

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

Present and constituting a quorum:

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

Also present were:

Jeremy LeBrun	District Manager
Rob Szozda	GMS
Michael Pawelczyk	District Counsel
Joey Duncan <i>by phone</i>	District Engineer
Josh Spears	US Lawns
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 with the exception of Mr. Darby. The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

Public Comment Period

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

Mr. LeBrun: I understand that we have a lot of new faces. I'm Mr. Jeremy LeBrun, the District Manager. The public period is not necessarily like a question-and-answer type session, but it is to address any questions. We just ask that you state your name and address for the record and keep it under three minutes.

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Resident (Rich Mercadante, Kingswood Way): I probably sound like a broken record. Again, speed enforcement. I almost got hit on Saturday. I mow my lawn and usually place yard waste cans out as makeshift traffic cones. They were full of trimmings. I was blowing the sidewalk and turned and almost got hit with a car that was riding in the gutter, going too fast. Of course, I would have looked before I stepped out to blow the grass clippings. It almost got it knocked out of my hands. Benefit of the doubt, I thought maybe they were going up to the mailbox or another house on the east side of Kingswood. No, they were just trying to avoid a speed bump. There was another vehicle behind them, doing the speed limit, a safe distance away. They even moved a little bit when they saw me. Just on the way here, I saw one of our frequent flyers, zipping down. As soon as he gets over his speed bump, he drives off.

Mr. Mills: Are these from the Isles of Baytree (IOB)?

Resident (Janey Mercadante, Kingswood Way): Yeah, most of them.

Resident (Rich Mercadante, Kingswood Way): Well, no, the one I saw today was from Bradwick. The other car, a red sedan, small sedan, was from a disabled vet. I don't know where they were from, but anyway, you know, a lot of kids are out and it's only a matter of time until someone gets hurt. It was close. I felt the breeze. The last time we were here, I think we heard that we spent \$10,000, to bring deputies in, but then we weren't paying them to go to court and therefore, they didn't go. I mentioned that to a deputy and the deputy said that they've never heard anything like that before. If there's an infraction like that, they go to court. So, I don't know what the real story is. It's a matter of time before an accident will happen.

Mr. Brown: We contacted the Sheriff's Department. There's a sergeant who is responsible for off-duty officers that want to make more money, such as sitting in a patrol car on Baytree Drive or hiding somewhere in Baytree and issuing speeding tickets. Okay? We specifically told him to give no warnings, tickets only. Then we talked to an officer, because we were paying \$10,000 a year to have them come in periodically. During the course of the first year, I think they issued two tickets and both those tickets, they never showed up at court. So, then we did some research and found out that the officers, because they're off duty, can give a ticket, but they have to go to court. They also have to go when they're off-duty and they don't get paid for it. So therefore, why would I give you a ticket for speeding? You go to court and I'm not going to show up. I mean, it was useless, absolutely useless. The only thing that slowed people down, was the appearance of a police car.

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Mr. Mills: I personally talked to the sheriff that's in charge of this whole region and he told me, *"Number one, we specifically said that we want to issue tickets, but I can't do that. It's at my officer's discretion whether they give a ticket or a warning."* I come to find out, they didn't give tickets, only warnings. So, I don't know what we can do. I have no clue what we can do about it.

Resident (Jackie Curley, Kingswood Way): I don't know if we can reach out to IOB, because the majority of them are coming from IOB. I know they've been in contact with us for other things. I don't know if we could reach out to their management company and tell them to send them something.

Mr. Brown: I would totally agree with you, because from a security standpoint, the most complaints, when I talk to the guards about if anybody's giving them a hard time, especially the new female who's on in the evening, she's getting a whole ration of you know what. They're coming from IOB. I know that there's a new President for IOB.

Resident (Jackie Curley, Kingswood Way): Yes.

Mr. Brown: I don't know who that is.

Resident (Jackie Curley, Kingswood Way): I'm going to ask if anybody here represents IOB, because they used to show up at this meeting, but they haven't since Joanne quit being President.

Mr. Brown: Maybe we can send them a poison pen letter or something.

Mr. Mills: Maybe what we need to do, is to have Mike write the letter. That has more power than coming from the Board.

Resident (Janey Mercadante, Kingswood Way): A very strong letter for both the gate and the speeding.

Resident (Jackie Curley, Kingswood Way): Do they pay to use Kingswood?

Mr. Mills: Oh yeah. We get a percentage.

Mr. LeBrun: Just as a reminder, for some of the new folks that walked in. During public comments, for transcription purposes, usually if someone makes a public comment, we ask that you state your name and address for the record. We don't like bouncing around. So let one person say their comment. The Board can choose to address it or they can direct staff to address it, at the later parts of the meeting. It just helps the transcription, because they can't tell who's speaking and when. So that's just kind of the housekeeping note. Alright. Any other public comments?

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Resident (Sandy Schoonmaker, Berwick Way): Since we know a couple of the vehicles are frequent violators, is there some way of just sending them a letter, personally. I know that legally we can't make a citizen arrest, but would it be possible to target them with a letter asking them or telling them that we don't like what they're doing? I don't know. Is it even a possibility?

Mr. Brown: We have done that in the past, if somebody has been belligerent to the guard and we know exactly what address they're going to, even if they're a visitor, we contact the owner of the property that they're going to and basically tell them that their visitor was very rude to the guard and we will not tolerate that. I may have the address of one of the people in IOB. I will check with the guardhouse and if it does, I will get a hold of you and we'll see where we go from there.

Resident (Sandy Schoonmaker, Berwick Way): Okay. We can tell you; there's a Ford F-150 that goes flying. I think it's a white one.

Resident (Not Identified): No, it's a black one. In any case, he has a long-time history doing bizarre things on Berwick Way.

Mr. LeBrun: I'll just add too, to help any other residents that experience this. The CDD doesn't have law enforcement powers, which I'm sure you're aware of. However, if the Sheriff's Department receives large numbers of complaints about a specific vehicle or a specific area, they're more likely to have some higher enforcement in that area. So, it does help to report that. I know some people like to do that. But the CDD is limited in what we can really enforce. So, it is helpful. If you see people speeding, call the Sheriff non-emergency line. You can report it. That sometimes can help get traction as well.

Mr. Mills: The fact that we've already spent probably close to \$40,000 for sheriffs, I would like to see us and I hope the Board will go along with this, is for Mike to write a letter to the resident of such and such a property.

Mr. Pawelczyk: I will not send one to a resident. I will send one to IOB. Because there's nothing I can do.

Mr. Mills: Yeah.

Mr. Pawelczyk: I can send it to IOB and express the Board's concerns about speeding, whatever. The HOA can send it to the resident. The BCA can send it too, because they have powers over their covenants. I'm not going to send a letter to somebody I can't do anything about, but I'm happy to work on it.

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Mr. Brown: I gotcha.

Mr. Mills: Yep.

Mr. LeBrun: Are there any other public comments?

Resident (Janey Mercadante, Kingswood Way): I was wondering where we stand with the landscaping upgrades on Kingswood Way.

Mr. Bosseler: Well, I don't think we're done with the first topic yet. Can you hang on?

Resident (Janey Mercadante, Kingswood Way): Oh, absolutely.

Mr. Bosseler: Rob and I talked last week about getting one of the winky blinky things, which tells you how fast you're going. They're portable. They have a couple in Suntree and they move them around. I think we got to try it and maybe we can get some prices on them, to either buy or rent it and give it a try and we'll move it around the problem areas.

Mr. Mills: Several years ago, we got one from the sheriff. The sheriff let us have it and put it on Baytree Drive. It slowed people down for a while, until they got past them and sped up again. On St. Andrews, they have that sign. It doesn't mean anything. But we can ask the sheriff if we can get that, Rob and have him put it in Kingswood. I think he'll let us have it for a week.

Mr. Bosseler: Sandy, in addition, when you send out an update, would you remind everyone in Kingswood, to start calling the Sheriff's Department? We could all call them.

Mr. Brown: Get his number.

Resident (Sandy Schoonmaker, Berwick Way): Old Tramway has a problem. I think every single one of the VMs, could send out a blurb at this point saying that it's become a major issue and that we would ask the residents to cooperate. Maybe some of them will. But yes, I will do that, call the sheriff. That's what we want to do.

Mr. Mills: Anything else on the speeding issue?

Resident (Maureen Ksiez, Balmoral Way): I can put something in the newsletter. If you want to, I could put the non-emergency number in there.

