

**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, **April 1, 2026** at 1:30 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum:

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

Also present were:

Jeremy LeBrun	District Manager
Rob Szozda	GMS
Michael Pawelczyk	District Counsel
Josh Spears	US Lawns
Dakota Baker	DSI
Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

Mr. Mills: Before we get started, I have some comments that I would like to read to you. My wife got a book called the 1960s and it has all of the economic cars, songs, who was popular from 1960 to 1969. Now since we are all experiencing high gas prices, in 1960, gas was 31 cents a gallon. The yearly income was \$5,620. Maureen, if you would like to have this, I'm going to give it to you, and you can maybe put some excerpts in your newsletters. You're welcome to have it.

Mr. Darby: To fill up space.

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Mr. Mills: Since a lot of us grew up in that era. We're going to try to speed the meeting along a little bit today because of Artemis, as I understand a lot of the roads are going to be closed. Some of us have tickets to go see it and some of us don't, I guess. But anyway, it's history.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Mills: Are there any comments from the public?

Resident (Maureen Ksiez, Balmoral Way): Could we take a look at the Balmoral Monument? It has really bad rust staining on it and it's just getting worse and worse and worse.

Mr. Szozda: Yeah. I noticed that. I assume that's coming from the irrigation system.

Resident (Maureen Ksiez, Balmoral Way): Thank you.

Mr. Mills: There are several that have rust on it, such as the one in Windsor and also the one in Arundel.

Mr. Szozda: Okay. I'll look at it.

Mr. Mills: Yeah, look at all of them and get Ken to treat it. Okay?

Resident (Sandy Schoonmaker, Berwick Way): I would like to make a comment, [referring to lake bank restoration] due to the confusion that we had with people in our backyards and my people not knowing that there were people in their backyards. We had that problem before, and we had some angry residents. So, I'm wondering if maybe we forgot that we were going to let people know ahead of time? I know he just comes when he gets here, but they didn't even know it was going to happen. So, if you could just let the neighbors know, it would save a lot of angry residents.

Mr. Mills: Good point, Sandy.

Resident (Sandy Schoonmaker, Berwick Way): Because we agreed to do that before.

Mr. Mills: Yep.

Resident (Sandy Schoonmaker, Berwick Way): Thank you.

THIRD ORDER OF BUSINESS

Landscape Report

Mr. Mills: Landscape Report, Josh.

Mr. Spears: Howdy. First, I want to discuss the flowers. With the freeze, we were late installing flowers. So, all of the annuals now really need to get back on track. I haven't talked to

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Mel to get his approval on it yet, but mid-April is when the new crop comes out to get back in cycle with the crop. So, we're going to propose that the middle of April, we pull the flowers again and then we do our Spring mix and get everything going back on track. So, time wise it makes sense that we're not offset with everybody else for when certain flowers are supposed to be blooming and they're not. That way you guys get the best selection when that comes around. Some of you guys might see on the entrance, we have been replacing some of the sod last Monday. There were six or seven pallets. I don't remember the exact amount. I went down and put it down on US Lawns' dime for an agreement Mel and I made for some of the damages that occurred in 2025. So far going up to that front sign, once you get past the gate and then the entrance, we're at 13 pallets that US Lawns has paid for. We are not asking for anything, we just want to do our end, our part of making sure Baytree looks good and where we failed on the fungus that we've talked about 10 times. So, we're at 13 pallets. Rob and Eduardo rode around on Monday. There are still obviously other areas that need to be addressed that we're working on. Sod is again coming next week. I believe that six or seven more pallets are coming. So, we're going to keep working our way around the fountain, a few areas of the entrance and then keep going down Baytree Drive to address some of the areas before we get into the Summer. The guys should start trimming the Palm trees this afternoon. I know that we've been super far behind from where the normal date is supposed to be. The freeze actually helped us in that situation, because that's also what pushed us behind. But in doing that, all of the seed pods are popping. So, if we would have actually trimmed them earlier, we would have not gotten all of those seed pods coming out, which would have created a huge mess. So, it actually worked out in everyone's favor that we were able to capture getting all of the seed pods in. So that will be taken care of. Once that's completed, we'll go ahead and do the mulch that's in the contract. Minutes before coming into this meeting, we sent Rob a quote for doing cutbacks of the shrubs, to see what will come back, what won't, so we can better assess the situation as far as replacement. Again, minutes ago we sent over the proposal for, at this point, what needs to be replaced and what's not going to come back. It is a lot of money. Before we put down the mulch, the Board needs to consider, *"We're going to do this, we're going to do that."* Based on the pricing, I think we should do that before putting the mulch down, that way we're not double mulching or asking Baytree to pay for mulch twice. That makes more sense. So, we do need to evaluate and figure out what we want to do. It is around \$30,000 for replacements. Now, that is obviously with our

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markup price. We are willing to negotiate and go at a lower rate, because obviously you guys can budget for that, right? It's not a normal build associated with this.

Mr. Mills: \$15,000 sounds good.

Mr. Spears: I can get closer to that. But yes, we are willing to...

Mr. LeBrun: I think the quote said \$38,000.

