be controlled from one central location.

Mr. Mills: Now how does that interface with Beach Electric that we are working with?

Chris (US Lawns): They have what are called decoders. How it works, is each decoder has a unique electronic serial number address, which is programmed at the central controller. So, the little decoder that's put inside of the valve box, controls that valve. That decoder is controlled through communications with the clock, which also provides troubleshooting and any kind of problems that happen with that system. They constantly talk to the decoders, so that controller will know that there's a problem at that valve before you even get there. When you get there, it will say, "Error Zone 25." So, that means you've got a problem in Zone 25. Then there's also more troubleshooting steps in the program of that controller, that will determine whether it over surged at 4:00 a.m. That means there's a problem at 4:00 a.m. We could even go back to the weather and say, "Oh well, we had a surge, that would do it." The thing with the two-wire system, is when a lightning strike hits, it would mainly take out a section. It wouldn't take out the whole system, generally. Now we can't help what God does, you know, but lightning, when it does hit, it will section it off and it'll say that we had a power surge. It will even tell you that it was lightning.

Mr. Spears: So, the more expensive one, the \$40,000 proposal, is the two-wire that he's referring to. Yes, it's going to be more expensive at first, but what he's also trying to say, is that when it comes to tracking, there are issues for the maintenance upkeep of it. It will be long term cheaper on your guy's side, if it is diagnosing itself for us and we show up and it's like, "Okay, this is wrong, this is wrong, this wrong." Instead of saying, "Hey Baytree, can we have \$1,000

for tracking to try to locate what's wrong." So that cheaper option, that \$14,000, to convert it to a pressurized system, comes with problems, where it's going to be more expensive to upkeep. It's going to be a band-aid at that point. Because it's a computer underground and we can't control plastic. So even if there's a small break in the line and it's causing that system to pressure down and you won't have water in the front, we don't know where it's at. It could not expose itself. Heads are being clogged. There are a bunch of issues with the pressurized system.

Chris (US Lawns): When it's a pressurized system, if you have a small leak, the pump will come back on, shut off, come back on, shut off. That will constantly wear on the parts of the motor and we're going to be replacing \$5,000 to \$10,000 motors every time.

Mr. Mills: So, this would be like a Phase 1 of existing phases, to get the whole community set. Is that what you are saying?

Mr. Spears: So yes, the two-wire system is the number one thing that you guys would need. That's the newer technology, where you guys have a conventional irrigation system now. Now what Chris is saying, is that you don't have to do that along the road going down to Baytree, but there is a pro to it that you can access it easily. You're able to splice into two wires where conventionally, it's not like that. So, down the road if you wanted to, you could just have one main controller control everything. Financially it would make more sense long term to do so. Obviously, it's a bigger expense that you're going to have to run throughout the whole community more wires.

Mr. Mills: Will that get rid of our battery timers that we currently have?

Mr. Spears: Correct. You would just have one timer at the front, that would control the entire neighborhood.

Mr. Darby: When you say Phase 1, how many phases do you anticipate?

Mr. Spears: If we did want to switch the entire community over to one?

Mr. Darby: Right.

Mr. Spears: I don't know that answer.

Chris (US Lawns): It could be up to three. Because we would have to run wire from the front, pretty much down the property line on the golf course, to the next pump station. I don't know where they're at.

Mr. Mills: Old Tramway?

Chris (US Lawns): It's the first one on the left after the entrance. So, to there and then from there we would have to go across the street to get to the back neighborhood. We have that pump that's on the right, the third one, so, we could go across the road there. It's just cutting a 1-inch little strip in the road and we run the wire to seal the cable. So, it's already in its jacket, it doesn't need a conduit. We run it through there, patch it up and then it will go to that station. That will be one, two, and then across the street will be the third station. We could have three stations all on one controller, knowing what's going on out there, instead of having to go there, see that there's a problem and then do more troubleshooting.

Mr. Darby: Okay.

Chris (US Lawns): Basically, the two-wire system troubleshoots it for us, so there's less labor.

Mr. Darby: I understand that. I'm trying to look at longer term. \$40,000 for Phase 1. There are possibly two additional phases. Does that cover all the way down to the end of Balmoral?

Mr. Spears: Yes.

Mr. Darby: So, it's the entire property. Are we looking in the range of \$120,000 for the whole project?

Mr. Spears: Yes. It would be somewhere up there.

Mr. Mills: Do you put the controller at the front?

Mr. Spears: Yes.

Mr. Mills: And then work our way back as we go along.

Mr. Spears: Yes.

Chris (US Lawns): One tech would eventually be able to just come to that one clock and see what the entire community is doing.

Mr. Mills: But we really don't have a choice at this point.

Mr. Spears: No.

Mr. Darby: Well, we have a choice between two systems.

Chris (US Lawns): You do have a choice, but we're just telling you that the other choice will come with other problems and this is why this is the better solution. So, the other one, like I said, we have cycling pumps. We've got always on demand pressure, water in the pipes. If

somebody hits a pipe, we have to come on the weekend and shut it down. It's those types of things that we're trying to steer away from.

Mr. Mills: So even though it's costing us \$40,000, it will reduce the maintenance costs in the future.

Mr. Spears: Right. Even last year the irrigation issues that occurred and accumulated, was very pricey.

Chris (US Lawns): Especially with the lightning. You got hit twice, at least from what I can remember.

Mr. Spears: I asked Chris, because I'm ignorant about it. So, we're proposing a pressure system and a two-wire. Why aren't we giving them an option for a conventional system of what you have already? Is that cheaper? Does it make more sense? It obviously worked for 30 years. So, the dollar figures that it comes out to do that, you're spending the same amount of money to get the same system that doesn't work anymore.

Mr. Brown: This past year, we spent \$25,000 on irrigation, which was \$8,000 over our budget. So, if we put this two-wire system in, we won't have to budget \$25,000 a year for irrigation?

Mr. Spears: I'm just asking, because I don't know. Does that have the well in there or no?

Mr. Mills: Yes, we have the well in there.

Mr. Spears: I believe that it was \$16,000 for the well and the pump.

Ms. Hill: So, if lightning takes out the first phase, does that affect the other phases, if you're doing it sequentially?

Chris (US Lawns): If we do the two-wire system and it hits one section, it won't take out the rest of the system. It will show us an error and tell us where the error is. There will be a two-wire, that can run two or three different legs. So, one two-wire is going to run up this side of the road and the others are going to run up the other side of the road. So, if we have a problem and it takes up this side of the road, we know that it's on this leg and that leg is bad. So that's the one we have to troubleshoot. Instead of having to go searching everywhere to find the problem, we know it's already in this section. So, that's why with that we would do it that way.

Ms. Hill: But even though they're sequential, it wouldn't interfere with the rest of the system, if the first part of your system goes down?

Chris (US Lawns): No, ma'am. The new technology today, takes the zones that have the problems and isolates them inside of the clock. It gives you a list of the problems. All of the rest of them still work. Everything still runs, but these are the ones that you have to go and check to see why they're not working.

Mr. Mills: Rob, do you understand what they're saying?

Mr. Szozda: I do. I have to cut across the street to get power from the CBSI. So, we should probably get together.

Mr. Spears: We would have to cut more than just... You said the CBSI to the island. Right? We would have to go to the fountain and to the guard shack.

Ms. Hill: Does that mean that we then need to repave the road?

Mr. Spears: With that \$40,000 quote, we're just cutting a very small part.

Chris (US Lawns): Ours would be a 1-inch cut with a demo saw. Our wire will fit in and then we have to asphalt it. If you look in the proposal, I've included an asphalt patch. That's to come back with an asphalt patch to patch the cracks.

Mr. Mills: Could you use conduit, so that if a wire gets hit again, you can pull it through?

Mr. Spears: We would do it in a conduit.

Mr. Mills: You would do it in a conduit.

Chris (US Lawns): Through the street.

Mr. Mills: Would you coordinate with Beach Electric and get it run at the same time?

Mr. Szozda: I've already asked them to run an extra conduit for wire.

Chris (US Lawns): That would be great.

Mr. Darby: Jeremy, how do we fund this?

Mr. LeBrun: Good question. That's what I was going to talk about. This is not in the budget. The first method would be, if at the end of the fiscal year, if you've underspent in your other line items, you can reallocate it. Actually, we did under spend. So, that would be one method. If that's not enough, then you would have to use your capital reserves to fund something like that.

Mr. Mills: Jeremy, how much as of today do I have in the Beautification Fund?

Mr. LeBrun: I don't have as of today, but the new fiscal year just started. I don't believe we have done any beautification projects. So, you have your full amount that we started with.

Mr. Spears: I don't know if it helps at all, but the nice-looking man in the back, Brandon, he's the actual owner of US Lawns. We were actually talking about extending payment terms as well.

Mr. Mills: Interest free?

Mr. Darby: Go for it.

Mr. Mills: Can we borrow from you to do some other projects?

Mr. LeBrun: To answer, in the Beautification Fund for the year, you have \$45,000.

Mr. Mills: Was there a carryover?

Mr. LeBrun: So, a lot of the carryover was used to fund the other capital projects; the pool resurfacing, the tennis court resurfacing, the electrical upgrade. You guys have already allocated that to those projects. So that's kind of where we've been looking to fund.

Mr. Darby: So, Jeremy, on the capital projects for this year, as of the end of September we were \$36,000 favorable.

Mr. LeBrun: Correct. The Board also wanted to put any extra funds in a pavement management reserve account.

Mr. Darby: I agree. But now we have a new issue.

Mr. LeBrun: Sure, you guys can do whatever you like. That's just what you wanted to do prior.

Mr. Mills: Well, the downside is, if we don't do it, then we're going to lose vegetation, we're going to lose flowers. So, it will even be more expensive.

Mr. Spears: Yeah, right now the fountain is not working. In some of the beds, the only reason why the annuals are alive, is because we went ahead and put in battery units, to try to keep the flower beds going. We didn't want to lose them. But if we don't do something, you're going to hit March and the whole front is going to need to be re-landscaped.

Ms. Hill: Well, there's no point in paying for vegetation that we're not going to take care of. That's a no brainer.

Mr. LeBrun: Just based on past historicals, there are certain categories that you have historically underspent. Like for example, engineering usually has a hefty allocation of that. So, there are areas I believe we'd be able to pull from to make this happen.

Mr. Mills: We could take the majority of the money out of the Beautification Fund and I just won't do any more beautification this year in the community. We do have an auxiliary

portion for landscape maintenance. So, I'd be willing to do that, if the rest of the Board would be amenable to do that as well.

Mr. Darby: I guess what I feel now, I hate to give up on beautification, but maybe we take half from the excess capital from the budget this year and half from the Beautification Fund.

Mr. Brown: Well, unless I'm reading this wrong, we ended the year with \$107,000 in unspent budgeted expenses.

Mr. LeBrun: Yeah, according to your unaudited financials, we were lucky this year. There were no big pipe breaks or anything.

Mr. Brown: So, there is \$107,000.

Mr. LeBrun: That would go into the Pavement Fund.

Mr. Brown: Right. Okay.

Ms. Hill: There is only \$65,000 going into the Pavement Fund.

Mr. Brown: Maybe a compromise might be we can take \$25,000 out of his beautification budget and \$15,000 out of the underage of expenses versus the budget. The rest goes into the road reserve.

Mr. LeBrun: If you wait until the end of the year, you might have \$15,000 from somewhere else.

Mr. Mills: Yeah, but I think we need to bear in mind also, next year we need to budget for additional zones going forward. That would be the smart thing to do.

Mr. Darby: Yeah, I agree.

Mr. Mills: So, do I hear a motion from the Board that we give them the okay to go ahead?

Mr. Pawelczyk: Can I ask a question? I might have missed it in the initial presentation. On those two-wire systems, is the two wire all in a conduit when it's installed throughout?

Chris (US Lawns): There are two wires inside of a shielded direct burial cable. It's a hard plastic coating that shields two wires that are insulated inside. It is by Hunter's Cove. The only place it needs to be into a conduit, is if it's running under something.

Ms. Hill: Okay, but if it breaks...

Mr. Pawelczyk: They installed a two-wire system in Montecito. It wasn't in anything. I don't know if it had a hard plastic coating.

Chris (US Lawns): Well, the original two-wire didn't have the shielded cable.

Mr. Pawelczyk: That's probably what it was. It was just two wires in the ground.

Chris (US Lawns): That was supposed to be in a conduit. Yes, sir.

Mr. Pawelczyk: They had to go and replace that on an annual basis. That's the only reason I ask.

Chris (US Lawns): Yeah, they don't sell that anymore.

Mr. Pawelczyk: No, but I just wanted to make sure that I asked.

Chris (US Lawns): Yeah, definitely. It's in a shielded cable. It used to be they just put it in the ground when they should have put it in conduit.

Ms. Hill: If the cable gets damaged or breaks, can you pull it out and replace it?

Mr. Spears: You can splice it.

Chris (US Lawns): Yes. That's what we do when we install it. When I install a two-wire, I leave about 2 feet in every single valve box. That gives you room to cut back and do all of your testing. They make it so easy now. We have a machine that you plug in and it will tell you what that is doing from the machine. So, you go to each individual valve box and test it that way as well, on top of the controller also being able to tell us what's wrong.

Mr. Spears: Then if this all goes well too, I was telling Chris that we would obviously be maintaining it and we would be responsible to make sure that everything for the two-wire system has warranties and everything.

Chris (US Lawns): The clock has a warranty up to three years and everything else has a one full year warranty. There is also a full year warranty on the parts.

Mr. Mills: Josh, knowing what I expect with the beautification so far, I have \$40,000 as you heard. Looking around the community, I see some areas that I want to do some more work. I know I'm putting you against the wall on this. If I put \$22,000 towards the system and I have \$20,000 left, do you think that'll suffice for a year?

Mr. Spears: Yes.

Mr. Mills: Okay.

Mr. Spears: Just like we did the back entrance.

Mr. Mills: Yep.

Mr. Spears: We will work with you guys. If we have to do something, it's a partnership.

Mr. Mills: Okay.

Mr. Spears: We want the same end goal.

Mr. Mills: Do I hear a motion that we move forward?

On MOTION by Mr. Darby seconded by Ms. Hill with all in favor the irrigation two wire project in the amount of \$40,000 was approved.

Mr. Mills: By the way, I want to congratulate your boys. They do an outstanding job in the community.

Mr. Spears: You guys also seen the back of Darrin. Darrin's going to be helping out a lot in the community as well. Everardo is here as well. He's going to be working on the quality and stuff like that. We are bringing more people into the neighborhood to keep the quality up.

Mr. Mills: Now do you want to give your regular report?

Mr. Spears: Me? No, we just got \$40,000. Everything else is good. We will do the Poinsettias around December, like Mel likes it. When do you guys have the lights going up? I've seen some of the lights.

Mr. Mills: They don't come on until the day after Thanksgiving.

Mr. Spears: Got it. We know that we have to do the Poinsettias. We still have sod to take care of and fungus. There is nothing too crazy other than that pipe break.

Mr. Mills: As far as the residents that are new here, you're welcome to the flowers that are currently planted. If you want to get those, they're taken out usually a day before the planting of the new ones or two days before. So, you're welcome to get them. They will be up where the guards park their vehicle. So, if you want those flowers, you're welcome to them. We pay for them.

Resident (Not Identified): Will you tell us when that will be?

Mr. Spears: Yeah. When we figure out the dates.

Mr. Mills: Okay. Anything for Josh? Okay. Thanks, Josh.

FOURTH ORDER OF BUSINESS Engineer's Report

Mr. LeBrun: Chace and Joey, do you have anything to report to the Board or does the Board have any questions?

Mr. Arrington: No, I have nothing to report, but we are here for any questions.

Mr. Darby: Jeremy, I think several meetings ago, I had brought up the fact that Atkins, our former engineer, had put together a lake bank erosion maintenance schedule that goes out

from 2012 to 2025. I haven't seen anything from Dewberry or even a proposal to do such a thing and I want to know what the status is.