Resident (Janey Mercadante, Kingswood Way): That's a good idea.

Mr. Mills: Yeah. Very good. Yep. Anything else on the speeding issue? Alright, next issue.

Resident (Janey Mercadante, Kingswood Way): I was wondering if there were any plans for the continued landscaping in Kingswood.

Mr. Mills: In reference to what?

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Resident (Janey Mercadante, Kingswood Way): In reference to adding more landscaping.

Mr. Mills: I thought we corrected that issue.

Resident (Janey Mercadante, Kingswood Way): We did, but I thought there was going to be more.

Mr. Mills: I'll take a look at it with Josh.

Resident (Janey Mercadante, Kingswood Way): I thought that there was a budget, there was money in there and that was going to be used to add more landscaping.

Mr. Mills: Not in that particular area. My personal opinion is it needs to be trimmed. It's too dense, the way it looks now. It looks like a jungle. Josh, you're here. Do you want to address that issue?

Mr. Spears: For that general area, what are you looking to get out of this? Are you referring to the areas that we do?

Resident (Janey Mercadante, Kingswood Way): Yeah. We called about that. They planted them well.

Resident (Rick Mercadante, Kingswood Way): The guys came. They were going to plant and they were putting them in the wrong place. The issue was that they could still see the traffic and the lights and everything on Wickham Road. I happened to be there and I went out and asked the guys and they were much farther down. He said, "*Yeah, we're putting this to the shelter*" and I said, "*No, come and look from my front yard.*" That's where it was supposed to go. So, I happened to catch them when they were there and they moved down to a couple of the ponds. I think they were planting and there was one still farther down. I know you say it looks like a jungle, but 27 years ago when we built our home, you couldn't see the road at all. Frankly we're looking for, more of like a curtain, not trimming it back.

Mr. Spears: Unfortunately, it's not an instant gratification to get bigger shanks of Arecas in there that will provide that instantly. It's pretty hard and challenging for that area. Those Arecas will grow years from now and I know you don't want to hear it years from now.

Resident (Rick Mercadante, Kingswood Way): No. I know you weren't involved, but we've been waiting many years. The Credit Union never did what they said that they were going to do. We planted. We've been patient but there's still a gap there and that's what was being addressed.

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Mr. Spears: So, those are good, because they're really rapid growing Palm trees. You're not going to have them much longer. They are eventually going to serve the purpose that you're looking for.

Resident (Janey Mercadante, Kingswood Way): But in reference to the comment, *"Looking like a jungle,"* when I'm sitting in my dining room and looking out, I can see traffic on Wickham Road. The credit union was done in 2016. So, we're looking at almost 10 years. I don't want to see it. Let it do its thing, aside from the obvious things that have to get pruned so that it fills out. I'm not an arborist. I don't know, but I know obviously you have to trim and you have to maintain them. But I thought there was more money in the budget.

Mr. Mills: Not for that particular situation.

Mr. Brown: We spent \$40,000, just in that landscaping area on Kingswood, when the credit union built that monstrosity and that's when we put up a fence. I was under the impression that the people on Kingswood wanted a green fence, not a chain link fence. So that's when we planted \$40,000 worth of landscaping along that road.

Mr. Bosseler: They put up the fence.

Mr. Mills: Oh, they did.

Mr. Bosseler: They had to replace the fence.

Mr. Mills: That's right. I'm sorry, you're right.

Mr. Bosseler: They put \$20,000 or \$30,000 on their side and we put \$45,000 on our side.

Resident (Rick Mercadante, Kingswood Way): But they have not maintained it. Things are falling down. The credit union was supposed to maintain it and they really haven't.

Mr. Bosseler: We've asked them to trim and stop it from hanging over the fence.

Resident (Janey Mercadante, Kingswood Way): Back to Ms. Sandy Schoonmaker's comment, perhaps you can send another letter to the Credit Union asking them to uphold their part of the bargain.

Mr. Mills: Josh can answer that question too, because they used to do the landscaping for the Credit Union and you were after them to maintain it. Correct?

Mr. Spears: Yeah. So, they were on us to give them some bids to clean it all up. Get all of the pepper trees out of there and maintain that fence line clear, but for some reason they did not want to spend any money on that. But they they've asked us multiple times to provide a quote to

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get that taken care of. They acted like they were going to do something, but they've never done anything.

Mr. Mills: Josh and I will look at it again to see what we can come up with.

Mr. Brown: If anybody has an account with the Credit Union, go talk to them.

Mr. LeBrun: Do any other members of the public wish to make a statement to the Board?

Resident (Not Identified): One of my residents from 8185, is asking about the retention pond behind her house. That's the retention pond on Balmoral, directly between Andover and Belford. The cattails are back again on the retention pond behind her house and she would like to have those handled.

Mr. LeBrun: What was their address?

Resident (Not Identified): 8185 Belford Way. Could you take a look at that?

Mr. Mills: We will.

Resident (Jeff Hill, Kessington Court): Will pickleball and tennis be discussed later in the agenda?

Mr. Mills: It's going to be brought up, yes.

Resident (Jeff Hill, Kessington Court): Okay. I can wait.

THIRD ORDER OF BUSINESS

Landscape Report

Mr. Mills: Landscape report, Josh.

Mr. Spears: Everything is going pretty well, but there are some issues occurring. Just this past Monday with Robert on our drive through, we went over some of the issues that we have to work on. This Friday is the change of rotation for the annuals. It will be your last rotation before we get into the holidays. We received the green light to do the Poinsettias again, but this will be the last rotation. We will pull the flowers that are there and put them on the side by the rock path for a few days, for anybody that wants them, like we've done previously. Tomorrow they are going to get pulled.

Mr. Mills: We have a lot of new people here, Josh. Just in case you're interested, the flowers that are getting pulled, are open to all residents. So, if you want to get the flowers you're welcome to them. It's no charge. It's yours. He's going to pull them tomorrow. They'll be where the guard parks his car. So, you can help yourself.

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Mr. Spears: We have another class coming up on October 18th. We've been trying to get the community involved and educate you guys and tell you about what things you can do, what you can't do and having giveaways. We've been going to residents' homes as well. The last one that we did, was a \$500 coupon for any landscaping that you want done at your home. You don't have to spend any money. It is for \$500, but if its more than that, it's on you. This time, we are doing a first prize of \$750 and the \$250 for the second one. We still have sod replacement that is due. We have some irrigation repairs on Chatsworth. At the front entrance, we are getting screwed over with lightning. I talked to Mel about that. We were having a big problem with irrigation. We faced the same problem last year, but we were able to put a band-aid on it for especially the annual bed, by putting battery timers on the bed specifically, because of the wiring issue. It's tremendously more now. Now we have nine zones that have a wiring issue. So, we're looking at some alternatives on what we can do. One would be put either a Bluetooth timer or Bluetooth valve on all of them. We don't recommend that, but we are trying to figure out cost-wise, what's the best for everyone. At this point, we believe it will either be changing everything to a two-wire system at the front, which obviously costs a lot of money, so that might not be an option right now. It might be something that we have to budget for next year or we put a band-aid on all of the valves that aren't working right now with battery timers on each one of those. We just have to keep a close eye on that. So that is an issue. All of the beds that have annuals, are working fine. Those aren't the nine ones that are affected. Towards the end of the year, we'll have Palm tree trimming again. On October 15th, you guys are supposed to start your bi-weekly service for Winter cuts. Mel and I talked about it. With the amount of rain that's been going on, it's not going to be okay to start going bi-weekly. So, at no additional charge, through November, we'll still coming every single week to make sure that we don't let nothing get out of hand. We got the edging in the back that needs to get fixed. I'm sure you guys want to hear very little thing. Do you have any questions for us?

Mr. Mills: I would just like to publicly thank you. You guys are doing an outstanding job. This community hasn't looked any better than what it looks right now. So, thank you very much.

Resident (Not Identified): The seminars are worth going to.

Mr. Spears: Some people might think it's dumb, but it's another way that we can try to people involved and show our faces every morning. It gives everybody an opportunity that might be pissed off at us. They can either come there and win something and change their mind or...

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Resident (Not Identified): What is the date?

Mr. Spears: It is on the 18th at 10:00 a.m.

Mr. Mills: You might want to tell them about the door price.

Mr. Spears: It is \$750 for first place and \$250 for second place.