Mr. Spears: Oh, \$38,000. I'm sorry. We're willing to do that. As you guys know, we make a profit off of landscaping and we don't want to endure all of that on you guys. We don't want to suck money out of your guy's budget for us to make a profit off of something shitty that happens. So, we're willing to work with you guys on that. Another option, for budget reasons, that we've been presenting to other Boards, is if it is needed to help out, we can also amortize this, as far as any of the larger projects that we've been doing. If you want to do this, we can do 12 months out on payment terms. We are willing to do that as well. So, there are other things that we're willing to do to help out because we know that this is a challenging time. Again, we don't just want to make a dollar off of you guys.

Mr. Darby: Josh, does this include trees as well as shrubs? Is this the total replacement cost of \$38,000?

Mr. Spears: Yes.

Mr. Darby: Jeremy, do we have any insurance?

Mr. LeBrun: For a freeze? No.

Mr. Mills: The deductible is high.

Mr. Spears: Another alternative that we could do, is a lot of communities came to us and said, "*Hey, when proposing new plant material, can you give us options that are freeze tolerant, that survive in that freeze, so we don't run into this situation again?*" That is an option. It's a more expensive option because when you look at a bed, half of the bed died and the other half didn't. So, we either replacing 50% of this area or we're replacing 100%. So, we run into that issue as well, doing that and changing your entire landscape plan, does cost more money.

Mr. Mills: It seems like it hit the Ixoras the worst.

Mr. Spears: Anything with color, it definitely took it out.

Mr. Mills: Yep. Do you want to talk about the sprinkler heads?

Mr. Spears: Yeah. It was also brought to our attention, that there are a lot of heads popping up, as far as replacements. Unfortunately, you guys see all of these heads and obviously

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we're the number one culprit of breaking heads. Right? We're the only ones most of the time, with those mowers going through it every time we mow. We do ourselves a disservice by not reporting, "*Hey, this is what we repaired because US Lawns broke it.*" It's a waste of our time to build that up and send it out. I would be lying to you if I'd said, "*Hey, eventually this is going to calm down.*" There are always going to be broken heads on this property. The reason why is because one, it's an older property. Two, when it comes down to it, there are multiple components of the head. There's a spring, a seal and a nozzle. Right? So, when the spring weakens or the seals start going bad, it's causing lower pressure because they're weeping. At that point, we could just rebuild the head. That way you would see a different line item on those invoices that says, "*Hey, rebuild head at this price, whatever.*" At the end of the day, it is cheaper for both of us to just put a brand-new head in there, than try to rebuild it. So unfortunately, you see a lot of new head, new head, new head, new head, but that is the cheaper outcome. If you guys wanted to, we could try our best to start recording what we damaged and when we did it. But at that point it's he said, she said. I could say I fixed 100 heads and you don't know if it's true or not, right?

Mr. Mills: Yes?

Resident (Rich Mercadante, 8017 Kingswood Way): I have a question. I didn't get my hand up during public comment. So anyway, with respect to what's been damaged and may not come back, because we've seen everywhere. It's just all sticks. We've lost some of that coverage. So, the question again, one thing we talked about way back when the Credit Union was going in, was some of the bamboo that's alongside I-95 and alongside the zoo, is that giving us good coverage? We are still seeing the traffic on Wickham Road and at night it's amplified with the lights and so forth. So, we're not getting that coverage that frankly, the Credit Union promised. Then what we tried to do, we did a lot of other things, but really one of the first things is to give us that coverage that we had before. You could never see Wickham Road before. We didn't even know there was a fence there. We see it out our front door every day. I know that \$38,000 is quite a bit, but if there's something that helps mitigate that and also provides the greenery that we're looking for, something like that bamboo that we see there, that would give us very good coverage.

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Resident (Jane Mercadante, 8017 Kingswood Way): On Baytree Drive, where the turnaround is, they have those shrubs there, so people who live on the other side just have the fence. Those look like they're hearty. Would something like that help?

Mr. Spears: What area?

Resident (Jane Mercadante, 8017 Kingswood Way): Kingswood.

Resident (Rich Mercadante, 8017 Kingswood Way): I'm talking about on Baytree Drive on the right-hand side.

Mr. Spears: On the left side coming in?

Resident (Jane Mercadante, 8017 Kingswood Way): There are a big pile of bushes.

Mr. Spears: The Ligustrums.

Resident (Jane Mercadante, 8017 Kingswood Way): Yes. Those look like they survived. Also, the fence, when they came to plant more shrubs before the frost, the fence looks like it's coming down. I don't know if you knew that.

Mr. Mills: No. The fence is coming loose from the post?

Resident (Jane Mercadante, 8017 Kingswood Way): It looks like it's leaning. I don't know if it's coming forward. It's either leaning back or forward. It's not straight across like the rest of them.

Mr. Mills: That really would be the responsibility of the Space Coast Credit Union. That's not us, that's them. It might be a good idea if we put together a letter to send to Space Coast Credit Union. They are not living up to their end of the deal at all.

Mr. LeBrun: The fence?

Mr. Mills: Not only the fence, but the vegetation he's talking about because they had trees die. They did have some plump bamboo. They haven't replaced that. Just let them know that they're not living up to the original agreement.

Mr. Spears: The top of the trees is coming through there. We trimmed them back.