Mr. Arrington: Yes. I was supposed to do that. It was included in the Annual Report under CDD goals, that was required by State Law. The lake banks are monitored every year and were monitored in the past year as well.

Mr. Darby: Okay. What I'm getting to and I don't know whether you saw the prior document...

Mr. LeBrun: Yeah. So, Joey or Chace, I sent the one that the previous engineer did. It was basically an Excel spreadsheet that had each of the lakes, measurements and just various data. I know that I sent it to Chace. Peter had it prior to him. The Board has asked for that and a proposal to do a similar study. So, I think that's what Supervisor Darby is asking about.

Mr. Darby: Yes.

Mr. LeBrun: I can resend it again if you need it. But like I said, I sent you the one that the previous engineer had completed. I think they were looking for something comparable.

Mr. Mills: Well, I think it's important that we keep that current as much as we possibly can.

Mr. Darby: Well, it's also very good for budgeting.

Mr. Mills: Exactly.

Mr. Darby: So we know in the next 10 years what we are looking at.

Mr. Mills: Yeah.

Ms. Hill: Yes, we would. We've discussed the fact that probably this coming fiscal year, we will have to pave some of the roads and so we were looking at what they will do, as far as projections.

Mr. Darby: Chace and Joey, just going back to the conversation, assuming that you will receive the document from Jeremy again, can we expect a proposal from you by our next meeting?

Mr. Duncan: Yes, we'll give you a proposal. So, what you're requesting, is for us to do a five year out or a plan forward on lake bank erosion maintenance?

Mr. Darby: Exactly. If you're familiar with the spreadsheet, it's quite self-explanatory.

Mr. Duncan: Okay. Because in the report that Chace was talking about, that we did back on August 8th, it describes what needs to be done now.

Mr. Darby: Okay.

Mr. Duncan: It has several items with the scopes. That should have been sent to the CDD Manager. If you didn't get that, then I need to send that over to you. But that talks about which sections are needed to be watched because of erosion and also there were several points where the geotubes need to be repaired.

Mr. Darby: Okay. I don't recall seeing that.

Mr. LeBrun: So that's part of the annual one. I have that. I sent that to our lake bank restoration vendor. I can send it out to the Board. Usually we send it to him, he'll do his inspection and then they use them together to complete it. But Chace or Joey, we have those, but I can resend the one that Atkins did. The one that the Board is requesting is much more in depth. It's more of a planning tool, rather than an immediate need tool. But I can resend it. Check if you have it. If not, just send me an email and I can resend it to you.

Mr. Duncan: Yes, please go ahead and send that report to us, so that we can get you a proposal for a future one that looks like that.

Mr. Darby: Great. Thank you very much.

Mr. Mills: Anything else for the engineer?

Ms. Hill: There's a resident on the 13th hole that says the lake behind him has gotten so much silt that it is backed up. Do they check that, especially after we just had all of this rain? He said it was backed up to where it was going over the road, back through their yards and over the road. Is that part of what they check for?

Mr. Mills: They should.

Ms. Hill: Because ECOR was out there killing lily pads and stuff and he's saying there is all of this silt that just keeps backing up and causing all of those residence issues.

Mr. Mills: Hole 13, is that down at the end of Chatsworth? Yeah, that area's been bad for a long time. We discussed that at least a year, year and a half ago.

Mr. Brown: That lake would have to rise a hell of a lot to bring water over their property.

Ms. Hill: That's Chatsworth.

Mr. Mills: It does. I've seen that go underwater.

Mr. Brown: I've never seen the lake that high.

Mr. LeBrun: We can have them do a special inspection. But also, our lake bank restoration person, will go through and clean out some of those inlets and outlets. That's part of what he does.

Ms. Hill: It is Hole 13. They are on Chatsworth, backing up to the lakebed.

Mr. Brown: Well, that lake runs all along the latter part of Chatsworth. Where is this home? At the end of Chatsworth in the cul-de-sac or more up front?

Mr. Mills: No, it's up this way.

Ms. Hill: It's Kevin, but I don't know what his address is.

Mr. LeBrun: I can get with someone after the meeting and we will try to narrow down that address.

Ms. Hill: Okay. I thought that that would be part of what these people, the engineers, would be doing. You don't want to have to deal with it after everybody has flooded. That's part of their job.

Mr. Mills: There was a study done. I want to say it's probably been three years ago when Andy was here. I walked that lake with Andy and I know exactly what you're talking about. We had checked to see if the overflow was low enough to accommodate getting the water out fast enough. I don't remember what the Engineer's Report was on that, but I do remember and there's a lot of silt. He's exactly right. There's a lot of silt in that lake.

Ms. Hill: Because that particular lake is the one that flows into the other lake.

Mr. Brown: Yep.

Ms. Hill: They're not matched perfectly. There's a shelf.

Mr. LeBrun: I can get the address, and then I'll work with Chace and Joey.

Mr. Mills: Yeah. You may even want to go back and check. The engineers did a report on it.

Mr. LeBrun: Okay.

Mr. Mills: Anything else for the engineer?

Mr. Darby: I'm good.

Mr. LeBrun: Thank you Chace and Joey.

Mr. Arrington: Thank you.

Mr. Mills: Thanks a million. Before we go any further, I just want to inject, that I think since all of you are here and I'm glad you all decided to come today, this \$40,000 that we

discussed earlier, this is what we're running into. I want to thank each resident for at least knowing that when your assessment goes up, we're not putting the money in our pockets. It is going for infrastructure that is old, breaking down and we have to do a lot of replacement. I had no clue this was going on until yesterday. So, here's \$40,000 gone like that. Then we have a road issue that we're going to talk about sometime in the near future. But I just want to thank all of you for your understanding on the increase in assessments because that's what it's going for, as well as the improvements in the community.

FIFTH ORDER OF BUSINESS

Community Updates

A. Security

Mr. Mills: Community Updates. Security. Rick?

Mr. Brown: I had a meeting with the area supervisor earlier last week. Everything is okay with the guards. Unfortunately, one of our guards Ralph, got rear ended in Rockledge and is going to be out for a few weeks.

Mr. Darby: Oh no.

Mr. Brown: Because of a back injury. But we have it covered with overtime and with an interim through another community nearby. Other than that, everything is A-okay.

Mr. Mills: Good. The only thing that I want to point out, if you see the bars down, we had a resident go through the rear gate and knock the bar down the other day. Here's some of your money going for a resident that knocks the bars down. Just to let you know. It's \$350 to repair it.

Ms. Hill: Don't they have to pay for it?

Mr. Mills: They're supposed to.

Mr. LeBrun: Yeah. So, if we have the video and we can see who it is and identify them, we usually send them the request and video and say, "Here's what happened."

Mr. Mills: The resident has been here for years.

Ms. Hill: So, we send them a bill?

Mr. LeBrun: Yeah, it's a request to pay. We're usually pretty good about it, as long as we have the video and we know who it is.

B. BCA

Mr. Mills: BCA Report.

Resident (Artie Hudson, 1312 Montrose Way): I'll just run through a couple of things. We had a budget workshop last Monday. Everything went okay. We'll be reviewing it at the next Board meeting, which is November 17th and we're going to be voting on accepting the budget for this next year. We sent out emails to all the residents in Turnberry, notifying them of the change in lawn service that they've been getting, because of the original arrangement that they had. There's going to be a reduced amount that they're going to have to pay, but it covers some of the basic stuff, like cutting and blowing. The remaining amount of money that they would have been paying, they can use towards trimming bushes, whatever they need to do. It's a pretty good deal for them. I'm not so sure it's such a great deal for the association, but that's another story. So, that's progressing. It looks like everything is going to be taken care of. Everything is falling into place on that. We're working on a streamlining, in case you didn't know, the BCA website. We actually have two websites that are duplicating a lot of stuff that Fairway Management does. We're going to just try to get it easier to navigate between the two and put most of the stuff that has any compliance type of issues, but that'll be kept on them. It's already there from the Fairway Management side. We're just going to clean it up, make it more life at Baytree type of thing. Fun stuff.

Ms. Hill: I have a question.

Resident (Artie Hudson, 1312 Montrose Way): There are things that need to be up front for people who are moving here, new to the area. We could probably make it a little bit easier to understand how we work, between the CDD and the BCA, is one good example to me. I'm still learning.

Ms. Hill: Okay. I have a question.

Resident (Artie Hudson, 1312 Montrose Way): Yeah.

Ms. Hill: Because Jackie had mentioned this the last time. So, I went online and I just inputted Baytree Community, Melbourne, Florida, to see. If I was somebody coming from another area or you're on Zillow looking at houses. Fairway Management's doesn't come up. The only one that comes up, is ours.

Resident (Artie Hudson, 1312 Montrose Way): Well, that's true. What we're going to be doing, is making it really obvious in the BCA. One click here and it will just transfer you right over to Baytree for certain information. To show you how ignorant I am, I just found out that you can get your own personal information. You need to get a password at Fairway Management. We

don't keep it at the BCA. So, to get your own personal information and your own property information, there's additional stuff that you can get, but you have to get issued a password. Do you guys all have passwords?

Mr. Darby: No.

Resident (Artie Hudson, 1312 Montrose Way): Well, I'm glad you said it, because I thought I was really missing something here.

Mr. Mills: Are you sure that you live in Baytree?

Mr. Brown: The information that they have, is how many violations you've had and how many letters you were sent. Stuff like that.

Resident (Artie Hudson, 1312 Montrose Way): That's exactly right.

Mr. Brown: Since none of us have ever received a letter, because we always keep our property pristine.

Mr. Darby: Speak for yourself, Richard.

Resident (Artie Hudson, 1312 Montrose Way): So, anyway, that's exactly what we're trying to get to, the way it's set up right now, for good reasons. Richard was doing a lot of work on this initially and he's the owner of it.

Resident (Sandy Schoonmaker, Berwick Way): No, he does not own the name. He pays, but he does not own the name. It's under the Baytree Community Association. That keeps coming up over and over again.

Resident (Artie Hudson, 1312 Montrose Way): You're right.

Ms. Hill: Well, the reason I did that, is I just want to make sure that as people are looking to move into our community, they can easily access information about our community and see all of the activities and different things that we have available.

Resident (Sandy Schoonmaker, Berwick Way): You've identified a problem, because there are three men working on this and I always have an opinion. If you want to find the forms and the documents and you're new to the community, you don't know how important those forms and documents are. Fairways Management should link us to the name Baytree, because we can't do that. That's got to come through Google. It's got to be something that Fairway Management does. This is the fun website and that's the formal one. They are going to make a link to Fairway Management to make it obvious. But for someone moving into the neighborhood, trying to buy in here, you're right, that's a problem.

Ms. Hill: Because when I was in the BCA, I actually had people call me at home, because they pulled it up on the website, saw that I was on the Board and called and asked questions about our community, which was great. But if you're selling your home, you want people to be able to see what a nice community it is. They don't know all of these different links and everything. They're just going to go to Google and type in, "Baytree Community, Melbourne, Florida."

Resident (Sandy Schoonmaker, Berwick Way): Somehow the three musketeers have to make it really important and emphasize the link to Fairway Management, because obviously Fairway's not coming up in Google. They'll have to work on that.

Mr. Mills: I hate to cut this discussion off, but this is a BCA issue. You need to stick to the agenda.

Resident (Artie Hudson, 1312 Montrose Way): So anyway, we are working on that. We're making some good progress. We're going to really make that much more of life in Baytree. That type of thing. Not just fun, but life, which sometimes isn't fun. But anyway, one of the things that Jackie also asked me to mention, was this \$75 rental fee for this facility, which we are being charged for the first time in what 11 years?

Mr. Mills: 24 years.

Resident (Artie Hudson, 1312 Montrose Way): But anyway, 24 years of using this facility and now all of a sudden, they're saying that we need to be paying \$75 every time we use it.

Mr. Mills: We're going to discuss that later.

Resident (Artie Hudson, 1312 Montrose Way): Yeah. So anyway, that was one of the budget items that had to be tweaked a little bit, because we didn't have that for the workshop or discussed it at the workshop. There were two social events, one that we already talked about. US Lawns had one and then there was another one with karaoke. Unfortunately, I didn't do my Willie Nelson.

Mr. Darby: No, that's fortunate.

Resident (Artie Hudson, 1312 Montrose Way): They had good turnouts. They actually averaged probably about 50 people per event, which was a pretty good event turnout. That's all I have to say.

Mr. Brown: I would like to thank Artie again and the BCA for their \$1,600 contribution in next year's budget for the holiday lights. They will be turned on the day after Thanksgiving.

Mr. Mills: Okay, let's get back to business.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the October 1, 2025 Board of Supervisors Meeting

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Minutes of the October 1, 2025 Board of Supervisors Meeting were approved as presented.

Mr. Mills: How many are here for pickleball? I'm going to step aside some of the agenda items and go directly to that.

SEVENTH ORDER OF BUSINESS Agenda

A. Consideration of Sixth Amendment to the Agreement for Security Services with DSI Security Services

Mr. LeBrun: This item will probably take 30 seconds. It's just approving the bonuses to the guards that the Board had talked about at the last meeting.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Sixth Amendment to the Agreement for Security Services with DSI Security Services was approved.

B. Discussion of Recreation Area Survey Results

Mr. Mills: All right now, Jerry.

Mr. Darby: Well, as you know, we did a survey with 139 responses, similar to what we did with the first survey about five years ago. It seems like the first, second and third preference, was for one tennis court and two pickleball courts. The fourth preference was actually no opinion. So, that seems to be the consistent winner in this particular survey. Also, probably it's one of the least expensive or more cost-effective ways of going about this. A brand new pickleball court by itself, according to the Pickleball Association, can run between \$40,000 and \$80,000 and this could run anywhere between \$2,000 and \$10,000. So, this looks like something

the Board will have to evaluate and go forward on, assuming the Board wants to go forward on it.

Mr. Mills: Well, why don't we poll the Board and just give some thoughts. Rick or Richard, do you want to provide any comments?

Mr. Bosseler: I read all of the comments that were sent out. I think Jeremy sent them out.

Mr. Darby: Yeah.

Mr. Bosseler: It was seven pages and they put the comment in. It was very interesting. It was all over the board. Whatever you can think of somebody put it in there. People said, "No, we need to put the money into sidewalks and other things" and other people said, "Yes, we need pickleball, in order to stay competitive with the other neighborhoods." So, I like the one that was the first preference, the one tennis court and two pickleball courts.

Mr. Mills: Okay. Rick?

Mr. Brown: No, I agree. I think that if we decide that we want to put in a separate standalone pickleball court, we can wait and see, after the two pickleball courts have been used. If they're heavily used, then there's an impetus to go ahead and look at putting in a third independent one. But when asked of the 139 people that responded, 60% said no to a specific standalone pickleball court.

Mr. Mills: Jan?

Ms. Hill: I agree. It makes sense. If you look at advertisements for other communities, they highlight the fact that they have pickleball. All of a sudden it's everywhere. There was an article in The Viera Voice, just this past week, about their new pickleball courts. So, it's the buzz. We don't want to be left behind.

Mr. Mills: Right. Jerry, do you have a comment?

Mr. Darby: Well, I think the only thing, is the community has spoken and it seems pretty clear that the majority of people would like to go with the pickleball court. I think they chose probably the most cost-effective way to do it, given the fact that we are looking at some court repairs, this is a time to do it. So, I would agree. I think two courts can fit nicely into one tennis court.

Resident (Not Identified): Did that include the foundation?

Mr. Darby: The cost that I referred to before, was for an existing tennis court. So, if we didn't do anything and really had to restripe it, put in nets, \$2,000 to \$10,000 is what the

Pickleball Association says. If you do a brand-new court, it depends on how nice a brand-new court is. It goes from \$40,000 to 80,000. So, there's a possibility we could do that in the future. But I think we want to take a test run first, to see just how many people are going to participate. We have two tennis courts that are rarely used both at the same time.