Resident (Sue Frontera, Arundel Way): Josh has come with his group three times. We've had seminars and they're really great. Everybody that attended, really liked it and comes back to the next one. They will bring a lot of plants and give them away for free. They are going to do a contest for free to win a gift certificate.

Mr. Spears: Somewhere you guys are paying for it.

Resident (Sue Frontera, Arundel Way): One way or another.

Mr. Spears: Are we good?

Mr. Mills: Anything for Josh? Hearing none, thanks, Josh.

FOURTH ORDER OF BUSINESS

Engineer's Report

A. Consideration of Dewberry Work Authorization Number 2026-1 for General Engineering Services

Mr. Mills: All right. Engineers report. Is Rey on the line?

Mr. LeBrun: Do we have anyone from Dewberry on the phone?

Mr. Duncan: Yes. This is Mr. Joey Duncan from Dewberry.

Mr. LeBrun: Okay, great. So, we have Mr. Joey Duncan from Dewberry. Joey, just so you are aware, we do have the Work Authorization in the agenda for Board to approve for Fiscal Year 26 and then we also have a one-page summary that your firm did for the annual inspection, that's also in front of them as well.

Mr. Duncan: Thank you. I'm here to answer any questions that you may have.

Mr. Mills: Does the Board have any questions?

Mr. Brown: Yeah. On your Work Authorization proposal, you have an estimated budget of \$10,000. Our budget this year was \$37,000. So, what is going to make us spend \$20,000?

Mr. LeBrun: We allocated the usual amount that we do each year, just based on trends and what we've done and the Board had been talking about doing maybe some road stuff, which might cost a little more. If we underspend the engineering category, we can move it to any other line item, so it doesn't go anywhere. I think they're just predicting maybe what they've actually seen.

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Mr. Brown: I don't buy it.

Ms. Hill: Okay, you've got this letter that addresses the general condition of our community.

Mr. LeBrun: Yes, that's the one. What we have here, is under 4A in your agenda. The first one is the Work Authorization for Fiscal Year 2026. So, each year the Board just approves those rates for their District Engineer. They're required to present them to you guys. Joey can elaborate on that, but that's pretty typical for most Districts. That's just approving those rates. They're basically telling you what they're billing for this fiscal year.

Mr. Pawelczyk: We usually prepare an amendment showing that change on their agreement, which has all of the general conditions.

Mr. Brown: Well, the engineer that's going to be interacting with us on a regular basis, is that Engineer 1, 2, 3, 4, 5, 6, 7, 8, 9, because the price goes from \$125 per hour to \$270. So, who is going to be our liaison and what engineer level is that?

Mr. Duncan: If you're asking me a question, I'm having a hard time hearing it. You're echoing.

Mr. LeBrun: Joey, he just asked what engineer is going to be working on projects, based on the cost, like Levels 1 through 9. They're just asking what's the general cost of an engineer per hour.

Mr. Brown: Well, he's got the cost. I just want to know what level is going to be our go to person at Dewberry.

Mr. Duncan: We try to use the most economical person that we can. When doing inspections, we have a Junior Engineer out in the field, to keep the rates down. The sign-off goes to a higher-level engineer. We're always watching your money. I've been doing CDDs for a number of years and we rarely exceed the amount you budget every year. Usually, it's less than that. I think we budgeted \$10,000 this year, so I would suspect that we would stay under that number.

Mr. Brown: Well for my own edification, I think the engineer that we've been dealing with, is Peter and Peter is being replaced by Rey, I think.

Mr. Duncan: Yes, Rey is one of our upper-level engineers. He's a little bit higher up than Peter was. He's the most experienced engineer of CDDs that we have. He manages several, but

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he basically assigns the work to people under him. Again, the reason I'm here today, is Ray is actually having a knee replaced. So, he asked me to attend today in his stead.

Mr. Brown: So, is Rey a Level 7, 8 or 9?

Mr. Duncan: He would be considered a Level 9.

Mr. Brown: Okay. He gets \$270 an hour.

Mr. LeBrun: Joey mentioned that they will assign the most economical engineer to the project.

Mr. Brown: I understand that.

Ms. Hill: We anticipate doing repaving this coming fiscal year. What level of engineer will we be looking to advise us on that resurfacing?

Mr. LeBrun: Joey, the Board wants to know what level engineer typically works on road repaving scenarios.

Mr. Duncan: We will find the engineer that we think is appropriate and then work with your manager, the manager of the CDD, to make sure that they're okay with our charges. So, if there are any questions during the year or charges, they come back to us anytime we send an invoice down, so that we can explain it.

Mr. LeBrun: So, what I can do, is before we start any projects, I can find out the required level and make sure it's the minimum of what's required to keep those costs down.

Ms. Hill: Well, I'm just looking at it from a budgetary perspective.

Mr. Duncan: If you're doing a specific project, we can give you estimates of what that's going to cost, before the project starts.

Ms. Hill: Okay.

Mr. Brown: Well, normally we have been requesting of our engineer, if not on an annual basis, at least on a bi-annual basis, their assessment of the conditions of the roads in our community, the high traffic roads and the low traffic roads, so we can budget appropriately when the high traffic roads need to get resurfaced. So, I think this coming year is going to be one of those years that we're going to want somebody to come in and take a look at our roads and give us an estimate of what roads need to be replaced sooner rather than later. Now would that be a Level 4, 5 or 6 engineer coming in or a 1, 2, 3, 7, 8, 9, 12, 13, 13, 14? I don't know, but I think that's one of the things that we're going to want to know.

Ms. Hill: It's hard to budget if you don't know.

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Mr. Brown: Yeah.

Mr. Duncan: As part of the Annual Report that you just received this past year, it does reference the roads and places where there's deterioration on the road. If something is above normal, then that will be called out in the Annual Report. Right now, the infrastructure that you have is safely appropriate. The wear and tear look appropriate for the age. I reviewed the report before the meeting and I didn't see anything that needed attention on the roadways.

Mr. Mills: Okay.

Mr. LeBrun: What's in your agenda packet is the one-page summary that the Board was looking for, that they will approve today. They sent a supplemental that Rob's kind of going through and checking out. I'll forward that to the Board. It's a PDF, but I'll forward that to you guys, just so you can see it. But we like to go through it and kind of get the layout.

Ms. Hill: That's what I was looking for.

Mr. LeBrun: You guys requested a one-page summary, so we have that in the agenda. We'll go through that as well.

Ms. Hill: I was looking for the delineation of what we need.

Mr. LeBrun: Remember Peter did the real Technical Report.

Mr. Mills: Yeah.

Mr. LeBrun: That is not part of what they sent. That's the more in depth one, that has pictures of some cracking. We have that. So, if later on, the Board wants another one of those extensive reports, that would be where we use our engineering budget to get that report. We would reach out and see what level it is and make sure that it aligns with the approved rates. So, this is a Work Authorization. I don't say it's a formality, but basically they are required to let the CDD know what their rates are and then the Board approves them.

Ms. Hill: Okay and to my recollection, these rates are comparable to what we had last year?

Mr. Mills: Yes.

Mr. LeBrun: We just need a motion to approve the Work Authorization, if the Board's ready to approve it.

Mr. Mills: I have a question before we do that. With regard to your report, do you go through the electronics of the community as well? Because that's part of the infrastructure. I

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know that we replaced a lot of boxes that have been rusting out. That should be included in this report.

Mr. Duncan: When the engineer comes out to do the annual inspection, they inspect all of the stormwater ponds for compliance to the current stormwater regulations of what has to be done. They also look at your drainage structure, the drains, the discharge intake structure, the gutters, the sidewalks, the roads, fences, if you have other amenity buildings or other type of things that need to be looked at, like a playground or something like that, they look at all of that and note anything that needs maintenance.

Mr. Mills: Okay.

Mr. Brown: But not electric.

Mr. Mills: Nope. Alright. Okay. Thank you. Anything else before the engineer? If not, I'll entertain a motion that we approve the Work Authorization.

On MOTION by Ms. Hill seconded by Mr. Brown with all in favor Dewberry Work Authorization Number 2026-1 for General Engineering Services was approved.

B. Review and Acceptance of Dewberry Annual Goals and Objectives Inspection

Mr. LeBrun: The next one that we have, is the review and acceptance of the annual goals and objectives inspection. That's the one page right after the one we just did. It basically says that the infrastructure is normal operating for wear and tear. So, that's just in there for the Board to review and approve.