Resident (Rich Mercadante, 8017 Kingswood Way): There was a better bamboo or more filling, if you will, bamboo.

Mr. LeBrun: Is there a specific address?

Mr. Mills: It's the whole run.

Resident (Jane Mercadante, 8017 Kingswood Way): But particularly by that green house, it looks like something is off.

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Resident (Rich Mercadante, 8017 Kingswood Way): You mean the first house on the right.

Resident (Jane Mercadante, 8017 Kingswood Way): Yeah.

Mr. Mills: Okay.

Resident (Jane Mercadante, 8017 Kingswood Way): So, when you're talking about other neighborhoods, is there a way neighborhoods could have an input about what's being done?

Mr. Spears: What do you mean, like plant replacement?

Resident (Jane Mercadante, 8017 Kingswood Way): Yeah.

Mr. Spears: That is out of my jurisdiction.

Mr. Mills: They used to do Space Coast Credit Union.

Resident (Jane Mercadante, 8017 Kingswood Way): I thought that I heard you say things that they want to replace.

Mr. Spears: As far as just transferring over to freeze tolerant or something of that nature.

Resident (Jane Mercadante, 8017 Kingswood Way): The Board would make that decision, not us.

Mr. Mills: Yeah.

Mr. Darby: Yeah.

Resident (Jane Mercadante, 8017 Kingswood Way): The only reason why I'm bringing it up is because, with all due respect, we walk out our front door and we see it.

Mr. Mills: Not to interrupt you. Sorry. This freeze is one in how many years?

Resident (Jane Mercadante, 8017 Kingswood Way): I understand.

Mr. Mills: So, the \$38,000 is to replace what's deceased. When you average that out over 20 some years, it's peanuts. So, if we plant them again and then wait 20 more years, so what. You know what I'm saying? It's cheaper to go ahead and replace them all.

Resident (Jane Mercadante, 8017 Kingswood Way): I was just wondering if it was something that we could have an input on. I figured I'd ask it now, rather than wait and have it done.

Mr. Mills: I always ask him before we plant anything.

Resident (Jane Mercadante, 8017 Kingswood Way): I wish I would have said something.

Mr. Mills: I always talk to Josh.

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Mr. Darby: Is your question that the neighborhood has input into the replacement shrubs and trees that are owned by the CDD on CDD property? Is that what you're saying?

Resident (Jane Mercadante, 8017 Kingswood Way): It's on Kingswood Way, where it backs up to the CDD property.

Mr. Darby: Yeah. So, the point is, there's really not a vehicle by which neighbors or neighborhoods can provide input to the CDD. It's informal, but the CDD pays for it and the CDD maintains it. So, we're going to try to use the shrubs and plants and vegetation that are most suitable for this environment and ease of maintenance, just to keep expenses at a reasonable level.

Resident (Rich Mercadante, 8017 Kingswood Way): Yeah, so the question will be, Josh, if there's a selection of options, can you have the neighborhood provide input into the selection to try to keep it cost neutral? Isn't that correct?

Mr. Darby: I understand what you're saying, but I just don't know the vehicle by which you could do that.

Mr. Mills: That would be very difficult.

Mr. Spears: It's hard getting that many opinions.

Mr. Brown: You can get 47 different opinions.

Resident (Jackie Curley, Kingswood Way): I have no problem with what's planted there. I understand your concern with seeing it through, but actually, I have replicated a lot of what they have done because I like what they've done along there. I have no problem with it. I believe that somebody needs to do something with bamboo or something to block it out, because you can indeed see their house. But as far as the plannings are concerned, I think what you're proposing would be coming up with new architecture.

Resident (Jane Mercadante, 8017 Kingswood Way): No.

Resident (Jackie Curley, Kingswood Way): Let me finish, Janey. What you're proposing is coming up with a new architectural plant plan. Believe me, we are not qualified. Unless that's your profession, we're not qualified to do that. We can have opinions.

Resident (Jane Mercadante, 8017 Kingswood Way): I'm not saying that we're going to replace all of that. I'm saying the things that survived the frost, like that green plant that survived it, that grows high. I don't see the sign, and I don't see the traffic. That's the only point that I want to make.

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Resident (Rich Mercadante, 8017 Kingswood Way): So, the question was if there are options within what you have available for a selection, can people go for height?

Mr. Pawelczyk: You always have an opinion. These are your elected officials. Send them an email. Send Jeremy an email.

Mr. LeBrun: They're actually doing it right now.

Mr. Pawelczyk: So that's your opinion. It's just like if I send an email to my congressman. He can listen to it if he wants to. He's probably not. This group is probably more likely to listen to your opinion. So, you always have an opinion. I mean, these are your elected officials. It's just they're taking all of those opinions and determining what they think is in the best interest of the community. But you always have an opinion.

Resident (Jane Mercadante, 8017 Kingswood Way): I never claimed to be an arborist.

Mr. Pawelczyk: You don't have to be. You can just send it in.

Resident (Jane Mercadante, 8017 Kingswood Way): Look at what survived.

Mr. Mills: Well, I think the key that he basically said, the plants that were damaged were ones of color. We don't want the community to look all green. We need to have color and that's what we're trying to do. Arboricolas, Variegated Arboricolas. We use those. Crotons give you color. In fact, my Crotons were frozen and they're coming back. They're springing back and those ones that you trimmed, are coming back.