Mr. Mills: I totally agree with the entire Board. So, you have a unanimous decision, I guess, to move forward with the pickleball court.

Mr. LeBrun: Obviously, now that we kind of have the Board's decision on the route that they want to go, that'll help get a really solid proposal.

Mr. Mills: I'd like to hear from the lady in the back, please.

Resident (Not Identified): Thank you. I have a question. In the proposal that I think is the one that was selected, it showed tennis court on the existing site and then another set had the pickleball courts end to end. I don't think that will work.

Mr. Mills: Yeah, it's the proper width.

Resident (Not Identified): But people are running behind the ends that meet and where the balls are going. Is there going to be a separation?

Mr. Mills: There will be a net, which we need to discuss. That'll go from one side of the fence to the other to split the two courts.

Mr. Darby: Kind of like a windscreen.

Mr. Mills: Yeah. Yes, Sir.

Resident (Tim Maratta, Daventry Drive): If we go with the one tennis court and two pickleball courts, do you plan to put a fence between the tennis court and the pickleball court?

Mr. Mills: Not a fence, but more like a screen.

Mr. Darby: A windscreen.

Mr. Mills: Windscreen.

Mr. Darby: Like if you ever played indoor tennis, they have that kind of a screen to separate the courts.

Mr. Mills: So, the balls don't go back and forth.

Resident (Tim Maratta, Daventry Drive): Right.

Resident (Keith Howald, Balmoral Way): You won't need it.

Mr. Mills: Better to be safe.

Mr. Darby: Well, Keith brings up a good point. We can go without that and if we find it to be such a problem, we can certainly install that after the fact. It doesn't have to be at the same time.

Resident (Tim Maratta, Daventry Drive): You don't think the tennis balls will go onto the pickleball court?

Resident (Keith Howald, Balmoral Way): Tennis balls may go onto the pickleball court, but pickleball balls rarely go onto the tennis court.

Resident (Tim Maratta, Daventry Drive): For sure the tennis balls do.

Mr. Mills: Well, we got to protect both sides, so it only makes sense to do it.

Mr. Darby: They go over the fence.

Mr. Mills: Yes, ma'am.

Resident (Not Identified): Sorry, another question. I assume people explored the noise ordinance.

Mr. Mills: Right.

Resident (Not Identified): Okay.

Mr. Mills: Yes, we are aware of that. Yes, sir?

Resident (Not Identified): Several years ago, the Board voted in a bocce ball court. Which has now been I guess abandoned?

Mr. Mills: It is. It's sitting there for you to sit your chairs on to listen to all of the events at the pavilion.

Resident (Not Identified): But if the majority of the respondents came back with no, why are we going forward with a pickleball court?

Mr. Brown: The majority of the respondents said no to an individual new pickleball court, set up behind the pavilion. So, there would be a standalone pickleball court behind the pavilion and that grass area. What we're doing now, what the majority of people wanted in the present tennis courts, where there are two courts, is to have one tennis court going this way and two pickleball courts, going that way. It all fits within that fenced in area.

Mr. Bosseler: Ma'am, we haven't looked into the noise or the fence yet. We had a resident from Kiwi Tennis, come and tell us his opinion. But that's all we have researched so far. In saying this, the project falls under recreation. I've got my hands full with the pool resurfacing. So maybe, Mel, you could ask for somebody else to take the project on.

Ms. Hill: I'll research the noise issue.

Mr. Mills: Well, why don't we let Jerry, since Jerry is heading up the pickleball situation to begin with. But I thought we did research it and I thought it was 1,000 feet, where you could not put one in.

Resident (Not Identified): I think I read that its 500 feet and the thing about the end to end being unsafe to happen.

Mr. Mills: Okay.

Mr. LeBrun: What I recommend, is that District Counsel research it.

Mr. Mills: He doesn't want to do it. I think we need to conserve our money. I think we'll let Jerry take care of that.

Mr. Darby: Okay.

Mr. Mills: Alright. Any other questions regarding pickleball? You pretty much are going to see it happen. I can't say when, but we're going to make it happen.

Ms. Hill: So, do we move on to get bids?

Mr. Darby: I think that what you have to do, is this started out with the tennis courts needing refurbishment. You got cracks in it. Keith has opined that the way it was repaired the last time, was inadequate and there are some structural issues with that court. I think all we're saying, is if we're going to redo and when we redo the tennis courts, we're going to do it with the idea that there would be two pickleball courts and one tennis court. So, it'll all be included in the same project.

Mr. Mills: In the same package. Yeah, exactly.

Resident (Not Identified): But is there a time frame of when you're going to begin that process of getting the bids or is this just going to be like the park benches that sat around for years and years? But you know what I'm saying, there should be, "Okay, we're going to do this now" without spending any money, but just to get the bids.

Mr. Darby: Yeah. I think what we have to do, is take a look at who is competent to repair the tennis courts for structural issues. Of course, part of that will be the proposal that we went tennis courts and a pickleball court.

Resident (Not Identified): So that's going to be on your agenda?

Mr. Darby: Yes.

Resident (Not Identified): Okay.

Mr. Darby: Starting tomorrow.

Mr. Brown: It's going to be a budget issue. It is only \$18,000 to resurface the tennis courts. Now are we doing that?

Resident (Not Identified): Let's get started.

Mr. Brown: Yep.

C. Ratification of Auditing Services Agreement with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Year 2025

Mr. Mills: Okay. Moving along. Ratification of the audit services. Are there any questions? If not, I need a motion to approve the Auditing Services Agreement with DiBartolomeo, McBee, Hartley & Barnes.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor approving the Auditing Services Agreement with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Year 2025 was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Mills: Mike, do you have anything?

Mr. Pawelczyk: Nothing today.

B. District Manager

Mr. Mills: District Manager?

Mr. LeBrun: The only item that I had was the pickleball project.

C. Field Manager

i. Discussion of Pool Resurfacing Proposals

Mr. Mills: Field Manager, Rob?

Mr. Szozda: Okay, let's start with the pool resurfacing. In your agenda package, there are three bids. Actually, four bids to be distributed that I have here.

Mr. Mills: I can't understand why there was so much money left on the table between one of the two pool companies and the other one. I mean, you're talking about \$20,000.

Ms. Hill: But they don't look like they're bidding on the same thing.

Mr. Szozda: They all came and looked at it and then they bid accordingly. Brevard Pools, the low bidder, actually did the most interaction and facilitated the conversation about getting rid of the bottom cleaning system, which is not being used, which was the right call. I did ask them a simple question. Are you using the diamond coating? They said yes, that's already in the plaster. I think another conversation needs to be had with Brevard Pools. What I should do and will do, is get references from Brevard Pools, make sure that these are like for like bids, to make sure that we're getting the right product. We got three other bids that are about exactly the same for resurfacing the entire pool and Brevard Pools is noticeably lower.

Mr. Mills: Because if you take Intercoastal Pool and take the estimate that you just gave us, with regard to Action Pool, you're talking almost dollar for dollar.

Mr. Bosseler: Mel, now that Rob has done all of the footwork, I'm going to get totally involved with this program.

Mr. Mills: Okay.

Mr. Bosseler: And make sure we're doing apples to apples and oranges to oranges comparisons.

Mr. Mills: Good.

Mr. Bosseler: Because some have a warranty and others don't. Some have ladder replacement and others don't. So, Rob, you and I are going to get together hopefully next Monday and we'll start the process.

Mr. Mills: Okay.

Mr. Bosseler: Hopefully we can come back at the next meeting with a proposal.

Mr. Mills: Perfect. Alright.

Mr. Szozda: We'll move on from there.

Mr. Mills: Okay.

Mr. Szozda: Routine stuff, light checks, Mel, we talked earlier. The CBSI is still without power. I'm still waiting on the bid from Beach Electric. They are a bit of a small outfit. They will be working on it, hopefully this week. They're aware that we need it as soon as possible.

Mr. Mills: Right after Thanksgiving, it has to be done.

Mr. Szozda: I did tell you that I asked them to run a separate conduit with spare wires in it, for both irrigation and power. So basically, we just ran out of wires that were running across the street and now we're going to have to run a new one. The streetlights, Mel, I've got a call into

the individual. It's right at about three weeks since he last said it would be three weeks for the streetlights at the entrance. I've got an email and a phone call into him. So, I'm waiting to hear from him. Josh mentioned that the front fountain is out. I was here on Friday and it was working. I showed up on Monday, it was out of water. Those pumps usually make a noise and it wasn't making any noise. I unplugged it. But regardless, we don't have water. So, until the irrigation system gets fixed, we can put water in there daily, but it's going to remain out of service. The cameras, IM solutions were here on Monday and Tuesday. They left and called me yesterday and said, "Hey, all of the cameras are working. I just got to check with the front gate to make sure they're showing there as well." Well, they're not showing up there. I am confident it will be resolved. So, all of the cameras that weren't working or at least working locally at the pool and the back guard house, now it's just a matter of getting them to record up front. The ability to record is already there. So, it looks like we're very, very, very close to having everything in place.

Mr. Mills: So basically, it's a Wi-Fi connection through Spectrum to the front gate.

Mr. Szozda: Yes. We need that Wi-Fi. That is the communication that they link together.

Mr. Mills: How many at the back gate did they have to replace, do you remember? Just one?

Mr. Szozda: I think the one that was back on the pole, I saw them actually pull a wire.

Mr. Mills: Yeah, that was on Monday, I think.

Mr. Szozda: Yeah, it was on Monday. So, I think that's good news. All of the gates are working. All of the lights are working. Can I leave now? Those are usually the problems.

Ms. Hill: What about the lights on the bar?

Mr. Mills: They're all fixed. They're all working.

Mr. Szozda: The one on the exit at the back gate, the red maybe a little bit dim. The green is bright green. I see it in the day mostly, but theoretically they are all working.

Resident (Not Identified): I think the right-hand exit at the main gate stays red as it goes up.

Mr. Bosseler: Yes.

Mr. Szozda: Okay. I may have reported that. Okay, duly noted. The sidewalks, we marked several on Kingswood Way. I've got the work order in. I will get that scheduled. Rick also pointed out that somebody ran over one of the sidewalks going onto the street and broke it

completely. So, we're going to have to replace a section of sidewalk on Bradwick out. I'll get all of that scheduled. You've probably seen Mr. Ken Horn in the neighborhood. He has started with the power washing. The golf course leak, that was a bit of a fiasco. They left it in unacceptable condition. Josh and I met with them before this meeting and said, "Look, the lady who lives back there, says that her curb is missing and they messed up her landscaping." The golf course is saying, "Hey, just get some bids and bring that back to us." They're going to work on improving the surface. The sidewalks look fine. It's just the grass next to it, that looks bad. It's probably going to look bad for a while. Her pump is broken. Some of our irrigation heads were broken. It's all coming together. We just need a little patience going forward, but it'll get restored to where it needs to be.

Mr. Darby: Rob, where is this located?

Mr. Szozda: You know the half a cul-de-sac on Baytree Drive?

Mr. Darby: Yes.

Mr. Szozda: Do you see where everything is marked there on the road?

Ms. Hill: There are several flags.

Mr. Darby: Okay.

Mr. Mills: Do you know if they compacted that before they put the sidewalk down?

Mr. Szozda: The individual that I talked to said, "No, I don't think they did," because it got turned over to Lou. So, they did use Lou. Lou came in knowing the information and so we're trusting that he knows what he is doing as our sidewalk guy. It was kind of all after the fact and happened quickly, because at one time they were going to use their own person. So that's the good news. Apparently, the lady on Baytree Drive is upset because they did dump their scrap concrete over next to our pond. So, I'm going to get that cleaned up as well. But anyways, just give it some time and that will look better here soon. Mel and I had a landscaping tour. I sent Josh a written report. Probably the bigger thing, is cleaning out the corner by the pool, where all of the leaves are falling in there. We're going to cut down that Pepper tree in there and push back the landscaping about 3 feet from both edges. Ken is also going to clean the surface again at the pool. So, we'll get that cleaned again and then continue to try to reinforce our mopping scheme. That needs a little bit of improvement. The two road depressions that we have, we have the one road issue coming in basically from the irrigation lake. Then we have the storm drain on Daventry, where we got another crater next to the storm drain. So, a company I work with called

RCM, basically do a lot of storm drain and lift station coatings. I had my crew come and we dug it up. It's very clear what's happening. That is simply the water coming was in the front side. You can see clearly it tunnels around to the sides coming in where the pipes connect. Then there are also some small cracks in there. This is what they do. They'll come in, pump out the entire catch basin and then coat the entire catch basin. That leak will go away. They'll backfill and then patch the road itself. For the other patch, Asphalt365 has a minimum charge of \$3,500. So, I was going to do both of those at the same time. I'll figure that out. So, if I have to pay \$3,500, I might as well patch both places. I think they will probably do a better job. This company said they use cold patch.

Mr. Mills: That won't work.

Mr. Szozda: Asphalt365 probably uses a cold patch. They do it every day. Let's see. I'll talk about the benches real quick. One bench got hit by golf cart. I guess nobody fessed up to that. So, we took it apart and saved the boards. We replaced the broken boards on Baytree Drive. We're short three boards. I contacted the company that sold it to us before and left a message with them, relative to a new bench and three new boards.

Mr. Mills: All of the boards were salvageable from the bench that was broken?

Mr. Szozda: Yes. The top one is rounded, meaning the bottom one is rounded. So, they were reusable. All of the ones that were broken, were all two by fours. We're down to three board that are not in bad shape, but they are broken. So, I'm not worried about people sitting on them. They're just kind of cracked. So, we need three new boards and a new bench.

Mr. Mills: They haven't contacted you back, is that what you're saying?

Mr. Szozda: Yeah, I called them today and left a message.

Mr. Mills: Do you remember the price on that bench?

Mr. Szozda: They were like \$855 a piece.

Mr. Mills: That sounds right.

Mr. Szozda: If it's less than a thousand, given inflation, I'll go ahead and order that and get a new bench.

Resident (Not Identified): May I ask you a question?

Mr. Szozda: Absolutely.

Resident (Not Identified): On Kingswood Way, in front of the Sheriff's Department, there is always water standing there. My husband says it's from poor drainage, but it never evaporates and goes away. Have you noticed that?

Mr. Bosseler: Mr. Artie Breitner informed me of it.

Resident (Not Identified): Yeah. There's something weird going on there. I don't know if it's his irrigation or our irrigation. Well, it has to be his, because you don't have irrigation. Anyway, there's standing water. There's something leaking.

Mr. Mills: I think it's Artie's irrigation.

Resident (Not Identified): It's not Artie's house. It's Mr. Joe Martin's house.

Mr. Mills: It's running down the street.

Resident (Art Breitner, Kingswood Way): I walk the dogs early in the morning and sometimes the water is there, sometimes it isn't. When the water is coming out, it's blowing like crazy. Then on each side, they have the access to turn the water off from the water company, where you have to lift the thing up and turn it. Both of them have water coming out of them too. They're filled with water. So, there's something definitely leaking. I'm guessing it's not past the meter, because if the leak was past the meter, whoever lived in the house would have an extraordinary water bill. So, if it is leaking, it must be before the meter, but somebody should check that out.

Mr. Mills: Is there a swale between the two houses?

Resident (Art Breitner, Kingswood Way): No, not that I know of.

Mr. Mills: That would allow the water to drain.

Resident (Art Breitner, Kingswood Way): The grass at one house is starting to die, because it gets too much water.

Mr. Mills: Hmmm.

Resident (Art Breitner, Kingswood Way): The water is running and running. The guy is lucky because the sewer is right there. It doesn't even have to run down the channel. The sewer is right there in front of it.

Mr. Mills: Rob, do you want to check that out?