On MOTION by Mr. Brown seconded by Mr. Bosseler with all in favor acceptance of Dewberry's Annual Goals and Objectives Inspection was approved.

FIFTH ORDER OF BUSINESS

Community Updates

A. Security

Mr. Mills: Alright, Community Updates, Security.

Mr. Brown: I have nothing new to report other than what I mentioned about some belligerent people that live in ILB. We are in the process of replacing all of our cameras. We have a new computer system. I am happy to report that the audio and visual effects at the pool,

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are now in effect. We're also now working on the back gate with audio. We're having a little issue with the audio, but we hope to have that corrected in about another month or so, hopefully. That will give the guards the opportunity to tell somebody who is trying to get in the back gate, that doesn't want to read all of the signs that are there, where the main entrance is. They can tell them how to get there and when they knock the gates down, we have a picture of their cars and we can send them a bill.

Mr. Mills: I don't want to correct you, but since we can't talk outside of this meeting, Rob and I met with the contractor. All of the cameras are not going to be replaced.

Mr. Brown: I just told them that they were not working.

Mr. Mills: I know.

Mr. Brown: Because they're still having trouble with the older ones.

Mr. Szozda: Right now, there are three that are not working and one or two in the back gate, that are not working.

Mr. Mills: But it's not all of them. Right?

Mr. Szozda: It's not all of them.

Mr. Mills: Because we got the price down from \$11,000 to almost \$7,000.

Mr. Brown: Right.

Mr. Mills: There is an issue with the box in the pool house and I asked them to make sure that it will withstand the weather. He assured me that it would.

Resident (Not Identified): Rick, can you tell us what the status is of the lights on the gate arms?

Mr. Brown: Some of the lights don't work, so they have to be replaced.

Mr. Mills: That will be under Rob's report.

Mr. Brown: We are in the process of getting new gates. Correct me if I'm wrong, Rob.

Mr. Szozda: Hot off of the presses today, our gate arms are working. Three of the four lights that were out, are now working, but the resident light coming in, is not working. I asked them to replace all of these lights and they will be prepared to replace all of them. One light is not working, but all of the gate arms are working.

Mr. Brown: We are at the beck and call of this particular company, Guardian, out of Orlando. We have tried other local gate maintenance companies in Brevard, who have been awful. I'm not happy with this particular company, because every time they send a truck out here,

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it costs us a minimum of \$375. Last month, we replaced a \$7.50 part and paid almost \$400 for it. So, I'm trying to find a more local one. I've even talked to Rob about why GMS wouldn't set up their own gate maintenance company, since they have 330 communities. I'm sure many of them have gates and tying it with our local security company that is also responsible for a number of gated communities in this county. Maybe there's an opportunity to develop a little niche market. But right now, we're at their beck and call. The resident gate, the main entrance, resident gate that was in the up position, for six or seven weeks, which was just driving us totally nuts, they sent out a technician. He tried to do something and it didn't work. Then they sent another technician. It's just driving me nuts, but I don't have any alternatives right now.

B. BCA

Mr. Mills: BCA. Jackie?

Resident (Jackie Curley, Kingswood Way): I guess I'll stand so that people in the back can hear. Our Board is back together. A lot of people were absent during the Summer, so we had a lot of stuff going on. The Architect Review Committee continues to get applications, several at a time. But I will remind everyone here, please do not do anything without an application. We're seeing a lot of people working on their houses without getting approval. And then unfortunately, they might have to change what they've done, because they didn't get approval.

Mr. Brown: I can give you addresses if you want.

Resident (Jackie Curley, Kingswood Way): They still meet every other Monday and they do a great job. We are still looking for a Voting Member (VM) for Windsor. It's our largest community and no one will come forward, to be representative for that community. Unfortunately, that's not great, especially in November, as we will have them decide on our budget and we would like their input. So, their vote is important. That community is important. We also have had a large, high level of violations which seems to be mostly around lawns. We understand that there's been a lot going on this Summer with the climate. I know there was one on Baytree Drive, that didn't mow their yard. We set up to start mowing their yard and then the people who haven't been living there, started mowing it. So that yard has been taken care of. The biggest thing that the BCA has been working on for three months, which our Treasurer and I took the lead on, is the Turnberry HOA. If you read the newsletter, they were working as an association all by themselves and we've merged the two together, so that we are one community.

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We're working now on merging the finances and the services through Fairway Management. Artie's working really hard on the budget. We have a budget meeting in November and then we have a Board meeting. The final thing that we're working on, is the website. I've actually solicited a little input here. We currently have a website that is more social stuff, but there's a lot of information on it. There's a lot of stuff that publicly can't be on there, so we've removed it. Our management company already maintains a website that we can get every bit of information on the public one, the Fairway one. You can also log into what a homeowner can log onto. So, we're kind of looking at maybe disbanding the public website and not maintaining it or not paying to maintain it, but we haven't decided on that. We got a subcommittee that's looking at that. But from your standpoint, the CDD, I know that you get the applications and stuff from that website, but you can get them on the Fairway Management website.

Mr. Mills: I get them from Fairway.

Resident (Jackie Curley, Kingswood Way): No, I mean, if I wanted to do something in my yard, I could log on to the other website and get it. But you can also log onto Fairway Management's website, to get the application.

Mr. Brown: That I don't know. All I know, is that every other Friday, I get an email from Paula with access through Dropbox, that has all the applications that they've received in the prior two weeks. I make copies of all of that, make out an agenda and send it to my committee.

Ms. Hill: My question is, if you are part of the public looking to purchase a home in Baytree, I know in the past, people that have gone onto Baytree's website, to see about our community, to see what we have going on and kind of get a sense of our community, before they pursue a purchase. Will they still be able to do that?

Resident (Jackie Curley, Kingswood Way): They will still have access to that on Fairway's website. They have it now. I think Sandy's husband started the website eight or 10 years ago. No, he inherited it. But anyway, since the Florida Statute says that we have to have a website and we're already paying Fairway Management to do their portion, it's a duplication of services and we're trying to figure that out as part of our Master Plan. I just want to verify for everybody, that the Fairway Management website will still list the Board of Directors of the CDD and the BCA Board of Directors. It will keep all of that pertinent information. Now, the one question that I have, will it still have a calendar of events and all activities? Because that's probably the only thing that the average person in our community goes to the website for,

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besides the ARC application. We're the small committee. We can't meet with three of us. There's only usually two of us that can meet. They're looking at what one has and the other one has.

Ms. Hill: So, you don't have the answer to that question right now.

Resident (Jackie Curley, Kingswood Way): No, because we've been so involved with the Turnberry stuff and nobody's been here. We just haven't had the time and the effort. So, the question that I would put forth, how important are those meetings to the community? The problem with having multiple websites, is that people are confused about where to go.

Mr. Mills: Excuse me, that's a BCA issue, not a CDD issue.

Mr. Pawelczyk: The CDD could just add a link, from the CDD site to whichever one or both. It's just a link. It's not an endorsement. We could certainly link it.

Resident (Jackie Curley, Kingswood Way): Can I just add that the event for October, that's coming up for the BCA portion, that Josh will be having on October 18th and the one the next day, on October 19th, which is a free ice cream event. So put that on your calendar. Hopefully we'll have more than the 30 people we had at the last one, because we had bad weather the morning before it started. People had such a good time and we were requested to bring this DJ back from Orlando. So hopefully we'll have better weather.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the August 6, 2025 Board of Supervisors Meeting

Mr. Mills: Were there any additions or corrections to the minutes? If not, I'll hear a motion to approve them.

On MOTION by Mr. Brown seconded by Mr. Bosseler with all in favor the Minutes of the August 6, 2025 Board of Supervisors Meeting were approved as presented.

SEVENTH ORDER OF BUSINESS

Agenda

A. Discussion of Recreation Area Survey

Mr. Mills: Alright, next on the agenda, is the discussion of the recreation area survey.

Mr. LeBrun: Do you want me to set this up for you, Mel?

Mr. Mills: Sure, go ahead.

Mr. LeBrun: At a previous Board meeting, there was discussion that the Board wanted to do another survey, because you guys allocated funds to resurface the tennis courts. So, we said

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we'd talk about it at the next time, about what might be on the survey. I emailed out a copy, but Supervisor Darby, who is not here, created his own draft of a potential survey. He said he's not married to it or anything, so I don't know if you guys wanted to do something different. He just wanted to kind of give a starting point. So that's in front of you as a physical copy. Basically, all of the discussion that we had planned for today, was whether we are going to do a survey and what should be on it. At the last meeting, discussions centered around resurfacing the courts. But then, are we going to have two tennis courts, one tennis court, one pickleball court or two tennis courts with pickleball lines painted on them. So that is what we would put on the survey, to get feedback from residents. That's the purpose of this discussion item.

