

*Baytree Community
Development District*

Workshop Meeting Agenda

March 11, 2026

AGENDA

Baytree
Community Development District

Workshop Meeting Agenda

Wednesday
March 11, 2026
1:30 p.m.

Baytree National Golf Links
8207 National Drive
Melbourne, Florida

1. Roll Call
2. Public Comment Period
3. Discussion of Preliminary Fiscal Year 2027 Budget
4. Discussion of Golf Course Bridge Update
5. Discussion of Update on Pickleball Court Proposals
6. Discussion of District Counsel Fee Structure Adjustment
7. Discussion of Dewberry Work Authorization Number 2026-2 for 2026 Roadway
Inspection Report Update
8. Supervisor's Requests
9. Adjournment

SECTION 3

*This item will be provided under
separate cover*

SECTION 6

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GABRIELLA A. FERNANDEZ PEREZ
MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOULFE

February 3, 2026

VIA E-MAIL ONLY– jlebrun@gmscfl.com

Mr. Jeremy LeBrun
District Manager
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

**Re: Adjustment to District Counsel Fee Structure
Baytree Community Development District
Our File: 749.05409**

Dear Jeremy:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Jeremy LeBrun
February 3, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,

Michael J. Pawelczyk
For the Firm

MJP/jmp

SECTION 7



Sent Via Email: jlebrun@gmscfl.com

February 24, 2026

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

Subject: **Work Authorization Number 2026-2
Baytree Community Development District
2026 Roadway Inspection Report Update**

Dear Mr. LeBrun:

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

I. 2026 Roadway Inspection Report Update

We will inspect the roadways within the District and update the current report providing the current status of the roadway surfaces and the need for improvements. We will update the overall Roadway Needs Map as previously provided and indicate the roads in need of repairs.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. We estimate a budget of \$11,000, plus other direct costs.

II. Other Direct Costs

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

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

Mr. Jeremy LeBrun
Baytree CDD
Work Authorization 2026-2
February 24, 2026

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

Sincerely,



Reinardo Malavé, P.E.
Associate Vice President

RM:ap

Q:\Baytree CDD_50129054\Adm\Correspondence\AAS\Baytree CDD 2026 Roadway Inspection Report Update – 02-24-2026

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Baytree Community Development District

Date: _____