Mr. Szozda: Yeah, I can. If it's not running all the time...

Resident (Art Breitner, Kingswood Way): No, it's not running all the time.

Mr. Szozda: Then it's probably the irrigation system.

Resident (Not Identified): That's not the water I'm talking about. I'm talking about the water in front of Mr. Joe Martin's house, which is right beside his driveway.

Resident (Art Breitner, Kingswood Way): Well, that's another one.

Resident (Not Identified): Yeah, there's standing water there all the time. There's something screwy going on right in that area.

Mr. Szozda: I'm sorry, where is this? Because there's a handful of places.

Resident (Not Identified): Okay. This is Kingswood Drive. Do you know where the county sheriff always parks his car?

Mr. Szozda: Yeah.

Resident (Not Identified): It is right in front of where his car is. His driveway is there. If you drive up Kingswood Way, you're going to see a puddle there. Now what Art is talking about, is between two houses.

Resident (Art Breitner, Kingswood Way): Just let me say one more thing. If you're going to go check it out, you have to go there at 6:00 a.m., because by 8:00 a.m., it stopped.

Mr. Szozda: I will reference the fact that it's the irrigation system.

Mr. Mills: Yeah.

Resident (Art Breitner, Kingswood Way): Like I said, if you want to see it yourself, you got to get there at 6:00 a.m.

Mr. LeBrun: It didn't sound like it would be a CDD issue.

Resident (Art Breitner, Kingswood Way): But like I said, it's a lot of water.

Mr. Mills: Is Turnberry reclaimed water irrigation? Do you know that Artie? Do you have a well?

Resident (Art Breitner, Kingswood Way): Yes, I do.

Resident (Not Identified): Oh, we're not Turnberry. We're Kingswood.

Mr. Mills: Kingswood.

Resident (Not Identified): We all have wells.

Mr. Mills: You all have wells. Okay. I'm just thinking if it's reclaimed water, it could be it. Because the big lake coming in, is reclaimed water.

Resident (Not Identified): Yeah.

Mr. Mills: And I was thinking maybe it could be their pipe supplying all of you.

Resident (Art Breitner, Kingswood Way): Every house in Kingswood has a well.

Mr. Mills: Okay. You're probably right.

Mr. Szozda: Another thing you're going to see and I see it in a handful of places; the Oak trees grow up and create a little ridge in the road and water will stand there. There's some off of Bradwick Drive. There's one down there. There's one off of Kingswood Way. There's water there all the time and that's because the root has come up in the street and it creates a puddle that is slow to dry up.

Resident (Not Identified): Okay.

Mr. Mills: Okay. Anything else?

Mr. Szozda: No, that's it for me.

Mr. Mills: There is mold on the pavilion. Have you looked at that around the posts?

Mr. Szozda: I turned in a work order for that.

Mr. Mills: Okay, very good.

NINTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Mills: Moving along. Treasurer's Report.

Mr. LeBrun: Sure. We just have the consideration of the Check Register, September Checks #153 through #169 for the General Fund, totaling \$121,531.62, a transfer from the reserve account, Check #22, totaling \$65,093 and ACH utility checks, totaling \$6,852.34, for a grand total of \$193,477.03. We just need a motion to approve the Check Register.

On MOTION by Mr. Brown seconded by Mr. Bosseler with all in favor the Check Register for September 2025 in the amount of \$193,477.03 was approved.

B. Balance Sheet and Income Statement

Mr. LeBrun: Behind that is your unaudited financials through September 30th.

Mr. Darby: Now, all of the bills are in this report. Right?

Mr. LeBrun: If anything is received after this and it was for something that occurred during the fiscal year, they will shore those up. But this should include pretty much everything. They're usually good about billing before the end of the fiscal year.

Mr. Darby: Alright, so we do have some excess funds that we can discuss how to fund these other projects.

Mr. LeBrun: Yeah. I think accounting moving those into payment, but of course, we can change that at a later date, if we need to.

Mr. Darby: Okay.

Mr. Brown: Well, we just voted to spend \$40,000 on irrigation. Mel is going to contribute \$22,000 from the Beautification Fund, so that leaves \$18,000. So maybe the \$18,000 can come out of the \$107,000 and the remaining can go into the road reserve.

Mr. LeBrun: Sure, I can ask them to allocate that.

Mr. Mills: I think that would be the smartest place to put it.

Mr. Brown: I do too.

Resident (Not Identified): Did you forget to do the ratification of the Auditing Agreement?

Mr. LeBrun: No, we did that.

Mr. Brown: It was very quick.

Mr. Mills: Okay. Anything else?

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Mills: Supervisor's Requests. Jan, do you have anything?

Mr. Brown: Are we going to talk about the \$75 rental fee?

Mr. Mills: Yep. Do you have anything, Jan?

Ms. Hill: No.

Mr. Mills: Jerry?

Mr. Darby: I do. There's a Ms. Candace Leary and Mr. Keith Bennett that live at 8185 Belford Way. I received several complaints from them about some growth in the pond that faces their house and behind the house. Jeremy reached out to ECOR. That could be removed at no additional cost. We just need to know whether the Board wants to proceed with that.

Mr. LeBrun: The only reason that they didn't remove it, is because it's considered a Florida native species. As part of their service, they usually don't take out native species, but they said that they can remove it. They just usually don't.

Mr. Mills: I thought ECOR's contract was that they were to keep the lakes pristine. That's not pristine.

Mr. LeBrun: So, yeah. I think Jerry was on the email, but I asked him about that and they basically said their best practice is to not take out native Florida species, but they can.

Mr. Mills: I think it needs to be done.

Mr. Darby: I do, too. I'm afraid that the ponds are going to fill in. It's got silt and everything else.

Mr. Mills: Absolutely.

Mr. Darby: Okay, then I will reach out to these people and tell them.

Mr. LeBrun: I'll let ECOR know on the next visit, to remove it.

Mr. Darby: Okay.

Mr. Mills: Okay. Anything else, Jerry?

Mr. Darby: No, that was it. Mr. Mills: Okay. Richard?

Mr. Bosseler: Nothing.

Mr. Darby: Rick?

Mr. Brown: No.

Mr. Mills: Okay. The other thing that I want to bring up, is we will be charged \$75 a meeting here in the Clubhouse. I talked to the CEO of the Golf Corporation. He is not willing at all to bend. I said, "We've been here for 24 years and we have never paid a cent." He said, "Well, I've got capital improvements that I have to do, blah, blah, blah" and I said, "Well, that certainly isn't being a good neighbor. You've been a good neighbor all of these years." But he's not willing to bend. So, we're going to have to budget for \$75 per meeting, if we're going to have our meeting here.

Resident (Art Breitner, Kingswood Way): Raise his assessment for the roads.

Mr. Mills: Well, he pays a percentage of the expenses anyway. I said to him, "That doesn't make sense to me. You're charging us \$75. We're going to turn right around and we're going to charge you a percentage of the expense." It doesn't make sense. It is what it is.

Mr. Brown: I have a suggestion. We have an agreement with the golf course, as one of the bridges between the 17th green and the 18th tee, is owned by us. It's on our property, CDD property. We have an agreement with the golf course that we will allow the golfers to use that bridge, provided that the golf course maintains it. But the bridge really hasn't been maintained. So, can we get out of that agreement and put a fence between the 17th green and the 18th tee?

Mr. Pawelczyk: I would have to look at the agreement.

Mr. Darby: I think a toll booth would be more appropriate.

Ms. Hill: I was going to say that.

Mr. Mills: We could charge them \$75 plus expenses.

Mr. Brown: There are two ways to be a good neighbor. Let's take a look at it. Throwing that hand grenade at them, may make them reconsider their stance.

Mr. Pawelczyk: I'll look at it and see if it's in my records. If not, I'll contact Jeremy.

Mr. Brown: I have a copy of it.

Mr. Pawelczyk: Okay. I'll look. If I can't find it, I'll let Jeremy know.

Mr. Brown: Okay.

Mr. Pawelczyk: I'm sure that I have it.

Mr. Mills: The sad part of it is, they didn't even know that they're a voting member of the BCA.

Resident (Sandy Schoonmaker, Berwick Way): They are not. The only voting members on the BCA are the voting members. They don't have a vote.

Mr. Mills: Well, in the document that I got, it has right there, black and white, that they have one vote. They've haven't come to one meeting that I know of.

Resident (Sandy Schoonmaker, Berwick Way): Well, Fairway Management was there, so you might let them know. Because we couldn't find it.

Mr. Mills: It's there. When it was all formed, the fact that they were here and the percentage of our expenses that was all laid out and they have a vote.

Resident (Sandy Schoonmaker, Berwick Way): You should probably share that document with Rick. because he's on the Board. Share it with Jackie.

Mr. Mills: I have talked to Jackie about it.

Mr. Brown: Well, if they are a voting member, but Artie you said that they don't pay the \$95 association fee.

Mr. Mills: They're exempt from that.

Mr. Brown: Why are they exempt and nobody else is? They're a property owner.

Resident (Not Identified): They certainly use our roads a lot.

Mr. Brown: That's part of the amount of money that they pay us. That was done in the original development.

Ms. Hill: They pay for using our roads.

Resident (Sandy Schoonmaker, Berwick Way): The other question is and this came up at the budget meeting, the fact that maybe we could find it difficult. Would Wesche let you back in the door? I know that was kind of a bad exit, but maybe now that we're a newer, friendlier, nicer group, would they let us back in? The BCA is investigating.

Mr. Mills: Would you look into that, Jeremy? Wesche Jewelers.

Mr. Brown: They have a community room on the second floor that they open to the public.

Mr. LeBrun: We can pretty much go anywhere that has the space for rent. I don't think you're going to find it for cheaper than \$75, but I can ask.

Mr. Mills: Well, Wesche gave it to us at one time for free.

Mr. LeBrun: Does anyone have a contact?

Mr. Mills: Ms. Holly Wesche owns it and she's there most of the time.

Ms. Hill: What about the BCA? We've held meetings there before.

Mr. Mills: The library?

Mr. Darby: Fairway Management?

Resident (Sandy Schoonmaker, Berwick Way): They did not offer it for free.

Ms. Hill: The little Baytree clubhouse?

Resident (Sandy Schoonmaker, Berwick Way): Oh, they charge \$150.

Mr. Darby: Oh, you're talking about Isles of Baytree?

Resident (Sandy Schoonmaker, Berwick Way): Isles of Baytree. That was \$150.

Mr. Mills: Well, when Joanne was here, they allowed us to come in, as long as we set up the room and tear it down. It would cost us nothing.

Ms. Hill: Right.

Mr. Mills: Jeremy, you want to reach out to them?

Mr. LeBrun: I also want to point out if we do end up changing the meeting location, we're going to have to run an advertisement noticing that, which is usually a couple hundred dollars just to advertise. I just want to make sure the Board's aware of that.

Mr. Mills: But if it's on the same property, you don't have to. Right?

Mr. LeBrun: Well, it has to be the actual location of the meeting. So, we've advertised this address, this location.

Mr. Pawelczyk: You just need to publish a new annual meeting schedule?

Mr. LeBrun: Yeah, we have to publish a full new meeting notice.

Resident (Sandy Schoonmaker, Berwick Way): How many meetings do you guys have here? You do workshops here, too.

Mr. Darby: About 11 or 12.

Mr. Mills: 12.

Resident (Sandy Schoonmaker, Berwick Way): So, you're talking about \$1,000.

Mr. Pawelczyk: No, it's all advertised in one notice. I've seen with libraries, they don't often let you book a year of meetings. You could advertise it, but there would be no guarantee that we would have our room. You have to check with the library. That is for all public entities. For some reason, they're not organized enough to plan a year in advance.

Mr. LeBrun: I'll check with Wesche Jewelers and see if that's an option. But I just want to make sure the Board's aware that it would have to be advertised.

Mr. Mills: At least it would be clean and presentable. Okay. Kevin is still dumping his yard waste at the end of Chatsworth on CDD property.

Mr. Szozda: I meant to bring that up. We saw that in our tour. It's actually the person on the corner of the next street, because you can see where he had cut his Birds of Paradise. They were laying there on the ground and we saw him cut his property. So, it's on my list. Jeremy, I'll get you the address.

Mr. Mills: That's all I have. I want to thank everybody for coming.

\mathbf{EI}	EVENTH	ORDER	OF BUSINESS	Adiournment
L				Autoutument

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

Secretary / Assistant Secretary	Chairman / Vice Chairman

SECTION VIII

SECTION A

ESTIMATE

Action Pool Plastering 135 Tomahawk Dr Ste A4 Indian Harbour Beach, FL 32937-3552 actionpools0333@gmail.com +1 (321) 604-7296

Bill to

Baytree Community Association 8005 Kingswood Way Melbourne FI 32940 Ship to

Baytree Community Association 8005 Kingswood Way Melbourne FI 32940

Estimate details

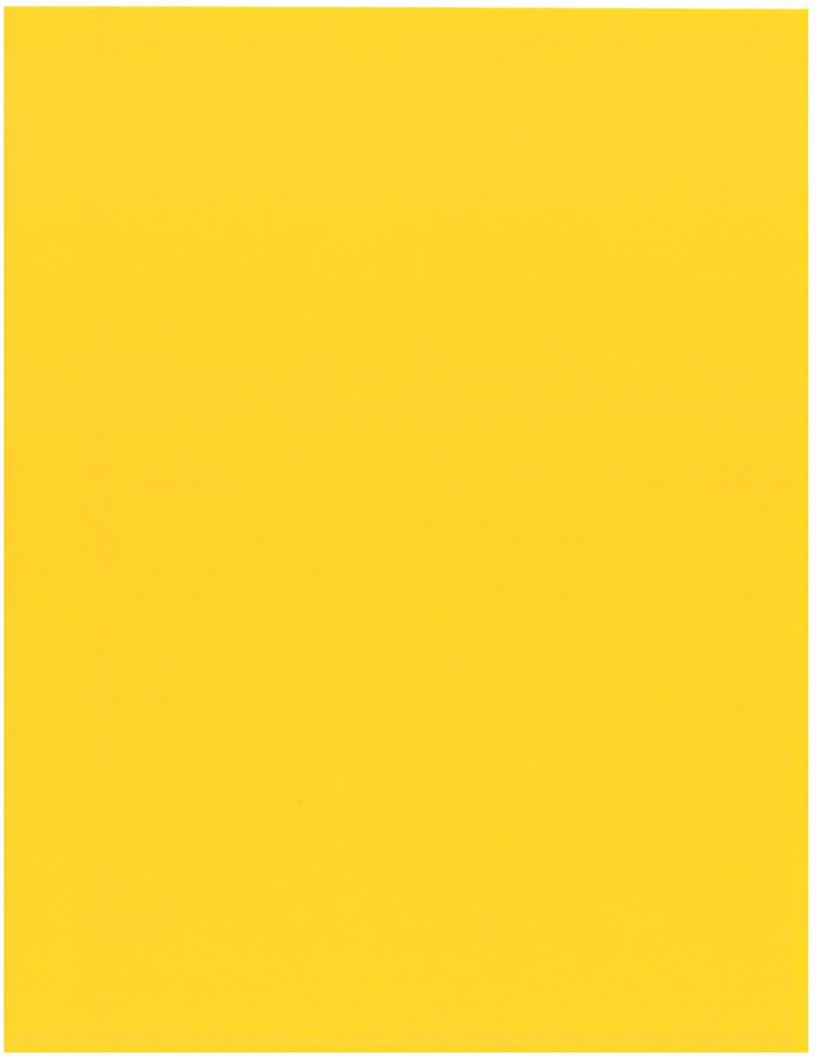
Estimate no.: 1212

Estimate date: 10/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Marquis Series Plaster	Pool Size 70x36x6'8	1	\$54,000.00	\$54,000.00
2.		Tile Pool 70x36x6'	Replace all tile and dept markers	1	\$14,300.00	\$14,300.00
3.		Scum Gutter Grates	Included with price	1	\$0.00	\$0.00
4.		In-Floor Heads	Fill them in with concrete and hydronic cement		\$0.00	\$0.00
5.		LED Pool Light Bulbs	No Charge	1	\$0.00	\$0.00
			Total		\$6	8,300.00