Resident (Jane Mercadante, 8017 Kingswood Way): They said to wait until the end of March to cut it back, in our own yard, not across the street. They said to wait until the end of March. So, should we just take the dead leaves off and not cut the top, on the Ixoras and Crotons?

Mr. Spears: So, the best, the easiest way to figure it out, is take a knife, take a key, take the thumbnail and just scrape the bark until you find green and find moisture. That's where you need to cut it back.

Mr. Bosseler: A few months ago, we planted some trees, some bushes. We were told that in a few months that probably 95% is going to block the view. So, what happened to those bushes? Did they die?

Mr. Szozda: No. I just assumed they did get stunned a little by the freeze. They are still alive.

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Mr. Spears: We haven't had a Summer with them. So, the peak growing of those Palms would be right now through Summer. Yes, we do give it a few months and then right now would be ideally when they would be taking off to spread and get bigger coverage. But now due to the freeze, we're in a different situation now.

Mr. Bosseler: Janey, I really think they're going to sprout.

Mr. Spears: They will.

Mr. Bosseler: I have a Ligustrum that's 20 feet long and about 15 feet high, but I planted it 15 years ago. A Ligustrum is not the answer, as it takes forever to grow.

Mr. Mills: Okay, let's move along. With regard to where we put the stone around the monuments for the bed, a lot of the areas were left bare, so we need to sod that. I think I mentioned that before.

Mr. Spears: Yes.

Mr. Mills: The tennis courts where they are, we had talked about putting in stone and I've given you the go ahead to do that. However, do not do that until after they are refinished and complete.

Mr. Spears: Yes.

Mr. Mills: Please take the mulch off of that, so they don't have any issues while they're refinishing it.

Mr. Spears: Okay.

Mr. Mills: Alright. Okay. I guess that's it for landscaping. Are there any other questions for Josh? Nope. Okay, we'll move along.

FOURTH ORDER OF BUSINESS

Engineer's Report

Mr. Mills: Engineers Report.

Mr. LeBrun: They are not on the line.

Mr. Mills: Alright. We'll bypass that today.

FIFTH ORDER OF BUSINESS

Community Updates

A. Security

Mr. Mills: Community updates. Security.

Mr. Baker: How are you?

Mr. Mills: Good.

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Mr. Baker: Good afternoon. My name is Dakota. I'm the Operations Manager for DSI out of Tampa. We have no reports. We have ramped up here, checking with the guards more often. I've been out here probably four or five times this month alone or this previous month. We'll continue that. We'll check on the day shift, just making sure that they have everything that they need. It is a very informal process. One thing they did note, was the gate arm sometimes will randomly fall. It's since been fixed. They asked me to bring it up in a meeting because basically I don't want it to hit a car when you're driving through. But for right now it's been acting just well.

Mr. Brown: Which gate?

Mr. Baker: The visitor gate.

Mr. Szozda: What happened?

Mr. Baker: Sometimes that gate will just fall. That's where I'm at. It was brought up yesterday.

Mr. Brown: I asked him yesterday how things were going.

Mr. Szozda: I'll bring it up to our new guy. I told him nothing's broken since we got the new guy. I said go through and look at everything and make sure it's functioning to your understanding and responsibility. So, I'll let him know.

Mr. Brown: Have him check it. Because when I asked Matt on Monday how things were going, if anything was busted, he said everything was fine. Interesting. Okay, check it out.

Mr. Mills: Just to compliment. Your guards are doing a great job.

Mr. Baker: Fantastic. I appreciate that.

Mr. Mills: They really are. We like every one of them. Janice is very thorough, in fact, to the point where residents are getting nasty with her.

Mr. Brown: We will not stand for that.

Mr. Mills: It's been in the newsletter that Maureen did, about treating the guards with respect. So, I don't want you to think that we're not doing something about it, because we are addressing the issue.

Mr. Baker: I appreciate that.

Mr. Brown: Good for her.

Mr. Mills: Yeah.

Mr. Baker: Thank you so much.

Mr. Mills: Does anyone have any questions?

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Resident (Jackie Curley, Kingswood Way): I know that she's thorough. I know that she's working.

Mr. Mills: There is one gentleman. I'll give you the name, that we have an issue with.

Mr. Baker: Okay.

Mr. Mills: Thank you very much for being here.

B. BCA

Mr. Mills: BCA. Jackie.

Resident (Jackie Curley, Kingswood Way): We have our upcoming annual meeting in April. We have three positions that will be open at that time. We have one house as of today, that's gone into foreclosure and there's a second one that potentially will be on the list this month. The website is updated and clean, thanks to Ms. Sandy Sussman and Mr. Richard Schoonmaker, who worked diligently with me to make sure that we didn't have things that shouldn't be on there and that we have things that would be helpful to the residents. We also put out a survey. I want to thank Jerry and Maureen. Tomorrow is the last day to figure out what we're doing socially and what the community wants, so that we can put a plan forward for 2026/2027. We have a May event on the 31st at 1:30 p.m., over in our pavilion. Our newsletter also went out a week ago. Some of them were delayed for some reason. We don't know why. I want to thank Maureen for that as well. The Isles of Baytree, between when Joanne walked and when she didn't walk, between 5:30 a.m. and 6:30 a.m., a truck dumped mattresses, hot water heaters, all kinds of stuff. They called some of the people that had addresses in there from Rockledge. They thought waste management picked it up. It is still there today. It's on the property of the golf course. The golf course seems to have washed their hands clean of it. So, they're just trying to get them picked up. It's a big pile. They did check with security because of the time frame. It's probably someone that lived there that filled their truck and then dumped it early morning.