Mr. Brown: As a VM for Hamlet, I did receive an email from Maureen, who sent it out to the VMs or Sandy regarding pickleball.

Resident (Sandy Schoonmaker, Berwick Way): It was probably me.

Mr. Brown: I received an email from a gentleman who lives on Linford Court with three items, one of which was pickleball. I told him that there's been a lot of discussion about it. Historically, two years ago, there seemed to be a lot of interest in a pickleball court. The tennis players were adamant about not turning one of the tennis courts into a pickleball court. So, we got an estimate to build a separate pickleball court behind the pavilion. There's enough land behind the pavilion, where we could fence in a pickleball court. Two years ago, I think the estimated cost was between \$46,000 and \$50,000, just to do that one court. Then in the last couple meetings, there's been some more discussion, along the lines of, what we have in the budget to resurface the tennis courts next year, which starts today, actually. Basically, there's been a lot of discussion about the options, whether we can make one pickleball court, one tennis court or make them both tennis courts and put the lines in for a pickleball court. Do we do a separate pickleball court? Mr. Jerry Darby said, "*Why don't we ask everybody in the community what they want?*" So, I think that's where we are at right now, unless I'm wrong. My sense is we don't care, but if you want a pickleball court and two tennis courts or one tennis court, let us know. The only thing I will say, is that if it comes out that we want two tennis courts and one pickleball court, that won't happen this fiscal year. We won't have the money for it, unless we go to the BCA, who may have some funds that they can contribute for that. I'm just throwing it out there. Okay?

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Resident (Sandy Schoonmaker, Berwick Way): Just the only comment I would make, is that pickleball is the sport of choice right now.

Mr. Brown: And I'm not disputing that. But there are still people that play tennis. Are the tennis courts used every day of the week, four hours a day? Absolutely not. Okay? All I'm saying is that we have two tennis courts. We have money in the budget to resurface them. Pickleball came up. So now we're looking at options.

Ms. Hill: We also had a proposal to just resurface what we have, which was \$42,995.

Mr. Brown: But that was to resurface it the way it should have been done to begin with.

Ms. Hill: Because we are continuing to have cracks and deterioration, the whole idea was to do it right. If you did it right, the cost would be \$43,000. If you resurface it the right way and add a pickleball court or make one of those courts a pickleball court, so you would have two pickleball courts and one tennis court, the cost is \$49,795. So, you're only talking about \$7,000 more, to be able to make that transition. That seems to be the most economical, but if you want to build a new one, you've doubled the cost.

Mr. Mills: Just for curiosity's sake, how many in here would like to see a pickleball court? Raise your hand. Thank you. The reason I'm saying that, is to spend \$50,000 to \$75,000, to satisfy one third of the community, worth doing? You just answered my question, so thank you.

Mr. Bosseler: Now, to reiterate, we only have \$18,000 budgeted for the year we're in right now. So, it would be a two-to-three-year effort.

Resident (Sandy Schoonmaker, Berwick Way): Is that \$18,000 for resurfacing? Is that what the reserve is for?

Mr. Brown: Just to resurface it, but not the way it should be resurfaced. My understanding is it's a band aid. Okay?

Ms. Hill: Well, yes, basically in the long term, the way it was explained to us, what we're doing now, is we put a band-aid on it and every three to five years, we put another band-aid on it. So, we keep doing it. If we did it right, they're telling us that we're talking more like 10 years, which kind of makes more sense.

Resident (Sandy Schoonmaker, Berwick Way): Okay. Is your intention to do a survey first or are you taking suggestions by way of the survey, meaning perhaps allocating the funds to resurface and put the lines on for pickleball, as an expedient way to get things moving? Then

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eventually there would be less pickleball traffic on the tennis court courts once you got to building the actual pickleball court. That is something to consider. I don't know how busy the tennis courts are currently. I know they're played on. But perhaps if the resurfacing this go round included the pickleball lines, you could please both groups and then put the goal to eventually get to a freestanding pickleball court. That might be the best way.

Mr. Mills: Oh, that's a good question. I think that will be answered in the survey that we send out.

Ms. Hill: I think the survey should reflect that.

Mr. Mills: Yeah.

Mr. Brown: It's great that all of you came. It's outstanding. But basically, you represent less than 5% of the total property owners in this community. There are 461 homes. If we survey 461 homes, they all have an opportunity to say "yes", "no" or "no opinion" or whatever we do. But then it gives us as a governing body, a better idea of what the majority of the community is looking for. If people come back saying, "*Blow out the tennis courts, we don't want tennis, we want it all pickleball,*" then that's what everybody wants to do. But we don't know right now. Your point is well taken. I don't want to spend \$18,000 on resurfacing the tennis court, if everybody comes back and says that we should just have one tennis court and one pickleball court, because in five years we're going to have to redo it all again. So, if we're going to do it, let's do it the right way and if everybody wants a pickleball court and everybody wants two tennis courts, then we know what we have to do. Then we have to budget for it.

Resident (Jackie Curley, Kingswood Way): Regarding Ms. Sandy Schoonmaker's question, we have several options here. One option is dealing with the existing tennis courts and what we do with those two courts. But I keep hearing a third option, to have a pickleball court. Where would you put it, because the playground is there?

Mr. Brown: No, it's behind the pavilion.

Mr. Mills: Behind the pavilion.

Mr. Brown: We already had it laid out. It has nothing to do with the playground. If you're standing in the middle of the pavilion, look to the back fence.

Resident (Jackie Curley, Kingswood Way): There's no room. What about the drainage and all of that?

Mr. Brown: It would be all part of the construction.

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Resident (Jackie Curley, Kingswood Way): Thank you for clarifying that, because it wasn't clear.

Mr. Brown: Two years ago, that's the area we identified for an independent pickleball court. Then there were all kinds of stuff about noise ordinances and all this other stuff that came into play. I don't know whether that's still in existence, to be honest with you.

Mr. Mills: In 2020, we sent out a survey and out of 461 homes, only 149 responded. Of the 32.3%, that's what I was coming up with, number one was to redo the playground, which we did. Number two, was pickleball, which was 39.6%, of which they said pickleball was their favorite. So, we need to make sure and guarantee that that's going to continue to be what everybody wants. Hopefully, it'll be more. Okay?

Resident (Jackie Curley, Kingswood Way): So, there will be a survey?

Mr. Mills: Yes, a survey will be going out.

Resident (Jackie Curley, Kingswood Way): Will the survey include dollars?

Mr. Mills: It should.

Mr. Brown: Well, it's going to include estimates.

Resident (Jackie Curley, Kingswood Way): That's fine. I mean, at least people know that.

Mr. LeBrun: I don't think we have a current estimate, to build a whole new pickleball structure. So, I don't know if we have that number for the survey. When I was talking to Jerry, he suggested doing the survey in both electronic and paper form. They would basically rank their preference, with one being their first, second and third choice. The choices would be to: 1) Keep two tennis courts, 2) Have one pickleball and one tennis court and 3) Have two tennis courts with pickleball lines painted on them. So, we can send that out, they can rank them and we can see which one most people prefer. So, in the short term we'll know. We want to do the resurfacing, because it needs it. So, that'll give us a ranking of what everyone prefers and then we'll know going forward, if the Board wants to move forward with building a whole new structure. That way, we would at least have some data of how many people wanted just pickleball. I think that's the first step.

Mr. Brown: Does anybody here play tennis and pickleball? If a tennis court has singles and doubles, the way it's lined up, pickleball is different. So, if we put the lines for a pickleball court on a tennis court, would that drive you nuts? *Everyone in the audience said yes.*

Mr. Brown: Okay, thank you.

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Mr. Pawelczyk: The net is different, too, right?

Mr. Brown: The net is different.

Resident (Tim Maratta, Daventry Drive): I am a tennis player. I use it on a regular basis. I like the idea of pickleball, because I think it's good for the community. I have friends that live in Tortoise Island and they went through this recently. They went from six tennis courts, down to four tennis courts and four pickleball courts. They were able to fit two pickleball courts per tennis court. I would really like to preserve at least one tennis court. Could we expand the tennis court a little bit further, to just have two independent pickleball courts on one side and keep one tennis court and just expand that area that we already have towards the shuffleboard court.