Accepted date

Accepted by



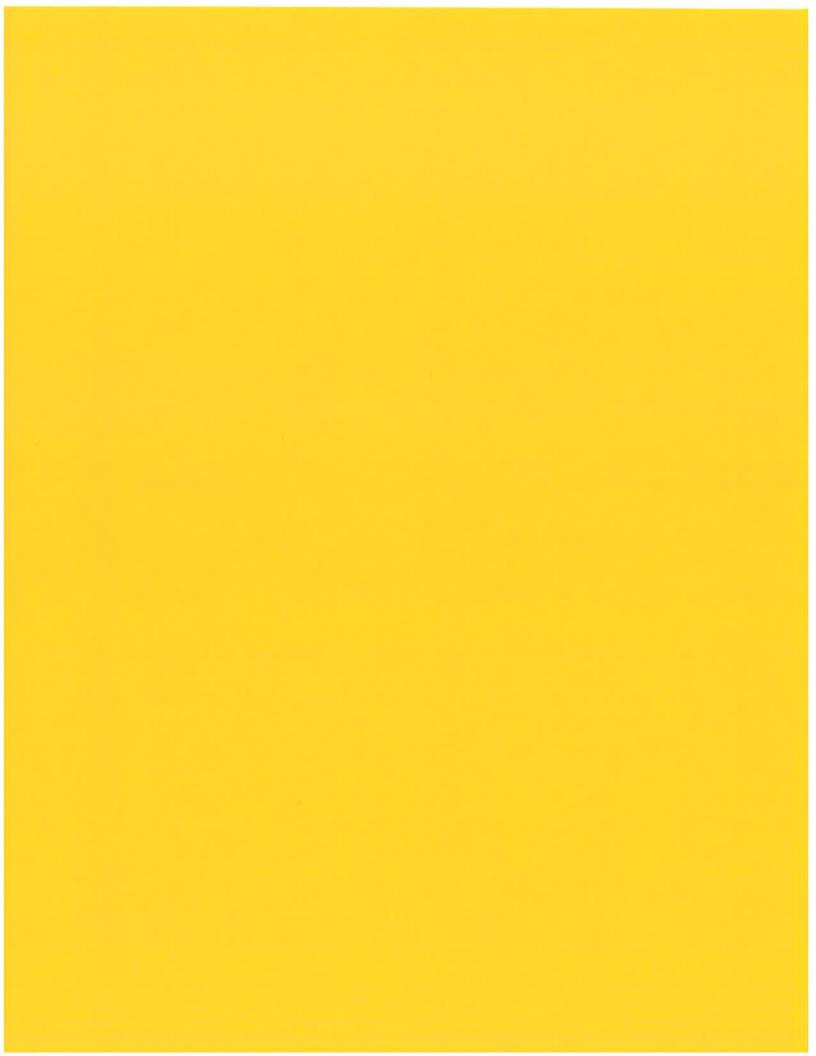
BREVARD POOLS



PROPOSAL

128 Sixth Avenue, Indialantic, FL 32903 Phone (321) 723-7074 Fax (321) 728-4221 License No. CPC1459391

PROPOSAL SUBMITTED TO:	865.603.3650	rszozda@gmscfl.co	om	10.17.25	
Baytree Community Pool	JOB NAME:				
8205 National Dr	STREET:				
Melbourne, FL 32940	CITY, STATE:				
We hereby submit specifications and estimates for:					
DESCRIPTIO	DN		Р	RICE	
-To resurface pool and skimmer gutter with a standard Florida Gem Finish	and balancing chemist	ry to DOH Standard.			
*price includes all new: deck riser 6x6 mud cap tile and associated depth	marker tiles, non-skid	2x6 mud cap skimming gutter lap e	<u>dge</u>		
tiles, non-skid 2x6 mud cap step trim tiles, skimming gutter frames/grates/	hardware, certified mo	ain drain frames/grates/hardware,	<u>water</u>		
proportioning covers for wall jets, vacuum safety cover, remounting north l	ladder (to meet height	requirement), elimination of in-floo	<u>or</u>		
cleaning heads with suction pipe capped and power terminated to dedicate	ed pump . We will hand	dle the permitting with both the bu	<u>ilding</u>		
dept and the dept of health on your behalf.*					
Permit/NOC Fees—\$ TBD* All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices.		TC	OTAL \$53,640.00	0 + permits	
Any alteration or deviation from the above specifications involving extra costs will be done only upon a written change order. The costs will become and extra charge over and					
above the estimate. This is to include, but is not limited to, hidden damages that are uncovered during the course of the job and additional work required by local building					
inspectors. All elements of this agreement are contingent upon strikes, accidents or delays beyond our control. Brevard Pools reserves the right to additional cost for material/labor price		Deposit\$	10,000.00		
increases from time of signing agreement to commencement date of work, or additional labor and materials which may be required should unforeseen problems arise after the work has started.	Payment to be made a	as follows: 20% down, balance du	e upon completi	ion of work	
You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of transaction. Cancellation must be done in writing. You, the buyer, agrees that any claim or dispute between us shall be resolved by arbitration administered by FSPA under the Code of Procedures set forth by the FSPA. All Arbitrations					
will be conducted in Brevard County, Fl. Any award by the arbitrator(s) may be entered as a judgement in any court having jurisdiction.		be wit	This proposal may chdrawn by us if not ted within	30 Days	
Acceptance of Proposal: The above prices, specifications an	d conditions are s	atisfactory and are hereby a	accepted. You a	ire	
Signature Date	Signature _		Date		





Serving all of Brevard

5101 Industry Drive Melbourne, FL. 32940 Phone: 321-242-4921 Fax: 321-242-0034

www.icpoolspa.com

Most Major Credit Cards Accepted (Fee Applies)

PROPOSAL/CONTRACT

Intercoastal Pool & Spa Builders Inc., a Florida Corporation, hereinafter referred to as the Contractor agrees to perform scope of work as listed for the owner/agent: who hereby contracts for the remodeling of the listed scope of work in accordance with the specifications and conditions set forth below and on preceding pages

Date: September 25, 2025 Phone: 865-603-3650

Authoized Rob Szozda Email Address: RSzozda@gmscfl.com

Representative Name:

Address: 8101 National Dr Property Name: Baytree Clubhouse Pool

Melbourne, FL 32940

SCOPE OF WORK:

1. GENERAL REQUIREMENTS: The work consists of providing all permitting, labor and materials as required to construct, remodel or install the following the items listed below.

2. All scope of work must be chosen by customer to determine the total contract price

• Leak Test \$450.00

• Plaster \$52,199.00

- o Drain Pool
- o Prep spa for new plaster
- Replace Main Drains
- O Apply new interior finish to spa
 - Premix Standard Plaster (10 yr Warranty)
- Acid wash new interior finish
- Fill spa with property water
- o Fire up spa & balance chemicals after pool is full

• Tile \$ 13,119.00

- Remove existing perimeter tile (Two Rows)
- Install new perimeter tiles including the number tiles

.....

Intercoastal Pool and Spa Builders, Inc. is responsible for obtaining a permit for the project if required. The homeowner is responsible for providing a survey for permitting and obtaining homeowner's association approval if required.

PAYMENT SCHEDULE: All deposits are due when contract is signed and before permits are applied for. Final payments are due same day of work completion.

Total Contract Acceptance By Customer	\$ 65,768.00		
10% Deposit		\$ 6,576.80	
45% Prep (Due day pool is drained down)		\$ 29,595.60	
40% Plaster (Due prior to new interior finish being applied)		\$ 26,307.20	
5% Final		\$ 3,288.40	
Intercoastal Pool and Spa Builders, Inc. Date Licenses #'s CPC055620/RX11066708	Authorized Representative	Date	

All workmanship is warranted for one year (1) from the date of completion. All materials are guaranteed to be warranted as specified by manufacturer.

Exclusions on this contract are the following unless noted: The contractor is not responsible for any of the following items, repair or replacement: Owners are responsible to stake out all utilities, septic

- Fence removal and reinstall
- Sod and landscaping shrubs, plants or trees
- Sewer Pipes/ Septic Systems/ Underground Utility Changes/ Wells
- Repair of sidewalks, driveways, septic systems, sewer or existing concrete
- Sprinkler Heads and Irrigation Systems
- Electrical
- Waste Water to storm drain within 5 ft. of equipment
- Gas line and hook-up by others
- 1. Upon Completion, the work will be inspected and found to be satisfactory by the local building municipality.
- 2. COMMENCEMENT, PROSECUTION, AND COMPLETION OF WORK: Upon acceptance the contractor shall commence work NLT thirty (30) days after signed contract to proceed after permitting is returned.* The contractor will work diligently to complete all work.***There is a lead time of 4-8 weeks on submitted drawings to engineers, Health Department and any local building municipalities on construction permits.**The contractor is not responsible for delays in nature, owner or others, and man made disasters.
- 3. TYPE OF MATERIALS: All Materials will be provided by the contractor as stated. *This contract MAY reflect the use of existing equipment. The swimming pool builder is not responsible for any existing damage. All mechanical equipment will be under the original warranty which is not extended under the new equipment coverage per manufactures specifications.
- 4. SCOPE OF WORK: Provide all labor and materials necessary or associated with this proposal or contract.
- 5. DESIGNATED CONTRACTING OFFICER'S REPRESENTATIVE: The designated Contracting Officer's Representative and point of contact for this project is Michael Trent or Roger LeFranc, (321) 242.4921. Inquires concerning any phase of the scope of work before or after award of contract shall be made to such parties.
- 6. CONDITIONS AFFECTING THE WORK: The pool contractor should visit the site and take such other steps as may be reasonably necessary to ascertain the nature and location of the work, the general and local conditions which can affect the cost of work thereof. The pool contractor will assume no responsibility for any misunderstanding or misrepresentations concerning conditions made by any of its officers or agents prior to execution of the contract, unless included in the request for quotes, the scope of work or related documents
- 7. AFTER AWARD OF THE CONTRACT: The contractor will immediately notify the owner of his intended start date. The work shall be done in accordance with the scope of work as listed.
- 8. ORAL MODIFICATION: No oral statement of any person other than the contracting officer, shall in any manner or degree modify or otherwise affect the terms of this contract.

CHANGE ORDERS: Telephone requests will not be accepted. A formal notice of changes will be issued for a signature of the owner's acceptance and returned via fax or email and original signed copy mailed.

- 9. WORKMANSHIP: All work shall be accomplished with the best standard practices, and by workmen thoroughly experienced in the required trades. The work shall be supervised by experienced personnel and shall be satisfactory to meet all building standards, rules and regulations. All work will be completed in a workman like manner according to standard practices. Any alteration or deviation from the orders will be at an additional charge over and above the proposed amount. All agreements of completion are contingent upon delays beyond our control.

 *We make every effort to minimize cracks in the new concrete decks, but due to contraction and expansion of concrete, the contractor will not warranty new or repaired cracks in concrete. **Interior finishes are a hand troweled product. Shadows, streaking, and minor imperfections are inheritant of hand troweled interior plaster finishes including
- 10. PERMITS: The contractor shall without additional expense to the owner, obtain all engineering, licenses, and permits required for the prosecution of the work. The contactor shall comply with all applicable Federal, State and Local laws. If a re-inspection is to be done and is not the fault of the contractor or workmanship the owner will be responsible for the incurred cost of any re-inspection fees.
- 11. CLEAN UP: All trash and debris shall be removed from the job site and disposed of at a local landfill or recycling facility in accordance with all applicable Federal, State and Local laws. The job site shall be left in a clean and neat manner.
- 12. WORK OUTSIDE REGULAR HOURS: If the contractor desires to carry on work on Saturday, Sunday, holidays or outside the normal working hours, he/she may submit a request in writing to the owner for approval consideration. The contractor shall allow ample time to enable satisfactory arrangements to be made by the owner for inspecting the work in progress.
- 13. UPON COMPLETION OF WORK: The contractor's representative will be responsible to arrange all inspection and acceptance of work by the local municipalities.

14. IDENTIFICATION OF CONTRACTOR PERSONNEL AND VEHICLES:

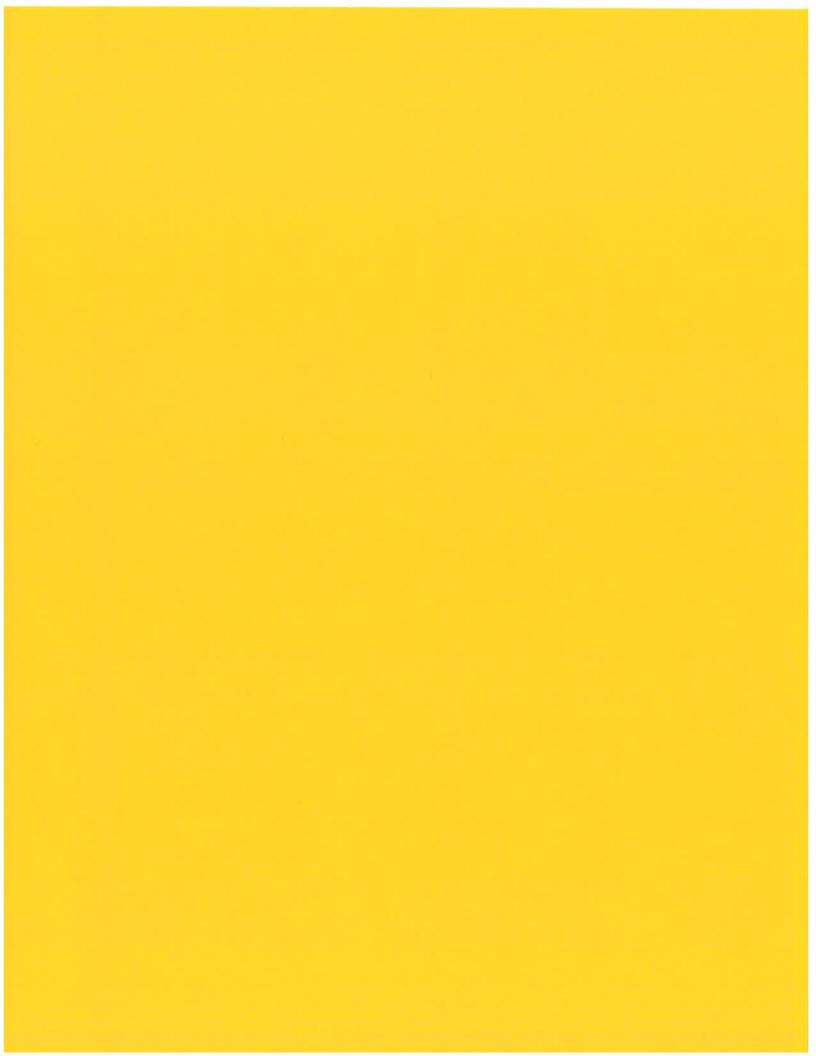
dyed finishes and are not to be considered a flawed product or inferior workmanship.

The contractor shall provide a detailed list of all employees upon the owners request to the Contracting Officer's Representative 5 days prior to commencing work. Each contractor or sub contractor provided vehicle or towed trailer shall show the contractor's name so that it is clearly visible on the vehicle. A valid state license plate and safety inspection sticker is required. All vehicle operated on the property shall be maintained in a good state of repair.

15. SAFETY REQUIREMENTS: The contractor shall conform to all state and local safety requirements and those of the owner. The contractor and his employees or sub
contractor shall become familiar with and obey all state regulations including fire, traffic and safety regulations. The owner upon request will be provided a copy of our general
liability, workman's compensation insurance and all state and county licenses.