Mr. Bosseler: There's a hot water heater and a couple mattresses. That's terrible.

Resident (Jackie Curley, Kingswood Way): There is an old grill. The final note is that our notes that go up to the VM, we had taken that over as a Board and said that our Secretary will take our draft minutes and put notes out to the VMs to distribute. However, we found out from our attorney, that once we put our hands on it, they become legal documents. So, we will not be

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doing that anymore. The VMs attend the meeting and it's their job technically, to let their neighborhoods know what's going on. Same thing with the CDD.

Mr. Brown: Well, I take notes as a VM for the Hamlet during meetings and then I go home and I just type them up.

Resident (Jackie Curley, Kingswood Way): You do your individual one.

Mr. Brown: Right.

Resident (Jackie Curley, Kingswood Way): Yeah.

Mr. Brown: I'm going to continue to do that.

Resident (Jackie Curley, Kingswood Way): We can no longer do it.

Resident (Sandy Schoonmaker, Berwick Way): So, for three years I have been doing CDD work. What she just said. Do you want me to continue to do that?

Mr. Mills: Yes, please. You do a good job.

Mr. Darby: Jackie, I have two questions.

Resident (Jackie Curley, Kingswood Way): Yes.

Mr. Darby: What positions are open?

Resident (Jackie Curley, Kingswood Way): It doesn't matter.

Mr. Brown: Because there are three Board Members.

Resident (Jackie Curley, Kingswood Way): We just elect directors and then we pick what position they will serve. My term is up.

Mr. Darby: Okay.

Resident (Jackie Curley, Kingswood Way): Paul's term is up.

Mr. Darby: Paul is the Secretary?

Resident (Jackie Curley, Kingswood Way): Alan Oskey's term is up.

Mr. Mills: Arty?

Resident (Jackie Curley, Kingswood Way): No, Mr. Nick Williams. The three of us are up.

Mr. Darby: The house include foreclosures, does the BCA have liens against those houses?

Resident (Jackie Curley, Kingswood Way): They had the lien and now it's gone into foreclosure. As of today, April 1st, they had to clean up and come to pay their fines and everything.

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Mr. Darby: Oh, so the foreclosure is being closed out, is what you're saying. It's been sold?

Resident (Jackie Curley, Kingswood Way): No.

Mr. Darby: So, the lien is still open.

Resident (Jackie Curley, Kingswood Way): The lien, yeah.

Mr. Darby: Okay. You have two liens and two foreclosures?

Resident (Jackie Curley, Kingswood Way): We have two under lien and one is to go into foreclosure. They had until end of day today.

Mr. Mills: Is the fee still \$20,000 behind?

Resident (Jackie Curley, Kingswood Way): No, we cleaned one up. We cleaned up \$4,000 of it.

Mr. Mills: So, you have \$16,000 open?

Resident (Jackie Curley, Kingswood Way): Yeah, roughly. Three of them are all from the same area. One is, as you know, is the one on Baytree Drive that no one is living in. We were mowing the yard and now we're not. They're getting a check from the bank. So, we're going back and forth on that.

Mr. Mills: Wow.

Resident (Jackie Curley, Kingswood Way): That's it.

Mr. Mills: Thanks, Jackie.

Mr. Darby: Thank you.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the February 4, 2026 Board of Supervisors Meeting

Mr. Mills: Moving along, we have approval of the minutes. Do I hear a motion to approve them?

Mr. LeBrun: I did receive some corrections. They just misidentified one resident, so I have those.

Mr. Mills: Oh, okay.

Mr. LeBrun: They put Sandy, but it was Maureen.

Mr. Mills: I saw that.

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On MOTION by Mr. Brown seconded by Mr. Bosseler with all in favor the Minutes of the February 4, 2026 Board of Supervisors Meeting were approved as amended.

SEVENTH ORDER OF BUSINESS**Agenda****A. Consideration of District Counsel Fee Structure Adjustment**

Mr. Mills: We'll go to the consideration of the District Counsel fee. Do you want to address that, Michael?

Mr. Pawelczyk: I certainly will. The last time that we increased our fee was three years ago. We're proposing an increase from \$275 an hour for a partner and \$225 for an associate, to \$300 for a partner and \$250 for an associate. We are proposing that the increase take place starting on October 1, 2026, the start of the next fiscal year. I really don't think it's going to affect your budget. I like to think that our rates are very, very low for what we do, even though it's a local government rate. I was actually, for historical purposes, looking back and our rate in 2005, when we first became counsel here, was \$225 and \$175. So, I think we've done a good job of keeping the rates pretty steady over the years.

Mr. Mills: Yup.