Mr. Mills: It's a bocce ball court.

Resident (Tim Maratta, Daventry Drive): Could we just expand that area a little bit and then keep it in all the one central spot, so we have the lights? We could probably fit two or three pickleball courts. My preference would be not to have pickleball lines or pickleball players on the tennis court, because I think once we put in pickleball courts, we'll have a lot of players and then that'll flow over to tennis. Then people won't be able to play tennis, because it'll be pickleball people playing on those courts, if we put lines on those as well.

Mr. Brown: Your point is well taken. The thing that would concern me, if I'm looking at the tennis courts, on the right-hand side, we have the lake.

Resident (Tim Maratta, Daventry Drive): Yes, sir.

Mr. Brown: So, we can't really go too far there. Then on the left side, we have the bocce ball court, the pavilion, but then we have a fence back there, at the end of our property and then there is St. John's Water Management District property and we can't penetrate that.

Resident (Tim Maratta, Daventry Drive): Can we expand towards the pavilion?

Mr. Brown: Yes, that's the only way.

Resident (Not Identified): You got a bigger problem, because of the lights.

Mr. Mills: But we have the poles and all they need to do, is mount the lights at the top shining on the pickleball court.

Resident (Not Identified): There's a lot more involved, because I gave you the quote for \$42,000. That would be a lot more expensive to do. I'm not saying it's wrong, but you would have to move the fence and light poles.

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Resident (Tim Maratta, Daventry Drive): It would be less expensive than building a separate one, behind the pavilion. We could probably get a two for one situation by just maybe expanding the tennis courts a little bit, keeping one tennis court and putting at least two pickleball courts on one side.

Mr. Mills: We'll look into that.

Resident (Not Identified): Would we have to get pickleball nets?

Resident (Tim Maratta, Daventry Drive): Not that I'm aware of.

Resident (Not Identified): There are tennis nets that no one could play pickleball on, because it does not make any sense. We have dedicated pickleball courts and we also have pickleball courts that are for tennis.

Mr. Mills: We could leave the fence up; that's along the tennis courts right now. Then we could build a fence here, a fence along this side and a fence across the back and add the pickleball court, coming to the left towards the pavilion. That would save one fence, which is a lot of money. So, all you would have to do really, is to cut off part of the parking lot and come up and go across that way.

Mr. Brown: You can't do that. We had to have a certain number of parking spots based on the county regulations.

Mr. Mills: There are no parking spots where the tennis courts are. It's concrete.

Mr. Brown: Right.

Mr. Mills: If you come across here, there's no parking.

Resident (Not Identified): There's none on the back side.

Resident (Sandy Schoonmaker, Berwick Way): Just one last comment. Suntime Country Club added six or eight pickleball courts.

Resident (Not Identified): They added five.

Resident (Sandy Schoonmaker, Berwick Way): They're used all the time. You can't even get on them. They're just so busy.

Mr. Brown: That's the latest. So, let us do the survey.

Mr. Mills: Yep.

Mr. Brown: And based upon the results of the survey, we'll make it public and then we'll go from there and start planning.

Ms. Hill: Well, I think we should also get some numbers.

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Mr. Mills: Exactly.

Mr. Brown: Well, once we know what people want, then we can start looking at options of how we can better utilize the property that we have, to maximize the tennis and pickleball courts that everybody is looking for.

Mr. LeBrun: So, we'll bring it back to the Board. I want to make sure that I have the proper direction. It sounds like the options would be to keep two tennis courts, fit two pickleball courts on one tennis court or have two tennis courts with the pickleball lines painted on it. I can even leave another option, where they can type in or write in a suggestion of what they might want to see. I just want to make sure those are the options.

Mr. Brown: Then put a fourth option for no opinion. I used to play tennis. I don't play tennis anymore. I haven't picked up a racket. I don't know what pickleball is all about, so I don't care.

Resident (Jeff Hill, Kessington Court): I play tennis about five times a week. I'm a member of Suntree Country Club. I agree with what Tim said. The pickleball courts at Suntree, brought in a lot of new people, other than the tennis players. So, I really think that pickleball makes the community more attractive. I'm not talking about for myself, but if I was looking to buy a house now, having both tennis and pickleball would be a big asset. I think the real serious tennis players are going to join a club somewhere else. But just having it there so you can play with your kids or your friends, is really good. So, you can put two or even four pickleball courts on one hard court. But I think if you put four on one of the two tennis courts, it will be a little too crowded and too many balls will go into the tennis areas. You have to get rid of the angled corners in that case. But you could put two, one on each side of the tennis net and you might just remove the tennis net or just leave it there. You can put one pickleball court in the middle on each side, so they're facing the same direction as the other tennis court. I think that's a great option to include in the survey. I just support having both.

Mr. Mills: Okay.

Mr. LeBrun: So, what I can do, is I can create a mock up survey. You can do surveys where they'll tally all of the data electronically. You can also have some hard copies available at the guardhouse, if someone doesn't want to do it on the computer. We can make sure that we have identifying information of address and names and you can track the responses.

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Mr. Brown: I would do both and I would also put a date on it, so if we haven't heard from them by such and such a date, we believe that they would have no opinion at all.

Mr. LeBrun: Yeah. Once I have that link created, I can give it to our contacts. The BCA can include it their electronic newsletter. That way, if the link is out there, everybody can have access to it.

Ms. Hill: I have a suggestion. Let's draw a little schematic, as some people will not be able to figure out what you're talking about. So, that they can see what we're talking about.

Mr. LeBrun: Okay.

Ms. Hill: So, there is no misinterpretation.

Resident (Sandy Schoonmaker, Berwick Way): That's a great idea.

Mr. LeBrun: Okay. I'll get with Jerry on that, as he did the original survey.

Ms. Hill: He is out of the country for two weeks.

Mr. Brown: He's gone for two weeks. I wouldn't wait for him.

Mr. LeBrun: Alright. I'll get started on that.

Ms. Hill: I worked with him on it and spoke to him before he left.

Mr. LeBrun: Okay. Once I get it created, I'll send it to the Board as a draft. Then I can edit it and get it out, once the Board feels comfortable.

Ms. Hill: Great.

Mr. Mills: I'd like to assign this project to Jerry.

Mr. Brown: Maybe we can have the results when he gets back.

Mr. Mills: Yeah, we could have the results in November for our November meeting.

Mr. Brown: Send this out in the next couple of days and give everybody a week to respond to it.

Mr. LeBrun: I'll give everybody two weeks.

Mr. Brown: No. I wouldn't give people a lot of time. They are either for or against it.

Ms. Hill: You don't want it to be lingering on their desk.

Mr. LeBrun: Okay.

Mr. Mills: Is there any further discussion on that? Hearing none,

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Mills: Let's move on Staff Reports. Mike?

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Mr. Pawelczyk: I don't think have anything for Baytree. I assume that everybody's working on their ethics training. They need to get that done before the end of the year. I think everybody has filed their Form 1. I have nothing to report, unless there are any questions for me.

B. District Manager

Mr. Mills: Jeremy, you're next.

Mr. LeBrun: I just have one item. Several days back, the Board designated Jan as the liaison for the CDs and the money market accounts. The Board wanted us to stay under FDIC and all of the different accounts. We're going to open an account with Regions Bank, another account. What they need, as part of their process, is a motion by the Board, that allows Regions Bank to open an account for the Baytree CDD and designate Ms. Jan Hill, Ms. Patti Powers, one of the accountants in my office, Ms. Sharyn Henning, another accountant in my office and myself as signers on the account. We've done this before.

Mr. Mills: We need to make sure you're clear.

Mr. LeBrun: What's that?

Mr. Mills: You need to make sure you're all right.

Mr. LeBrun: I'm good. So, we just need a motion to do that.

Mr. Brown: I have a question.

Mr. LeBrun: Sure.

Mr. Brown: Besides one Board Member, should we have two?

Ms. Hill: Well, that's the reason that their Treasurer is listed.

Mr. LeBrun: We usually have one Board Member and accounting staff.

Mr. Brown: Not two of us?

Mr. Mills: There probably should be.

Mr. Pawelczyk: You could add one.

Mr. LeBrun: Jan has been the signer on all of the accounts.