Intercoastal Pool and Spa Builders, Inc.	Date	Authorized Representative	Date
Licenses #'s CPC055620/RX11066708		•	

"Where creative designs and quality workmanship come together"



- Commercial
 Swimming Pool
 Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



Parts, Repairs and Renovations
Lic # CP C043205
Pool Heater Sales and Repair
Lic # 12152

BAYTREE CDD

8207 NATIONAL DR. MELBOURNE, FL. 32940

10/16/25

ATTN: ROB SZOZDA, GMS

RESURFACE POOL WITH AN EXPOSED QUARTZ FINISH, ELIMINATE QUIKCLEAN IN-FLOOR CLEANING SYSTEM, INSTALL NEW INSIDE BEAM/WATERLINE TILE, AND NEW LED LIGHTS.

SCOPE OF WORK FOR POOL AREA

- DRAIN POOL
- CHIP OFF LOOSE AND DELAMINATED MATERIAL UP TO 200 SQ. FT
- DIAMOND SAW CUT AND BEVEL EXISTING FINISH APPROXIMATELY 1 ½'-2" WIDE, AROUND ALL WALL
 PENETRATIONS, (INCLUDING LIGHTS, MAIN DRAINS AND RETURN LINE FITTINGS, VACUUM LINES) AND NEXT TO
 TILE PROVIDE FULL DEPTH AND FLUSH INSTALLATION OF THE NEW FINISH
- CHIP AND REMOVE NEEDED SURFACE FROM GUTTER TO ACHIEVE 2" SLOPE FROM THE FRONT TO THE BACK OF THE GUTTER (PER STATE CODE)
- 4,000 PSI PRESSURE WASH ENTIRE POOL SURFACE
- ACID WASH
- RETILE THE WATERLINE INSTALL NEW 2"X6" NON-SKID TILE (PER FBC 454)
- RETILE THE INSIDE BEAM. INSTALL NEW 6"X6" TILE WITH NEW DEPTH MARKERS
- INSTALL NEW 2"X6" CONTRASTING SKID RESISTANT STEP TILE ON STEPS (PER FBC 454)
- INSTALL NEW DIRECTIONAL WALL INLET FITTINGS
- QUIKCLEAN IN-FLOOR POOL CLEANER SYSTEM IS TO BE ABANDONED. WE WILL CHIP DOWN AROUND EACH OF THE 31 FLOOR FITTINGS, CUT THE PIPE BACK PLUG THE LINE AND CAP IT OFF BENEATH THE SURFACE.
- LADDERS REPLACE EXISTING LADDERS AND INSTALL TWO NEW COMMERCIAL STAINLESS-STEEL CROSS BRACED LADDERS WITH NEW BRASS ANCHORS AND CHROME ESCUTCHEONS.
- INSTALL 4 NEW 300W EQUIVALENT PENTAIR INTELLIBRITE LED LIGHTING FIXTURES IN EXISTING LIGHT NICHES.
 MANUFACTURER STATES AN 86% ENERGY COST SAVINGS.
 - (ANY WORK TO THE EXISTING LIGHTING SYSTEM, I.E. TRANSFORMERS, CONDUITS, BOND WIRE, ETC. ARE NOT INCLUDED. IF ANY ADDITIONAL WORK IS NEEDED, A PROPOSAL WILL BE PROVIDED BEFORE WORK IS COMPLETED.)

801 Sawdust Trail Kissimmee, FL 34744



407-847-2771 Fax 407-847-8242

www.spiespool.com

- Commercial
 Swimming Pool
 Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations
 Lic # CP C043205
 Pool Heater Sales and Repair
 Lic # 12152
- APPLY BOND KOTE TO PREPARE OLD SURFACE (COVERING FLOOR, GUTTER, AND WALLS)
- REPLACE THE 2 16"X16" MAIN DRAIN FRAMES AND GRATES WITH NEW VGBA.
- RESURFACE POOL WITH SMOOTH, MONOLITHIC LAYER OF EXPOSED QUARTZ FINISH (3/8" TO ½" THICK)
- REMOVE ALL WASTE FROM JOB
- REFILL POOL WITH YOUR WATER, COMPLETELY BALANCE THE WATER CHEMISTRY USING YOUR CHEMICALS, START UP SYSTEM, INSTRUCT YOUR OPERATOR IN THE PROPER TECHNIQUE OF CARING FOR THE NEW FINISH

POOL RESURFACING

 LIMITED 5YR. MANUFACTURER WARRANTY (POOL FINISH ONLY) ALL OTHER MATERIALS AND LABOR 1 YEAR WARRANTY

TOTAL: \$71,992.00

**NOTE: THE POOL DECK AREA WILL NEED TO BE CLOSED WHILE THE REFINISHING IS BEING DONE.

THE WORK WILL TAKE APPROXIMATELY 15-20 WORKING DAYS. WEATHER AND GROUNDWATER CONDITIONS MAY INCREASE THE LENGTH OF THE JOB. WE DO REQUIRE A PAYMENT SCHEDULE WITH A 50% DEPOSIT DUE UPON RECEIVING A COPY OF THE SIGNED CONTRACT AND THE REMAINING 50% DUE UPON COMPLETION AND SUBMITTAL OF OUR FINAL INVOICE. PLEASE HAVE AN AUTHORIZED PERSON SIGN THE QUOTE; RETURN AN EXECUTED SET TO US FOR CONVENIENT SCHEDULING OF THE WORK. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

QUOTE GOOD FOR 90 DAYS

ACCEPTED AND AGREED:

REGARDS,

BY: _____

TITLE:

DEREK SCHWAN PROJECT MANAGER SPIES POOL, LLC. CP C043205

DATE: _____

801 Sawdust Trail Kissimmee, FL 34744



407-847-2771 Fax 407-847-8242

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SECTION B

Baytree Community Tennis Courts Project

Current Situation:

The Baytree Community Development District (CDD) owns and manages two tennis courts located at 8207 National Drive, Melbourne, FL. The courts span approximately 14,400 sq. ft (120 ft x 120 ft) estimated to be about 25 years old. The courts have been recoated on several occasions the last being March, 2018. Since that time, the courts have developed a number of cracks which require remediation. It is also desired that one court (nearest to the pavilion) be converted to two pickleball courts (see illustration below). The bidder is asked to provide a quotation for the work described below as well for each option listed.

Project Scope:

- All bidders must have documented experience in tennis/pickleball court construction and remediation. Three references will be required as well as possible on-site visits to previous installations by a CDD representative.
- All bidders are required to include a current copy of their Florida license, Workers Compensation and General Liability insurance certificates at the time bids are submitted.
- A drawing will be prepared and color charts will be submitted for approval prior to work commencing.
- Provide an assessment of the court's current condition inclusive of any failures in the underlying base (if applicable). If portions of the base require repair, the defective area will be removed, a base course and hot melt asphalt will be applied to the appropriate depth and compacted as required. The contractor will ensure there are no marks, segregations or gouges due to any base repairs.
- Power wash courts to remove any contaminants. All materials to be applied in accordance with the specifications of the manufacturer.
- Patch all cracks to comply with American Sports Builders Association (ASBA) and US Tennis association (USTA) standards.
- Grind/sand surfaces to remove any bumps.
- Patch low areas of greater than +/- 1/8 inch
- Ensure the appropriate pitch to adequately drain the courts (0.83% to 1.00%). Test by flooding. After drying for 60 minutes, the remaining depressions holding enough water to cover a nickel (5¢) will be repaired with an appropriate binder mix and feathered to blend with the existing surface. Repeat the flooding test to ensure drainage meets specifications. A CDD designated representative will be present to certify acceptance of the drainage test.

- Specify whether to paint or replace existing tennis net posts. If tennis posts are to be replaced, provide specifications for the post concrete foundation. Install new tennis center strap anchor.
- Apply primer and non-slip top coatings using acrylic color systems specified for tennis and pickleball courts applied to the manufacture's specification and suitable for Florida's environment. Please specify the brand names of all materials to be used as well as the number of coats applied.
- Paint white lines on one tennis court in compliance with USTA standards.
- Paint white lines for two pickleball courts in compliance with the USA Pickleball specifications.
- The tennis net between the pickleball courts will remain in place as a backstop to the courts.
- Provide movable pickleball nets for two pickleball courts. Install all nets to posts and put in place. Additional fencing around the courts will not be required.
- All materials will be stored in a secure manner during construction.
- Provide a warranty on settling, fading and workmanship

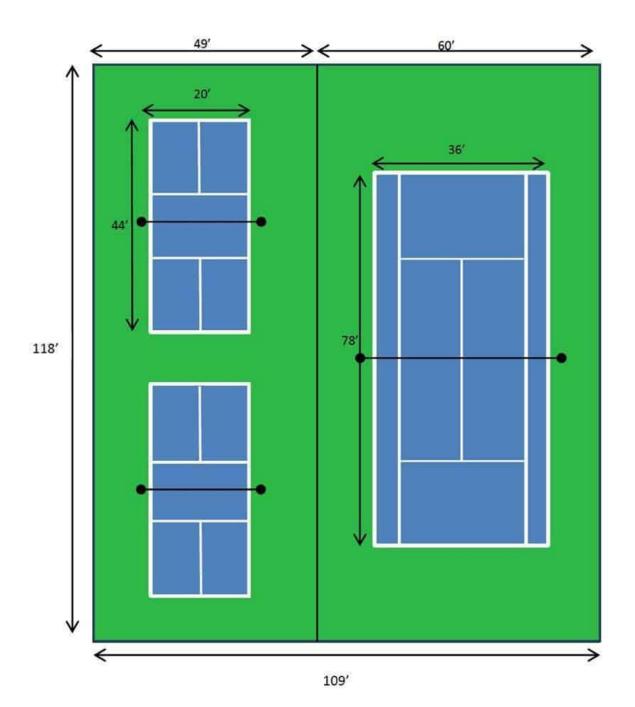
Options:

- Cost free standing court divider to separate the pickleball courts from the tennis court.
- Cost to replace the practice board located at the end of the tennis court with a suitable weather resistant board. The board should be green with white lines at the tennis net and pickleball net heights.
- Cost to replace each tennis net.
- Cost to remove the tennis net posts which would be remaining on the pickleball courts.

Please submit bids by	to Rob Szozda at the following address:

Mr. Rob Szozda Government Management Services 219 E. Livingston Street Orlando, FL 32801 407-841-5524

FAX: 407-839-1526



SECTION X

SECTION A

Baytree COMMUNITY DEVELOPMENT DISTRICT

Summary of Check Register Fiscal Year 2025

Fund	Date	check #'s	Amount
	0 - 2025	450 404	*********
General Fund	Oct 2025 Utilities	170 - 184 ACH	\$102,893.42
	othities	ACH	\$7,096.68
			\$109,990.10
	Nov 2025	185 - 197	\$64,033.40
	Utilities	ACH	\$6,573.69
			\$70,607.09
Payroll	Oct 2025		
	Richard L Brown	50724	\$184.70
	Gilbert M Mills Jr.	50725	\$184.70
	Janice Hill	50726	\$184.70
	Richard C Bosseler	50727	\$184.70
			\$738.80
Payroll	Nov 2025		
	Richard L Brown	50728	\$184.70
	Jerome S. Darby	50729	\$184.70
	Gilbert M Mills Jr.	50730	\$184.70
	Janice Hill	50731	\$184.70
	Richard C Bosseler	50732	\$184.70
			\$923.50
		TOTAL	\$182,259.49

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/10/25 PAGE 1
*** CHECK DATES 10/01/2025 - 10/31/2025 *** BAYTREE GENERAL FUND

*** CHECK DATES	10/01/2025 - 10/31/2025 ***	BAYTREE GENERAL FUND BANK H BAYTREE- BU GF #2896			
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME "# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/24/25 00005	10/24/25 NEW-METE 202510 320-5380 TMP METER-8012 GLASTONB	RY	*	895.00	
		CITY OF COCOA UTILITIES			895.00 000170
10/29/25 00019	10/01/25 22158 202510 320-5380 OCT 25 - POOL MAINTENAN	0-46200	*	900.00	
	10/01/25 22158 202510 320-5380 OCT 25 - FOUNTAIN MAINT	0-46900	*	40.00	
	10/01/25 22170 202509 320-5380 CHLORINATOR&CHEM FDR FL	0-46200	*	1,060.00	
		BEACH POOL SERVICE			2,000.00 000171
10/29/25 00271	10/24/25 INV-0003 202510 320-5380 RMV 1 OAK TREE &GRND ST	0-47200	*	1,500.00	
	RMV I OAR IREE &GRND SI	BIG WOOD TREE SERVICE, INC.			1,500.00 000172
10/29/25 00004	9/30/25 195495 202509 310-5130 SEP 25 - LEGAL SERVICES	0-31500	*	500.00	
	SEP 25 - LEGAL SERVICES	BILLING COCHRAN, P.A.			500.00 000173
10/29/25 00224	9/19/25 22462897 202508 310-5130 ENGINEERING SVCS - AUG	0-31100	*	10,195.00	
	10/17/25 22466175 202509 310-5130 ENGINEERING SVCS - SEP	0-31100	*	2,472.50	
	FINGLINEERING SVCS - SEP	DEWBERRY ENGINEERS, INC			12,667.50 000174
10/29/25 00200	9/17/25 1807599 202509 320-5380 SECURITY 09/11 - 09/17/	0-34500	*	4,429.84	
	9/24/25 1807613 202509 320-5380 SECURITY 09/18 - 09/24/	0-34500	*	4,429.84	
	10/01/25 1807627 202509 320-5380 SECURITY 09/25 - 10/01/	0-34500	*	4,429.84	
	10/08/25 1807700 202510 320-5380 SECURITY 10/02 - 10/08/	0-34500	*	4,429.84	
	10/15/25 1807718 202510 320-5380 SECURITY 10/09 - 10/15/	0-34500	*	4,429.84	
	10/22/25 1807732 202510 320-5380 SECURITY 10/15 - 10/22/	0-34500	*	4,429.84	
	SECURITI 10/15 - 10/22/	DSI SECURITY SERVICES			26,579.04 000175
10/29/25 00123	9/22/25 W44909 202509 320-5380 TBLSHT 2 ST LGTS N.SD E	0-47500	*	450.00	
	IDDANI 2 SI DGIS N.SD E	EAU GALLIE ELECTRIC INC.			450.00 000176
10/29/25 00039	10/01/25 504438 202510 320-5380 OCT 25-AQUATIC WEED CNT		*	3,500.00	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/10/25 PAGE 2
*** CHECK DATES 10/01/2025 - 10/31/2025 *** BAYTREE GENERAL FUND