Mr. Pawelczyk: It made me think that I should have probably asked for more.

Mr. Darby: You're not going to get it.

Mr. Pawelczyk: I know. Also, as part of this, what we typically do, is we indicate in our letter here, that we're not going to ask for another adjustment for at least three years. So that way we're not always coming back to you time and time again. That's if we do at all.

Mr. Mills: My attorney charged \$350 an hour 10 years ago.

Mr. Pawelczyk: Well, there is a difference between a local government and a private attorney. We do charge our private clients, if we're consulting developers on CDD issues, significantly more than that. When we have new clients, we start at \$350 an hour for new CDDs, but we don't go back for our longtime clients because we value that relationship. Anyway, it is what it is.

Mr. Mills: You've done a great job, Mike.

Mr. Pawelczyk: I appreciate it.

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On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the District Counsel fee adjustment increase to \$300 for a partner and \$250 for an associate effective October 1, 2026 was approved.

B. Discussion of Fiscal Year 2027 Preliminary Budget

Mr. Mills: Alright. It's up to you, Jeremy.

Mr. LeBrun: We are still in our preliminary budget, brainstorm discussion period. The budget is scheduled to be presented at your May meeting. So last time we met, the Board asked staff to bring back two options for the budget. Those are reflected in your agenda books. You asked for Option 1, which has a \$100 increase and Option 2, which has a \$200 increase. So, all of those changes are reflected there, with the main change just being to add money into the Pavement Management Reserve Fund. That was the main option behind that. Then also the two wire irrigation phase costs were also added. So that's pretty much the update we gave you and it is back to the Board for discussion. We're not approving anything today, but at the next meeting we'll bring back whatever the Board wants for the May meeting.

Mr. Mills: Is there any discussion from the Board?

Mr. Brown: Jerry, when you did that road reserve a number of years ago, there was a number that they projected that we should have by a certain year, 2026 or something like that.

Mr. Darby: Funny you should ask. I just happened to write it down here.

Mr. Brown: Oh, you're welcome.

Mr. Darby: In 2005, we did the projection at the end of 2027, which is the next fiscal year. We projected to have \$758,000. With Option 2, we would have around \$639,000, which is \$118,000 short. If you do Option 1, we would be \$163,000 short. Now that projection was based on a significant road improvement in 2028.

Mr. Brown: Right.

Mr. Darby: Which I think was in the \$207,000 range. So, we have an issue here with the engineers that are going to assess the roads. So, it's kind of difficult to make a judgment as to whether or not we need those additional funds, until they come back to us and say how many road repairs, we're going to have to do in 2028. I always think that having more is better.

Mr. Brown: I do too.

Mr. Darby: Plus, the fact, we know that oil and anything petrochemical is going right through the roof. It goes up and it's really sticky coming down. So even if things are resolved, it's

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very likely that the cost of this, whatever I projected in 2005, is going to be way off site. So, my feeling is, we ought to go for the \$200 increase.

Mr. Brown: I would agree. More is better. Do we have any idea of when we're going to get that Engineer's Report?

Mr. LeBrun: No, but hopefully we'll have it by the May meeting. We requested it as soon as possible. The Board approved it back in early March. You guys approved everything and Mel signed it, but I don't have a date of when it's going to be presented.

Mr. Brown: Can you light a fire under them and tell them that we need to have that by our May meeting?

Mr. LeBrun: Absolutely.

Mr. Mills: He thought he was going to have it by this meeting.

Mr. Brown: That's what I thought too.

Mr. Mills: Just tell him we're disappointed it didn't happen.

Mr. Darby: I mean, I think it's absolutely critical that we have that information in order to make a determination.

Mr. Mills: I agree Jerry.

Mr. Darby: It is probably the largest capital expenditure that this organization will face.

Ms. Hill: They gave us a report on the sidewalks and that comes out of that same budget. So, they're telling us that 13 miles of sidewalk needs to be replaced.

Mr. Mills: That's going to be a costly situation as well.

Ms. Hill: That's the same budget. That's the roads and the sidewalks.

Mr. Mills: Well, when they did the sealing of the road, I think the number that I remember to replace the roads back then, was almost \$2 million. I would hate to think of what it is today.

Mr. Darby: Right.

Mr. Brown: But they also told us at last meeting that they would get back to us regarding their research on coating the sidewalks and we haven't gotten anything yet. So, I'm really disappointed in the engineering company.

Ms. Hill: I have their report from 2023. I just have to say that they have not been very disciplined. They have not met any of our requests.

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Mr. Mills: Jeremy, do you have any other engineering firms that you use? Because I know that you guys recommended these people.

Mr. LeBrun: So, about a year ago, I had four Districts in Champions Gate, Orlando. It's a pretty big market, centrally located. We did a Request for Proposal (RFP) for four of those Districts and we only had two responses. One of them was Dewberry. So, there's not a whole line of people trying to get this work.

Mr. Mills: We just might want to keep it in our mind. If they drag this out to the next meeting, I think we need to look.

Mr. LeBrun: We've already had the phone call with the owners. I made a note to follow up.

Mr. Mills: Okay, good.

Ms. Hill: They quoted us a price of \$11,000 to do the Engineer's Report and we approved it. We didn't haggle.