<p>On MOTION by Mr. Brown seconded by Mr. Bosseler with all in favor opening a Regions Bank account with Ms. Janice Hill, Ms. Patti Powers, Ms. Sharyn Henning and Mr. Jeremy LeBrun as signatories was approved.</p>

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Ms. Hill: Just for our information, what CDs do we currently have?

Mr. LeBrun: For the Pavement Management Funds, we have a 12-month CD with Seacoast Bank, that matures in August of next year. The one with Region's Bank, will be laddered every four to six months with those funds. That's just so we stay under that FDIC limit.

Ms. Hill: Right.

Mr. LeBrun: So, we're good. We're doing a lot better than in the past.

Ms. Hill: We picked up interest over \$5,000.

Mr. Brown: That's good.

Ms. Hill: With money that was just sitting there doing nothing.

Mr. Mills: Is there anything else?

Mr. LeBrun: No.

C. Field Manager

Mr. Mills: Alright, Rob?

Mr. Szozda: For the power issue on the island, that will be fixed on Friday by Beach Electric. I did buy a new timer for the front entrance lights, with a battery backup. Beach Electric will put that in, at that time. So hopefully we'll be back into good shape there.

Mr. Mills: Excuse me, Rob. With regard to the electrical issue, I talked to Josh about this. It's probably part of the reason why we have those nine zones not working.

Mr. Szozda: Yeah, the lightning strike.

Mr. Mills: For everybody in here, what happened is, we had a major lightning strike again and it actually burned the wires under the road. We thought that we were going to have to dig up the road, but they're going to saw through the road, put in a piece of conduit, so that we can pull it in the future, if we have to and then rewire it.

Ms. Hill: Do we have insurance?

Mr. Mills: Our deductible is too high.

Ms. Hill: Okay, because we got hit with lightning and our insurance covered it.

Mr. Mills: Our deductible is what? \$25,000?

Mr. LeBrun: I have to look at what the cause of it was. Acts of God sometimes get a little sketchy.

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Mr. Szozda: So, Mel, the street light saga continues. I did email Florida, Power & Light (FPL) today, asking for permission to work on them or give us parts or something, so that we can move forward on them. I call them every day, leave a message and then they call me. So hopefully soon, we can get that resolved. Basically, what happened with IM Solutions, is they've executed their contract before they said they would. So, everything is in good shape, with the exception of these cameras. Everything is working well. I think they're going to give us a report that says, "*Hey you've got five bad cameras.*" Rick and I talked and we need to replace five of those cameras. As they go down, we'll replace them. So that's good news. The last element is for them to train Matt on how to pull the recordings off and Ryan our technician said he's going to try to do that via phone today. So hopefully we're close to the end of this situation.

Mr. Mills: The passwords for those, as I mentioned to you, really should go somewhere in your records, so that we don't have to go to those contractors to get them. So, make sure we get those passwords.

Mr. Szozda: I've got the account passwords and the passwords.

Mr. Mills: Okay.

Mr. Szozda: I'm going to talk about sidewalks briefly. We ground down four on Bradwick and Ashwell, close to there. There is also one on Old Tramway and one on Balmoral. There was a note from the last meeting, to check Kingswood Way. I marked a bunch there. So, there's about a full day of taking down sidewalks. So, I'll get that scheduled. The power washing of the common areas, we're waiting to declare hurricane season over and then we'll get that done. I think we covered the security gates. Are there any questions? If not, well get into the pool. We did mop the wall edges in early September and we now have the janitor doing 25% mopping once a week, to try to keep the pool surface clean. I obtained some estimates for resurfacing of the pool. I requested three and I've got two of the three. Do you want me to go over the pricing?

Mr. Bosseler: Yeah.

Mr. Szozda: Okay. Spies pool is a company that does a lot of work for us and all of the CDDs that we manage. They are the primary provider for us. Their researching cost was \$69,992. Intercoastal Pool, who was recommended by Beach Pool, our current pool company, provided a resurfacing cost of \$65,768. Brevard Pools said that they were going to provide one, but it probably won't be until next week.

Mr. Mills: Would you get those out to the Board?

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Mr. Szozda: I will. I thought that I provided them to Jeremy.

Mr. LeBrun: I have to look.

Mr. Szozda: We'll get them out to the Board Members.

Mr. Mills: Thank you.

Mr. Szozda: When I get the third one, I will get it out. Raising the pool equipment, we had a chuckle about this when George, the owner of Beach Pool said, *"Hey, what you guys are looking for, is going to cost more than \$75,000."* We kind of laughed about it and said, *"No, it won't be that."* Well, the price back from Spies Pool, to fix the situation, started around \$97,000, to replace everything. If we recover everything, it would be \$84,600 to raise the equipment.

Mr. Mills: Did you get a price from Intercoastal?

Mr. Szozda: I'm waiting on one from Intercoastal Pool. Brevard Pools does not do that type of work. It's too much work for them.

Mr. Brown: What are we raising? A couple of pumps.

Mr. Mills: Yes.

Mr. Brown: For \$89,000?

Mr. Szozda: One of the big devices is completely underground.

Mr. Brown: Who is telling us that we should raise the equipment?

Mr. Mills: The pool company.

Mr. Brown: How much was the pool pump?

Mr. Bosseler: \$6,000.

Mr. Brown: We have two of them. So that's \$12,000. If they get flooded and we need to replace them, we're spending \$89,000 to raise them up, so they don't get flooded?

Mr. Szozda: I'll try to get a third price.

Mr. LeBrun: I think when the Board discussed it, it was a long-term fix, because if it continues to flood every time you get a new pool pump, it'll add up. Also remember, that area is in a flood zone. We had that insurance internal review that said it's actually in a flood plain. This was a while ago, but I think that was the rationale of why we looked into it.

Ms. Hill: Does that affect our flood insurance?

Mr. LeBrun: No.

Mr. Szozda: It is information for consideration.

Mr. Mills: Did you say that Intercoastal is going to quote it?

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Mr. Szozda: Yes, they are.

Mr. Mills: Okay.

Ms. Hill: Okay.

Mr. Szozda: The motor has been purchased. It's supposed to arrive any day now.

Mr. Mills: Excuse me, Rob, one more thing.

Mr. Mills: Add Paradise Pools to that, because they do construction work as well.

Mr. Szozda: Okay. Let's see, other issues that are relevant. Just for information purposes, there's now a bike rack at the back gate. Nobody's complaining about where it is. So, I'm going to leave it there, unless somebody wants to move it. I think that's it. I think Josh covered most things for the landscaping. It is on his list for those stone edges at the back gate. So, hopefully that's done in the near future. There are three Japanese blueberries that need to be replaced with the one at Turnberry and then two, just east of the second island at the entrance. They need to be replaced. But those are on the list. Richard, I replaced 125 washers on all of the benches and I still have a little bit more to go. We were 18 short.

Mr. Mills: I had a resident contact me. Apparently the bench at the back gate, has slats that are broken.

Mr. Szozda: There's a few that are cracked. I was looking at the price. I've got to see them in person. They're about \$50 a piece to replace. So, if I can find them locally, I'll look at them and match up the color. I think it's easier to replace them all. A few of them, maybe I could glue. But I think we should just try to replace the slats.

Mr. Mills: Yeah.

Mr. Szozda: There are probably six or seven that need to be replaced. So, I'll move forward with that. I think that's it for me.

Mr. Mills: Good. Are there any questions for Rob? Alright.

NINTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Mills: Treasurer's Report?

Mr. LeBrun: We just have the Check Register from July 1, 2025 through August 31, 2025. For your General Fund, you have Checks #127 through #137 for July and Checks #138 through #152 for August, totaling \$123,647.21, July payroll Checks #50715 through #50718, totaling \$738.80 and August payroll Checks #50719 through #50723, totaling \$923.50, for a

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grand total of \$125,309,51. Behind that, is your line-by-line register that details those checks. I'm happy to take any questions. If not, we need a motion to approve the Check Register.

On MOTION by Mr. Brown seconded by Mr. Bosseler with all in favor the Check Register for July 1, 2025 through August 31, 2025 in the amount of \$125,309,51 was approved.

B. Balance Sheet and Income Statement

Mr. LeBrun: Then you just have your Balance Sheet and Income Statement. Those are just your unaudited financials through August 31st. No action required on the Board's part. As I think Rick mentioned, the new fiscal year starts today. So, we're in Fiscal Year 2026. That's all I have.