*** CHECK DATES 10/01/2025 - 10/31/2025 *** BAYTREE GENERAL BANK H BAYTREE-	FUND BU GF #2896	RON 12/10/25	PAGE Z
CHECK VEND#INVOICEEXPENSED TO V DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME STATUS	AMOUNT	CHECK AMOUNT #
10/21/25 503596 202510 320-53800-47000 OCT25-QTR PERIM PEST CTRL	*	100.00	
ECOR INDUSTRI	IES		3,600.00 000177
10/29/25 00052 10/20/25 687930 202510 320-53800-47500 3/3 MORRIS&BRONCE FL.LGHT	*	341.70	
10/24/25 688037 202510 320-53800-47500		341.70	
3/3 MORRIS&BRONCE FI.LGH1 FLORIDA BULB 10/29/25 00021 9/15/25 536 202510 310-51300-32300	& BALLAST INC.		683.40 000178
10/29/25 00021 9/15/25 536 202510 310-51300-32300 ASSESSMENT ROLL FY26	*	8,765.00	
9/30/25 539 202509 320-53800-41100 SEC GUARDHOUSE FLOORING	*	2,421.89	
10/01/25 537 202510 310-51300-34000 OCT 25 - MANAGEMENT FEES	*	4,311.83	
10/01/25 537 202510 310-51300-35200 OCT 25 - WEBSITE ADMIN	*	175.33	
10/01/25 537 202510 310-51300-35100 OCT 25 - INFORMATION TECH	*	175.33	
10/01/25 537 202510 310-51300-51000 OCT 25 - OFFICE SUPPLIES	*	12.56	
10/01/25 537 202510 310-51300-42000 OCT 25 - POSTAGE	*	158.59	
10/01/25 538 202510 320-53800-34000 OCT 25 - FIELD MANAGEMENT	*	3,021.17	
10/01/25 538 202510 320-53800-51100 AMAZON-SHOWER VALVES	*	79.04	
10/01/25 538 202510 320-53800-51100	*	293.93	
BEST BUY-MICROWAVE GOVERNMENTAL 10/29/25 00047 9/25/25 254838 202509 320-53800-41400	MANAGEMENT SERVICES		19,414.67 000179
	*	566.62	
RP. MAIN RES ENT BARRIER 10/13/25 254892 202510 320-53800-41400 PDK SYSTEM OFFLINE	*	565.00	
10/14/25 255379 202510 320-53800-41400	*	946.76	
RP. VISITOR ENT LED ARM 10/14/25 255558 202510 320-53800-41400	*	1,257.17	
BK EXIT GATE KNOCKED OFF 10/14/25 255615 202510 320-53800-41400	*	50.00	
RP.VIS ENT LED CONTROLLER 10/15/25 255830 202510 320-53800-41400	*	36.00	
PDK CLOUD SERVICE- OCT 25 10/29/25 255806 202510 320-53800-41400	*	627.10	
	ESS SOLUTIONS		4,048.65 000180

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPU *** CHECK DATES 10/01/2025 - 10/31/2025 *** BAYTREE GENERAL FUND BANK H BAYTREE- BU GF #2896	UTER CHECK REGISTER	RUN 12/10/25	PAGE 3
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/29/25 00270 9/30/25 2094 202509 320-53800-41400	*	300.00	
TBLSHT ALL CAMERAS 10/28/25 2115 202510 320-53800-49000 CCTV&INTRCM UPGRADES PH1	*	8,974.82	
IM SOLUTIONS, LLC.			9,274.82 000181
10/29/25 00272 9/05/25 19766080 202509 320-53800-51500	*	447.06	
DBL-SIDED 8 BIKE GRID RK 9/29/25 19864395 202509 320-53800-51500 U-CHNL SIGN POST	*	2,778.03	
ULINE			3,225.09 000182
10/29/25 00252 9/24/25 37529 202509 320-53800-47400 FIX PIPE BRK UNDR ASPHALT	*	1,947.75	
10/01/25 37564 202510 320-53800-47300	*	11,801.00	
OCT 25 - LANDSCAPE MAINT. 10/09/25 37744 202509 320-53800-47400 WET CHECK ON 09/25/2025	*	1,819.50	
10/14/25 37762 202510 320-53800-47400	*	720.00	
495 BAYTREE DR BLOWOUT 10/20/25 37788 202510 320-53800-47400 RP LEAK N.SD CUL DE SAC	*	1,592.00	
US LAWNS OF BREVARD			17,880.25 000183
10/30/25 00020 10/01/24 89769 202410 310-51300-54000 SPECIAL DISTRICT FEE FY25	*	175.00	
FLORIDA DEPARTMENT OF COMMER	RCE		175.00 000184
momay not	D DANTE **	100 002 40	

102,893.42

102,893.42

TOTAL FOR BANK H

TOTAL FOR REGISTER

AP300R YEAR	TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER	RUN 12/10/25	PAGE	1
*** CHECK DATES 10/01/2025 - 10/31/2025 ***	BAYTREE GENERAL FUND			

*** CHECK DATES 10/01/2025 - 10/31/2025 *** E	SAYIREE GENERAL FUND BANK Y BAYTREE BU AUTOPY			
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/30/25 00005 10/06/25 112400-A 202508 320-53800- AUG 25 - WATER & SEWER	43200	*	64.80	
10/06/25 118058-A 202508 320-53800- AUG 25 - WATER & SEWER	43200	*	847.05	
	CITY OF COCOA UTILITIES			911.85 000044
10/30/25 00009 10/06/25 4139750S 202509 320-53800- SEP 25 - FL CITY GAS	43200	*	51.77	
SEF 25 FE CITI GAS	FLORIDA CITY GAS - AUTOPAY			51.77 000045
10/30/25 00255 10/13/25 SEP25-FP 202509 320-53800- SEP 25 - ELECTRICITY		*	3,180.49	
10/13/25 SEP25-FP 202509 320-53800- SEP 25 - ELECTRICITY	43000	*	1,754.72	
	FPL - AUTOPAY			4,935.21 000046
10/30/25 00023 9/30/25 7353482 202509 310-51300- FY26-LEGALS BOS MTG DATES	48000	*	241.76	
F120-DEGADO BOO MIG DATES	GANNETT FLORIDA LOCALIQ			241.76 000047
10/30/25 00253 9/22/25 12308970 202510 320-53800- OCT25 SPEC-201 BAYTREE DR	-43100	*	310.00	
9/29/25 11726770 202510 320-53800- OCT25 SPEC-8207 NTN'L DR		*	210.31	
10/07/25 12335291 202510 320-53800- OCT25 SPEC-630 BAYTREE DR		*	205.00	
OCI25 SPEC-030 BATTREE DR	SPECTRUM - CHARTER COMMUNICATIONS			725.31 000048
10/30/25 00225 9/30/25 0237526- 202510 320-53800- OCT 25 - TRASH REMOVAL		*	55.78	
OCI 25 - IRASH REMOVAL	WASTE MANAGEMENT CORPORATE SERVICES			55.78 000049
10/30/25 00020 10/01/25 91868 202510 310-51300- FY26-SPECIAL DISTRICT FEE	-54000	*	175.00	
FIZO-SPECIAL DISTRICT FEE	FLORIDA DEPARTMENT OF COMMERCE			175.00 000050
	TOTAL FOR BANK Y			
	TOTAL FOR REGISTE		7,096.68	
			•	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/10/25 PAGE 1
*** CHECK DATES 11/01/2025 - 11/30/2025 *** BAYTREE GENERAL FUND

CAMERIC NOT NOT SECURITY 1003 - 1100125 1003676 202511 320-53800-47500 11012725 00266 11013/25 22469819 202510 320-53800-42000 20000000000000000000000000000000	BANK H BAYTREE- BU GF #2896			
TINS. PHOTOCELLS POOL BEACH ELECTRIC INC. 3,180.50 000185	CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	
BEACH ELECTRIC INC. 3,180.50 000185		*	3,180.50	
11/21/25 00019 11/01/25 22287 222871 320-53800-46200	BEACH ELECTRIC INC.			3,180.50 000185
11/01/25 22287 202511 320-53800-46900 * 40.00 *	11/21/25 00019 11/01/25 22287 202511 320-53800-46200	*	900.00	
11/01/25 2232S 202510 3120-53800-46200	11/01/25 22287 202511 320-53800-46900	*	40.00	
REACH POOL SERVICE 954.00 000186 1/21/25 00004 1/31/25 195868 202510 310-51300-31500	11/01/25 22325 202510 320-53800-46200	*		
1/21/25 00004	GUTTER GRATE FOR POOL BEACH POOL SERVICE			954.00 000186
BILLING COCHRAN, P.A. 2,805.00 000187 1/21/25 00193 1/21/25 10003676 202511 320-53800-46200	11/21/25 00004 10/31/25 195868 202510 310-51300-31500	*	2,805.00	
11/21/25 00193	OCT 25 - LEGAL SERVICES BILLING COCHRAN, P.A.			2,805.00 000187
COVERALL NORTH AMERICA, INC DBA	11/21/25 00193 11/01/25 10003676 202511 320-53800-46200	*	431.00	
11/21/25 00224		DBA		431.00 000188
DEWBERRY ENGINEERS, INC 612.50 000189 11/21/25 00200 10/29/25 1807744 202510 320-53800-34500	11/21/25 00224 11/19/25 22469819 202510 310-51300-31100	*	612.50	
11/21/25 00200	DEWBERRY ENGINEERS, INC			612.50 000189
11/05/25	11/21/25 00200 10/29/25 1807744 202510 320-53800-34500	*		
11/12/25 1807831 202511 320-53800-34500	11/05/25 1807816 202511 320-53800-34500	*	4,459.82	
DSI SECURITY SERVICES 13,323.94 000190 11/21/25 00039 11/01/25 507197 202511 320-53800-47000	11/12/25 1807831 202511 320-53800-34500	*	4,431.32	
11/21/25 00039	DSI SECURITY SERVICES			13,323.94 000190
ECOR INDUSTRIES 3,500.00 000191 11/21/25 00021 11/01/25 540 202511 320-53800-34000 * 3,021.17 NOV 25 - FIELD MANAGEMENT 11/01/25 540 202511 320-53800-51100 * 54.33 BRIMAR INDUSTRIES 11/01/25 540 202511 320-53800-51100 * 392.07 AMAZON-SECURITY COMPUTERS 11/01/25 540 202511 320-53800-51100 * 543.65 ULINE SUPPLIES 11/01/25 541 202511 310-51300-34000 * 4,311.83	11/21/25 00039 11/01/25 507197 202511 320-53800-47000			
11/21/25 00021 11/01/25 540 202511 320-53800-34000 * 3,021.17 NOV 25 - FIELD MANAGEMENT 11/01/25 540 202511 320-53800-51100 * 54.33 BRIMAR INDUSTRIES 11/01/25 540 202511 320-53800-51100 * 392.07 AMAZON-SECURITY COMPUTERS 11/01/25 540 202511 320-53800-51100 * 543.65 ULINE SUPPLIES 11/01/25 541 202511 310-51300-34000 * 4,311.83	NOV 25-AQUATIC WEED CNIRL ECOR INDUSTRIES			3,500.00 000191
11/01/25 540 202511 320-53800-51100	11/21/25 00021 11/01/25 540 202511 320-53800-34000			
11/01/25 540 202511 320-53800-51100	11/01/25 540 202511 320-53800-51100	*	54.33	
11/01/25 540 202511 320-53800-51100 * 543.65 ULINE SUPPLIES 11/01/25 541 202511 310-51300-34000 * 4,311.83	11/01/25 540 202511 320-53800-51100	*	392.07	
11/01/25 541 202511 310-51300-34000 * 4,311.83	11/01/25 540 202511 320-53800-51100	*	543.65	
		*	4,311.83	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/10/25 PAGE 2
*** CHECK DATES 11/01/2025 - 11/30/2025 *** RAYTREE GENERAL FUND

*** CHECK DA	ATES 11/01/2025 - 11/30/2025 *** BAYTREE GENER BANK H BAYTRI			
CHECK VEI DATE	ND#INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB SUBCLAS	VENDOR NAME STATUS	AMOUNT	CHECK AMOUNT #
	11/01/25 541 202511 310-51300-35200	*	175.33	
	NOV 25 - WEBSITE ADMIN 11/01/25 541 202511 310-51300-35100	*	175.33	
	NOV 25 - INFORMATION TECH 11/01/25 541 202511 310-51300-51000	*	12.50	
	NOV 25 - OFFICE SUPPLIES 11/01/25 541 202511 310-51300-42000	*	151.25	
	NOV 25 - POSTAGE GOVERNMENT	TAL MANAGEMENT SERVICES		8,837.46 000192
11/21/25 000	047 11/20/25 256308 202511 320-53800-41400 BK EX BARR ARM&SWING GTES	*	370.00	
	GUARDIAN A	ACCESS SOLUTIONS		370.00 000193
11/21/25 003	124 11/17/25 11172025 202511 320-53800-51200 SDWLK/ENT&EX ISL.PRS WASH	*	8,900.00	
	11/17/25 11172025 202511 320-53800-51200 GDHSE GUTTERS/WALLS/WIND	*	200.00	
	11/17/25 11172025 202511 320-53800-46200	*	400.00	
	POOL HSE ROOF/WALLS P.WSH 11/17/25 11172025 202511 320-53800-46200 POOL DECK/PATIO P.WSH	*	470.00	
	11/17/25 11172025 202511 320-53800-51200 PAVILLION/PICNIC P.WASH	*	290.00	
	11/17/25 11172025 202511 320-53800-51200 TENNIS DVWY/PRKING P.WASH	*	1,075.00	
		DRN 		11,335.00 000194
11/21/25 000	088 11/21/25 2617659 202511 310-51300-49200 FIRE ASSESSMENT FY25	*	487.80	
	11/21/25 2617659 202511 310-51300-49200 FIRE ASSESSMENT FY25	V	487.80-	
	LISA CULLI	EN, TAX COLLECTOR		.00 000195
11/21/25 002	274 11/13/25 16430 202511 320-53800-49000	*	6,650.00	
	RCM UTILI:	FIES, LLC.		6,650.00 000196
11/21/25 002	252 11/01/25 37849 202511 320-53800-47300 NOV 25 - LANDSCAPE MAINT.	*	11,801.00	
	11/07/25 38022 202511 320-53800-47400 WET CHECK ON 11/04/2025	*	233.00	
	US LAWNS (DF BREVARD		12,034.00 000197
		TOTAL FOR BANK H	64,033.40	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/10/25 PAGE 3
*** CHECK DATES 11/01/2025 - 11/30/2025 *** BAYTREE GENERAL FUND
BANK H BAYTREE- BU GF #2896

CHECK VEND#INVOICE.... ..EXPENSED TO... VENDOR NAME STATUS AMOUNTCHECK.....

DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

TOTAL FOR REGISTER 64,033.40

BAYT --BAYTREE-- SNEEROOA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER *** CHECK DATES 11/01/2025 - 11/30/2025 *** BAYTREE GENERAL FUND BANK Y BAYTREE BU AUTOPY	R CHECK REGISTER	RUN 12/10/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
11/29/25 00005 11/05/25 112400-S 202509 320-53800-43100	*	66.93	
SEP 25 - WATER & SEWER 11/05/25 118058-S 202509 320-53800-43100	*	481.89	
SEP 25 - WATER & SEWER CITY OF COCOA UTILITIES			548.82 000051
11/29/25 00255 11/29/25 OCT25-FP 202510 320-53800-43000	*	3,180.49	
OCT 25 - STREETLIGHTS 11/29/25 OCT25-FP 202510 320-53800-43000	*	1,575.49	
OCT 25 - ELECTRICITY FPL - AUTOPAY			4,755.98 000052
11/29/25 00088 11/30/25 2617659 202511 310-51300-49200	*	487.80	
FIRE ASSESSMENT FY26 LISA CULLEN, TAX COLLECTOR			487.80 000053

SPECTRUM - CHARTER COMMUNICATIONS

WASTE MANAGEMENT CORPORATE SERVICES

11/29/25 00253 10/22/25 12308971 202511 320-53800-41000

11/29/25 00225 10/27/25 02342463 202511 320-53800-43300

NOV25 SPEC-201 BAYTREE DR 10/29/25 11726771 202511 320-53800-41000

NOV25 SPEC-630 BAYTREE DR

NOV25 SPEC-8207 NTN'L DR 11/07/25 12335291 202511 320-53800-41000

NOV 25 - TRASH REMOVAL

TOTAL FOR BANK Y 6,573.69
TOTAL FOR REGISTER 6,573.69

310.00

210.31

205.00

55.78

725.31 000054

55.78 000055

BAYT --BAYTREE-- SNEEROOA

PR300R	PA	AYROLL CHECK REGISTER	RU	JN 10/08/2	PAGE	1
CHECK #	EMP #	EMPLOYEE NAME	CHEC AMOUN		HECK DATE	
50724		RICHARD L BROWN	184.7	0 10/08/2	2025	
50725		GILBERT M MILLS JR.	184.7	0 10/08/2	2025	
50726		JANICE HILL	184.7	0 10/08/2	2025	
50727		RICHARD C BOSSELER	184.7	70 10/08/2	2025	
	TO	TAL FOR REGISTER	738.8	30		

PR300R	PAY	ROLL CHECK REGISTER	RUN	I 11/07/25 E	PAGE 1
CHECK #	EMP #	EMPLOYEE NAME	CHECI AMOUNT		-
50728		RICHARD L BROWN	184.70	11/07/2025	5
50729		JEROME S. DARBY	184.70	11/07/2025	5
50730		GILBERT M MILLS JR.	184.70	11/07/2025	5
50731		JANICE HILL	184.70	11/07/2025	5
50732		RICHARD C BOSSELER	184.70	11/07/2025	5
	TOTA	L FOR REGISTER	923.50)	

SECTION B

Community Development District

Unaudited Financial Reporting

November 30, 2025



Table of Contents

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Community Beautification Fund	6
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	4.0
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Community Development District Combined Balance Sheet November 30, 2025

	General Fund	Сар	ital Reserve Funds	Goveri	Totals nmental Funds
Assets:					
<u>Cash:</u>					
Operating Fund	\$ 32,266	\$	-	\$	32,266
Due from Community Beautification	42,309		-		42,309
Due from General Fund	-		123,163		123,163
Investments:					
BU MMA Surplus	6,821		-		6,821
US Bank Custody	256,548		-		256,548
Truist MMA Capital Reserves	-		94,610		94,610
Seacoast CD Pavement Management	-		172,123		172,123
Regions MMA Pavement Management	-		9,970		9,970
Seacoast CD Community Beautification	-		46,340		46,340
Total Assets	\$ 337,944	\$	446,207	\$	784,151
Liabilities:					
Accounts Payable	\$ 10,209	\$	-		10,209
Due to General Fund - Comm. Beautification	-		42,309		42,309
Due to Pavement Mgmt	123,163		-		123,163
Total Liabilities	\$ 133,372	\$	42,309	\$	175,681
Fund Balance:					
Assigned for:					-
Capital Reserves	-		94,610		94,610
Pavement Management	-		305,256		305,256
Community Beautification	-		4,031		4,031
Unassigned	204,572		-		204,572
Total Fund Balances	\$ 204,572	\$	403,898	\$	608,470
Total Liabilities & Fund Balance	\$ 337,944	\$	446,207	\$	784,151

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Maintenance Assessments	\$ 1,177,624	\$ 20,720	\$ 20,720	\$ -
IOB Cost Share Agreement	59,257	-	-	-
Miscellaneous Income	9,250	1,542	2,455	913
Interest Income	10,000	1,667	2,116	450
Total Revenues	\$ 1,256,130	\$ 23,929	\$ 25,291	\$ 1,362
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,800	\$ 200
FICA Expense	918	153	138	15
Engineering	30,000	5,000	1,463	3,538
Attorney Fees	24,000	4,000	4,868	(868)
Annual Audit	3,500	-	-	-
Assessment Administration	8,765	8,765	8,765	0
Management Fees	51,742	8,624	8,624	(0)
Information Technology	2,104	351	351	0
Website Maintenance	2,104	351	351	0
Telephone	250	42	-	42
Postage	2,500	417	310	107
Printing & Binding	1,000	167	-	167
Office Supplies	500	83	25	58
Legal Advertising	4,000	667	-	667
Insurance General Liability	39,442	39,442	33,186	6,256
Tax Collector Fee	23,557	414	414	-
Property Taxes	450	450	488	(38)
Property Appraiser	350	58	-	58
Other Current Charges	1,800	300	365	(65)
Dues, Licenses & Subscriptions	175	175	175	-
Subtotal General & Administrative	\$ 209,157	\$ 71,457	\$ 61,320	\$ 10,137

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pro	rated Budget		Actual		
		Budget		u 11/30/25	Thr	u 11/30/25	•	/ariance
Operations & Maintenance								
Field Management Fees	\$	36,254	\$	6,042	\$	6,042	\$	0
Security Contract		235,374		39,229		26,613		12,615
Gate Maintenance		25,320		4,220		3,852		368
Security Gatehouse Maintenance		10,000		1,667		72		1,595
Telephone/Internet - Gatehouse/Pool		9,000		1,500		1,451		49
Transponders		4,500		750		-		750
Utility - Electric		68,250		11,375		9,691		1,684
Utility - Water & Sewer		18,025		3,004		3,081		(77)
Utility - Gas		9,350		1,558		104		1,455
Maintenance - Lakes		49,750		8,292		7,100		1,192
Maintenance - Landscape Contract		141,612		23,602		23,602		-
Maintenance - Additional Landscape		25,000		4,167		1,500		2,667
Maintenance - Pool Contract		18,000		3,000		3,115		(115)
Maintenance - Pool Parts & Repairs		10,000		1,667		-		1,667
Maintenance - Pool Painting		6,000		1,000		-		1,000
Maintenance - Irrigation		17,000		2,833		2,545		288
Maintenance - Lighting		18,000		3,000		3,864		(864)
Maintenance - Monuments		4,000		667		-		667
Maintenance - Fountain		1,500		250		80		170
Maintenance - Recreation		2,500		417		-		417
Amenity - Refuse Service		800		133		112		22
Amenity - Janitorial Services		7,500		1,250		-		1,250
Holiday Lighting		17,500		2,917		-		2,917
Operating Supplies		750		125		1,363		(1,238)
Sidewalk/Curb Cleaning		12,000		2,000		10,465		(8,465)
Misc. Contingency		30,600		5,100		15,625		(10,525)
Subtotal Operations & Maintenance	\$	778,585	\$	129,764	\$	120,276	\$	9,488
Total Expenditures	\$	987,741	\$	201,222	\$	181,597	\$	19,625
	ф.	260,200	ф.	(4.55.202)	ф.	(45(20()	ф.	20.005
Excess (Deficiency) of Revenues over Expenditures	\$	268,389	\$	(177,293)	\$	(156,306)	\$	20,987
Other Financing Sources/(Uses):								
<u>Transfers</u>								
Capital Projects- Paving - Baytree	\$	(83,907)	\$	-	\$	-	\$	-
Capital Projects - Paving - IOB Funds		(19,000)		-		-		-
Capital Projects - Reserves		(149,100)		-		-		-
Community Beautification Fund		(45,265)		-		-		-
First Quarter Operating		(48,500)		-		-		-
Total Other Financing Sources/(Uses)	\$	(345,772)	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	(77,383)	\$	(177,293)	\$	(156,306)	\$	20,987
Fund Balance - Beginning	\$	77,383			\$	360,878		
		,,,,,,						
Fund Balance - Ending	\$				\$	204,572		

Community Development District

Capital Projects Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Actual		
Thr	Thru 11/30/25	V	ariance
\$	\$ 319	\$	(15)
Ψ	Ψ 517	Ψ	(10)
\$	\$ 319	\$	(15)
\$	\$ -	\$	-
	-		-
	-		-
	-		-
	-		-
	-		-
	-		-
	-		-
\$	\$ -	\$	-
\$	\$ 319	\$	(15)
\$	\$ -	\$	-
\$	\$ -	\$	-
\$	\$ 319	\$	(15)
\$	\$ 94,292		
\$	\$ 94,610		
		\$ 94,292	\$ 94,292

Community Development District

Pavement Management

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prorat	ed Budget	Actual			
	Budget	Thru	11/30/25	Thr	u 11/30/25	Va	riance
Revenues							
Interest	\$ 2,000	\$	333	\$	987	\$	653
Total Revenues	\$ 2,000	\$	333	\$	987	\$	653
Expenditures:							
Bank Fees	\$ 600	\$	100	\$	30	\$	70
Total Expenditures	\$ 600	\$	100	\$	30	\$	70
Excess (Deficiency) of Revenues over Expenditures	\$ 1,400	\$	233	\$	957	\$	723
Other Financing Sources/(Uses)							
Transfer In - Baytree	\$ 83,907	\$	-	\$	-	\$	-
Transfer In - IOB	19,000		-		-		-
Total Other Financing Sources (Uses)	\$ 102,907	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 104,307	\$	233	\$	957	\$	723
Fund Balance - Beginning	\$ 427,018			\$	304,300		
Fund Balance - Ending	\$ 531,325			\$	305,256		

Community Development District

Community Beautification

Statement of Revenues, Expenditures, and Changes in Fund Balance

	1	Adopted	Prorated Budget		Actual			
		Budget	Thru 1	1/30/25	Thru	11/30/25	Va	riance
Revenues								
Interest	\$	-	\$	-	\$	280	\$	280
Total Revenues	\$	-	\$	-	\$	280	\$	280
Expenditures:								
Beautification Projects	\$	45,265	\$	-	\$	-	\$	-
Bank Fees		-		-		-		-
Total Expenditures	\$	45,265	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	(45,265)	\$		\$	280	\$	280
Other Financing Sources/(Uses)								
Transfer In - Baytree	\$	45,265	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	45,265	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$		\$	-	\$	280	\$	280
Fund Balance - Beginning	\$	-			\$	3,751		
Fund Balance - Ending	\$	-			\$	4,031		

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessments	\$ - \$	5 20,720 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	20,720
IOB Cost Share Agreement	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	264	2,191	-	-	-	-	-	-	-	-	-	-	2,455
Interest Income	1,179	938	-	-	-	-	-	-	-	-	-	-	2,116
Total Revenues	\$ 1,442 5	\$ 23,849 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	25,291
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800 \$	5 1,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,800
FICA Expense	61	77	-	-	-	-	-	-	-	-	-	-	138
Engineering	613	850	-	-	-	-	-	-	-	-	-	-	1,463
Attorney Fees	2,805	2,063	-	-	-	-	-	-	-	-	-	-	4,868
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,765	-	-	-	-	-	-	-	-	-	-	-	8,765
Management Fees	4,312	4,312	-	-	-	-	-	-	-	-	-	-	8,624
Information Technology	175	175	-	-	-	-	-	-	-	-	-	-	351
Website Maintenance	175	175	-	-	-	-	-	-	-	-	-	-	351
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	159	151	-	-	-	-	-	-	-	-	-	-	310
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	13	13	-	-	-	-	-	-	-	-	-	-	25
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	33,186	-	-	-	-	-	-	-	-	-	-	-	33,186
Tax Collector Fee	-	414	-	-	-	-	-	-	-	-	-	-	414
Property Taxes	-	488	-	-	-	-	-	-	-	-	-	-	488
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	117	248	-	-	-	-	-	-	-	-	-	-	365
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 51,355	\$ 9,965 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	61,320

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Management Fees	\$ 3,021	\$ 3,021 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	6,042
Security Contract	17,722	8,891	-	-	-	-	-	-	-	-	-	-	26,613
Gate Maintenance	3,482	370	-	-	-	-	-	-	-	-	-	-	3,852
Security Gatehouse Maintenance	36	36	-	-	-	-	-	-	-	-	-	-	72
Telephone/Internet - Gatehouse/Pool	725	725	-	-	-	-	-	-	-	-	-	-	1,451
Transponders	-	-	-	-	-	-	-	_	-	-	-	-	-
Utility - Electric	4,756	4,935	-	-	-	-	-	-	-	-	-	-	9,691
Utility - Water & Sewer	1,620	1,461	-	-	-	-	-	-	-	-	-	-	3,081
Utility - Gas	52	52	_	-		_	-	_	-	-	-		104
Maintenance - Lakes	3,600	3,500	_	-	_	_	_	_	-	-	-	_	7,100
Maintenance - Landscape Contract	11,801	11,801	_	_	_	_	_	_	-	-	_	_	23,602
Maintenance - Additional Landscape	1,500	-	_	_	_	_	_	_	-	-	_	_	1,500
Maintenance - Pool Contract	914	2,201	_	_	_	_	_	_	_	_	_	_	3,115
Maintenance - Pool Parts & Repairs	-	2,201	_	_	_	_	_	_	_	_	_	_	3,113
Maintenance - Pool Painting	_												
· ·	2,312	233	-	-	-	-	-	-	-	-	-	-	2,545
Maintenance - Irrigation	3,864	233	-	-	-	-	-	-	-	-	-	-	3,864
Maintenance - Lighting	•	-	-	-	-	-	-	-	-	-	-	-	3,864
Maintenance - Monuments	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance - Fountain	40	40	-	-	-	-	-	-	-	-	-	-	80
Maintenance - Recreation	-	-	-	-	-	-	-	-	-	-	-	-	- 112
Amenity - Refuse Service	56	56	-	-	-	-	-	-	-	-	-	-	112
Amenity - Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Lighting	- 272	- 990	-	-	-	-	-	-	-	-	-	-	1 262
Operating Supplies	373		-	-	-	-	-	-	-	-	-	-	1,363
Sidewalk/Curb Cleaning	0.075	10,465	-	-	-	-	-	-	-	-	-	-	10,465
Misc. Contingency	8,975	6,650	-	-	-		-	-	-	-	-	-	15,625
Subtotal Operations & Maintenance	\$ 64,849	\$ 55,427 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	120,276
Total Expenditures	\$ 116,204	\$ 65,393 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	181,597
Excess (Deficiency) of Revenues over Ex	mer \$ (114.762)	\$ (41,544) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(156,306
Other Financing Sources/Uses:	iper ψ (111,702)	Ψ (11,511) Ψ	Ψ	Ψ	Ψ	Ψ	Ψ	Ψ	Ψ	Ψ	Ψ	Ψ	(130,300
<u>Transfers</u>													
Capital Projects- Paving - Baytree	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Capital Projects - Paving - IOB Funds	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects - Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Beautification Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
First Quarter Operating	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Net Change in Fund Balance	\$ (114.762)	\$ (41,544) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$. ¢	(156,306)
net change in runu balance	\$ (114,/UZ)	ψ (1 1,344) ֆ	, J	- 3	, J	- 3	- 4	- 4	- J		- 4	- ə	(130,300)

Community Development District

General Fund

Cash and Investment Report

For The Period Ending November 30, 2025

Account Name	Maturity Date	Bank Name	Original Investment	Yield		Balance	
General Fund							
deneral i unu							
Checking Account - Operating		Bank United		0.00%	\$	10,731	
Interest Checking Account - Operating		Truist Bank		0.57%	\$	21,536	
Sub Total					\$	32,266	
					_		
Money Market Account - Surplus		Bank United		3.80%	\$	6,821	
Custodian Account		US Bank		3.75%	\$	256,548	
Total General Fund					\$	295,635	
Reserve Funds							
Reserve i unus							
<u>Capital Reserve</u>							
Money Market Account		Truist Bank		2.49%	\$	94,610	
<u>Pavement Reserve</u>							
Money Market Account		Regions Bank		2.50%	\$	9,970	
12-Month CD*	8/29/2026	Seacoast Bank	\$ 170,367	3.50%	\$	172,123	
Total Pavement					\$	182,093	
Community Beautification							
7-Month CD**	5/29/2026	Seacoast Bank	\$ 45,180	3.50%	\$	46,340	
Total Reserve Funds					\$	323,044	

Note:

^{*}Rolled over another 12 months maturing on 08/29/26.

^{**} Rolled over another 7 month maturing 5/29/26.

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Brevard County Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments \$ 1,198,599 \$ 1,198,599 Net Assessments \$ 1,177,624 \$ 1,177,624

Allocation in %	100.00%
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Date	Gra	oss Amount	((Discount)/ Penalty	*	Commission	Interest	I	Net Receipts	0	0&M Portion	Total
11/14/25	\$	21,800	\$	(1,080)	\$	(414)	\$ -	\$	20,306	\$	20,720	\$ 20,720
TOTAL	\$	21,800	\$	(1,080)	\$	(414)	\$ •	\$	20,306	\$	20,720	\$ 20,720

*Note: Commissions are posted as admin. expenditures.

2% Gross Assessments Collected \$ 1,176,799 Balance Remaining to Collect