Mr. Mills: Yep.

Ms. Hill: Then they just blew away.

Mr. Darby: No, I think it's absolutely imperative that they must have it to us prior to the May meeting, because we need to make a decision on the budget.

Mr. Mills: Agreed. Alright. Moving along.

C. Ratification of Dewberry Work Authorization Number 2026-2 for 2026 Roadway Inspection Report Update

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor Work Authorization Number 2026-2 for 2026 Roadway Inspection Report Update was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Mills: Attorney's Report. Mike?

Mr. Pawelczyk: I don't have anything, unless there are any questions for me.

B. District Manager

i. CDD Action Items

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Mr. Mills: District Manager. Do you have anything, Jeremy?

Mr. LeBrun: We just have the Action Items List that the Board requested be added. Just to go back, do you want me to bring back the \$200 increase option for the next meeting?

Mr. Mills: Yes.

Mr. LeBrun: On that note, in May, the Board will adopt the Proposed Budget. That sets the high-water mark. So, if the report comes back favorable, you can always lower it.

Mr. Mills: Rob, I had asked Josh to give us a quote on doing Section 2 and Section 3 of irrigation. I have not gotten it. Would you please ring a bell, if I don't get to him first?

Mr. Szozda: Will do.

Mr. Darby: We're also going to have to put that \$38,000 someplace into this budget.

Mr. LeBrun: Depending on when the work is supposed to start, we may be able to cover that out of the fund balance, as line items are trending very well, which is good news.

Mr. Darby: Good point.

Mr. LeBrun: So, the Action Items List is there for the Board. I put the projects that we have on there. Rob will probably cover a lot of them in his report. But the Board wanted the Action Items List, just to keep track of those.

Mr. Darby: Yeah.

Mr. LeBrun: The lake shore restoration, like one resident mentioned, they told me that they would be there Q-2 and then I don't really get much more information. It sounds like they just showed up and started working on the lake bank restoration. So, if I had known an exact date, I definitely would have pushed it out. Sometimes they're good about notifying when the guy comes onsite. He'll like knock on the door and say, "*Hey, I'm going to work.*" But I don't know if that happened.

Resident (Sandy Schoonmaker, Berwick Way): He never does. My point was, just let the people know.

Mr. LeBrun: Yeah, and if I knew, I would have said something.

Resident (Sandy Schoonmaker, Berwick Way): If we know when to expect these people to come and work, then we'll be ready.

Mr. LeBrun: Sure.

Resident (Sandy Schoonmaker, Berwick Way): They're driving their stuff between the houses.

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Mr. Mills: Also notify the Board, because I had no clue and I got a phone call.

Mr. LeBrun: I didn't know until he was onsite.

Resident (Sandy Schoonmaker, Berwick Way): Yeah. But you do know what lakes are going to be done? That's my point.

Mr. LeBrun: Yes.

Resident (Sandy Schoonmaker, Berwick Way): That's what I want you to share with people. He's a nice guy.

Mr. Mills: Okay.

Mr. Darby: When we designate the lakes, would it be appropriate just to send out a general letter to those people who border those lakes?

Resident (Sandy Schoonmaker, Berwick Way): Yes.

Mr. LeBrun: I can send out something. That's all I have.

Mr. Mills: By the way, thanks for the Action Items List, but maybe you need to add those things that we just talked about, with regard to the engineering company.

C. Field Manager

Mr. Mills: Okay, I guess we're up to you, Rob.

Mr. Szozda: I had a couple of things. I'm going to just put this sign here if you want to look at it. I believe this is something that Fast Signs produced for us, for some of the bad signs we have in the neighborhood. I'm also passing out the proposal from Nidy for the tennis court conversion to pickleball. At the last meeting, we brought up the mesh additive. I compared it to concrete spaces like rebar, so that these courts have more elasticity to them. It's just a stabilizing material. Coastal Courts who was the second lowest bidder, has a write up online that says fiberglass mesh provides a flexible reinforcing layer and moves with the slab and prevents structural cracks. So, I talked to Coastal Courts about this material and that's what it is. It stabilizes it and prevents cracks from coming on sooner and lengthens the life of the court. It's just another measure of preserving the courts. So that addition itself is \$7,125.

Mr. Darby: Real quick question. I think we had a prior estimate or opinion that just fixing it without fiberglass, would probably give us a five-year life. What kind of life could we expect if we invested in the fiberglass overlay?

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Mr. Szozda: I don't know that they were willing to do anything different than what they are representing.

Mr. Darby: But from a practical standpoint, as opposed to a guarantee, in their experience do they find that courts last two, three, five years longer with fiberglass?

Mr. Szozda: I think they said that it lasts a couple of years longer.

Mr. Mills: At one point, it says two-year warranty. That's it?

Mr. Szozda: Yeah. I thought I'd addressed some of this last time, but all of them look the same. There are no real guarantees, and they tell you that it's going to crack on all of the proposals.

Mr. Mills: How about the workmanship? What's the guarantee on the workmanship?

Mr. Szozda: I think it is one year.

Mr. Mills: Only a year?

Mr. Szozda: Yeah.

Mr. Mills: But then the coating is for two years.