Mr. Brown: Jeremy, when do you think we could see the 12-month financials?

Mr. LeBrun: They will be in the next agenda package. We'll have the year-end through September 30th. I checked on that. I asked accounting when their accounts close. Their accounts close on the last day of the month. That's when they are able to access the data. So, the challenge is you guys meet the first week of the month and we have to have the agenda out at least seven days. They need time to process all of the accounts once they're closed. So, based on where you guys are at, you won't be able to get the two days prior, if those are the financials you want. But we can do a year end summary through September 30, 2025.

Mr. Brown: When can we see something?

Mr. LeBrun: I can email them today.

Mr. Brown: The only thing I'm asking, is if we do have a surplus at the end of the fiscal year, I think we as a Board need to decide how we want that. Whether we want those surplus funds to apply.

Mr. LeBrun: Well, I think you guys had mentioned putting any extra into the Pavement Fund. That's the current direction.

Mr. Brown: I can't remember. Was it supposed to be split between the Pavement Fund and the reserve? I didn't know whether the percentage was 80% for the road, 20% for the reserve or 70/30.

Mr. LeBrun: I'll email the accountant and ask them for that. If they get it to me prior, I can just email it to you before the next meeting? Yep, absolutely. On the unaudited financials,

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which still have a month in there, we were trending really good with expenses. Knock on wood, but we were trending really good for this year. So that's good news, because the last couple years have had some major hiccups with stormwater failures and things. But no, we're doing good. That's it for me.

TENTH ORDER OF BUSINESS

Supervisor's Requests

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

Ms. Hill: No.

Mr. Mills: Rick?

Mr. Brown: A couple of things. Rob, is the electric out front, all ready to go for the holiday lights? The only reason I'm asking is because they're coming in two weeks to start putting out the lights.

Mr. Szozda: We're repairing the two islands on Friday. So, all of power should be restored. They put in a lot of outlets last year. We should be in great shape.

Resident (Sandy Schoonmaker, Berwick Way): Can I ask a question. Thanksgiving was so very, very late. They didn't get turned off. Did you guys change the policy or can you talk about the policy, about maybe doing them the second week in November, as opposed to after Thanksgiving, so that we receive our full benefit?

Mr. Brown: We normally tried to put them on like December 1st.

Resident (Sandy Schoonmaker, Berwick Way): Well, you always did it the day after Thanksgiving.

Mr. Brown: I know.

Resident (Sandy Schoonmaker, Berwick Way): It seemed like they went on really late last year and everybody else already had their Christmas lights on.

Mr. Brown: Well, we decide when we turn them on. Right?

Resident (Sandy Schoonmaker, Berwick Way): I would like to suggest that we maybe do it in the middle of November.

Mr. Mills: They're going up in the next couple of weeks.

Resident (Sandy Schoonmaker, Berwick Way): Well, that's too early.

Mr. Brown: Okay, then I'm going to defer to the Board.

Ms. Hill: Thanksgiving is on November 27th.

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Mr. Brown: Thanksgiving is a special holiday. Christmas doesn't start until after Thanksgiving.

Mr. Mills: Why don't we have them go on the day after Thanksgiving?

Resident (Sandy Schoonmaker, Berwick Way): You pay for electricity to have them on.

Mr. Brown: I can turn them on before Halloween, if you want them on.

Resident (Sandy Schoonmaker, Berwick Way): No, I'm just saying, there's an expense to turning them on early.

Mr. Brown: There is.

Ms. Hill: They should be turned on the day after Thanksgiving.

Mr. Brown: Can we do it the day after Thanksgiving, Rob?

Mr. Mills: Rob, let's do it the day after Thanksgiving.

Mr. Szozda: Okay.

Mr. Brown: The only other thing I have, is last year we provided a holiday bonus to the security guards and I would like to propose that we do that again this year. Of the five guards that we have, three of them are full-time. Those three have been with us at least five, six or seven years. So, we are very fortunate to have, three out of the five guards, with us that long. Obviously, Matt is the Supervisor. So, I am proposing that we give the Supervisor a \$300 bonus and the two other guards, Ralph and Jeff, who have been with us six and five years respectively, \$200. We should give Joy, who is the new one and has been with us about six months by December, \$100 and the new part-time guard that has been with us since June, who is only halftime, \$50, for total of \$850.

Mr. Mills: Didn't we do \$1,000 last year?

Mr. Brown: We did, but we had another guard last year that was part-time. I know that we have to have an addendum.

Mr. Pawelczyk: I think we amended the agreement to provide for that.

Mr. Brown: The only thing that I would require of DSI, is when they give the guards the bonus, they tell the guards that this is from the Baytree community. Last year, they just gave them the gift cards and they never told them where they came from, until I told them.

Resident (Sandy Schoonmaker, Berwick Way): Can we put in the newsletter for December, that residents can give bonuses? I know that I give the guards one.

Mr. Brown: Oh, I do too.

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Resident (Sandy Schoonmaker, Berwick Way): But I don't know that the general public knows that they can do that.

Mr. Brown: But you got to put it in a way, if you want to, so it's not a requirement.

Resident (Sandy Schoonmaker, Berwick Way): Yeah. I just wanted permission before I did that.

Mr. Mills: By the way, last year, the guards were very appreciative of all the money that they received from the residents. They were very, very happy.

Ms. Hill: For the public in general, it's nice to know their first names. So, then if you're giving a gift card or whatever, you can put their name on it.

Mr. Brown: Do you want to write down their first names?

Ms. Hill: Maybe, because if you want to give Matt a little more, you want to make sure that you give it to the right person.

Mr. Brown: Matt is the Supervisor. He's the one that's on days. Ralph is on weekends and evenings. He's the guy with the beard. Jeff is also full-time. He's been with us for five years. Joy is the new woman that works evenings. Okay?

Resident (Not Identified): Is it Janice or Joy?

Resident (Sandy Schoonmaker, Berwick Way): It's Janice.

Mr. Mills: Janice.

Mr. Brown: Why did I have Joy?

Mr. Mills: I don't know.

Mr. Brown: No, I got Joy from Matt.

Mr. Mills: I think it's Janice.

Resident (Sandy Schoonmaker, Berwick Way): I thought it was Janice too.

Mr. Brown: That's what I thought.

Mr. Bosseler: I thought it was Carol.

Mr. Brown: So, it's Jan. Okay. I wrote down the wrong one. The part-time guy is Warren. We can put those names in the newsletter.

Mr. Mills: Alright. Anything else, Rick?

Mr. Brown: That's it.

Mr. Bosseler: I just have one thing. The pool is deteriorating fast. It's going really quick on the surface. Our pool is 11 years old. It didn't hold up that well. We do have a loss claim, an

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insurance claim of \$18,000. So, when we get our bids and we pick a company, we will get a check for \$18,000. So, that'll lighten the load a little bit.

Mr. Mills: Yeah.

Mr. Szozda: Richard, one more note on the pool. That Pepper tree that's back there, I want to take it completely out.

Mr. Bosseler: Go ahead.

Mr. Szozda: And then clear out what's back around there, so that all of that stuff is not falling in the corner of the pool. Pepper trees are starting to come over the fence in that area as well. I asked Josh to go ahead and clear those out as well.

Mr. Bosseler: Good. Thank you.

Mr. Mills: Okay. I only have two things. At our last meeting, I mentioned that St. Johns said that we can draw water from the lakes in case we needed to. I called St. Johns on Monday and spoke to the engineer. He said, *"You are positively free to draw from any lake as long as the diameter of the pipe is 4 inches or less. If it's above 4 inches, you need a permit."*

Mr. LeBrun: You're talking about the CDD?

Mr. Mills: The CDD only. It's basically for emergencies, like we had a well go down and the whole back gate would have been without it and I had them go ahead and draw from the lake anyway. That way we could keep our vegetation. So, we can do that under emergencies and Josh knows about it. I had Christmas Tree palms planted by the pool. I don't know if you noticed that or not, but there are three Christmas Tree palms by the pool. That's it.

Mr. LeBrun: We need a motion to adjourn.


Mr. Mills: I want to thank everybody for coming to the meeting.

ELEVENTH ORDER OF BUSINESS

Adjournment

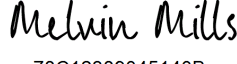
On MOTION by Mr. Brown seconded by Ms. Hill with all in favor the meeting was adjourned.

Signed by:


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Secretary / Assistant Secretary

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Chairman / Vice Chairman