Mr. Szozda: It says that the surface is warrantied against peeling and flaking for one year from application. Problems from normal wear, vandalism and improper care are excluded. Their warranties are basically one year.

Ms. Hill: Well, but it said physical properties was warrantied for two years.

Mr. Darby: That's on the materials itself.

Ms. Hill: Yes. So, it was one year on the workmanship and two years on the materials.

Mr. Darby: Right. The manufacturer is guaranteeing that and Nidy is guaranteeing workmanship. So, there are two different guarantees.

Mr. Szozda: I discussed this a little bit before. The base is old. Two of the companies came back and said that its old and two companies said that they will refinish it as is.

Ms. Hill: Okay.

Mr. Szozda: One other note, I see the price on the front here for the temporary nets. They're only \$20 more.

Mr. Darby: I mean, I think there are a couple things, Rob, that we want to take a look at. First, I would suggest that we go with the permanent post. There's very little difference. The other question is, do we replace the tennis nets at \$325 each? Certainly, one should be replaced, but the other one is marginal. Maybe for \$325, we go ahead and replace it.

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Ms. Hill: We only have one net.

Mr. Darby: No. We have two tennis nets because one net is going to be between two pickleball courts.

Ms. Hill: Oh, ok.

Resident (Maureen Ksiez, Balmoral Way): So, we're thinking about using one of the existing tennis nets to divide two pickleball courts?

Mr. Darby: That's correct.

Resident (Maureen Ksiez, Balmoral Way): Is there a concern? I thought they were going to be separate.

Mr. Darby: They're back-to-back.

Resident (Maureen Ksiez, Balmoral Way): It would have a different orientation because balls from one pickleball court will likely be going to the other courts often because there are two sets of players playing into each other. I know we're going to put a net between the tennis and the pickleball, but with the orientation, the way it's drawn out...

Mr. Mills: We had talked about that at the last meeting.

Mr. Darby: Let me go back and explain that. What we decided to do initially, is to orient the pickleball courts in the same orientation as the tennis courts. So, there would be two pickleball courts essentially in the space of the tennis ball courts, oriented in the same direction. The existing tennis net, which will now be converted to two pickleball courts, will stay as a barrier between the pickleball courts so balls don't go in. We had discussion on whether or not to have a divider between the pickleball and the tennis courts, the cost of which was fairly significant and we said, well, those can be put in at any time. Perhaps we'll just try it the way it is and if we get a lot of complaints with pickleballs going over tennis court, we can invest in a divider between the courts at a later date. So that is where the Board is thus far.

Ms. Hill: But when you survey the courts that have done it, like Suntree, I don't see those barriers there.

Mr. Brown: We don't have it now between two tennis courts.

Mr. Mills: No, we don't.

Mr. Brown: Tennis etiquette is if the ball comes into your court, you kick it over to the court that it came from.

Mr. Darby: Yeah.

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Resident (Maureen Ksiez, Balmoral Way): The concern, though, was that two pickleball courts are going to be playing into each other.

Mr. Brown: There's a net between them.

Mr. Darby: There would be a net between them.

Mr. Brown: There'll be a rare occasion that a ball goes over that net.

Mr. Darby: Maureen, we looked at the cost of a large, tall net to be between the pickleball courts, and it was very expensive.

Mr. Mills: Very.

Mr. Darby: So, here's some of the problem that we're faced with. We have an \$18,000 budget. First of all, we wanted to get the courts repaired. Now we're increasing that to accommodate pickleball. We don't honestly know what the interest in pickleball is going to be. We assume it's going to be good, but it could be like bocce ball, where it doesn't get the play that we thought. So, the thought was, let's invest at this level, find out what happens and really get feedback as to some of the improvements that should be made to the courts, with any modifications being made at a later date. All of this is modular. The real big issue is deciding whether to go to pickleball and getting the striping and painting and repairs done as we've been talking. So that's what this is about.

Resident (Maureen Ksiez, Balmoral Way): Okay, what's the bottom line? You said that you've already budgeted \$18,000. How much are you going over the \$18,000?

Mr. Darby: My estimate, Rob, correct me if I'm wrong, would be around \$23,000, just to do the repainting without the fiberglass. With the fiberglass, it's around \$30,000. So whichever option you use, you are \$12,000 over budget.

Resident (Maureen Ksiez, Balmoral Way): \$12,000 more for pickleball?

Mr. Darby: \$12,000 for the fiberglass option.

Resident (Maureen Ksiez, Balmoral Way): Now, is that going to include the nets and everything, too?

Mr. Darby: It includes the pickleball nets and replacing the posts. It does not include a replacement practice board. We have to talk about the shuffleboard/bocce ball conversion, because they quoted \$19,000 to paint that. I guess the question becomes, which is why I asked Rob how much more coverage in terms of time we have, by investing in fiberglass. I think fiberglass is probably ultimately the right thing to do.

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Mr. Mills: Yep.

Mr. Darby: We will probably get seven to eight years out of it, as opposed to four or five. I think the last time that we did this was five years ago, right, Rob?

Mr. Szozda: I thought it was in 2018.

Mr. Darby: Is it 2018?

Mr. Mills: I know it's been a while.

Mr. Szozda: The courts aren't horrible. It is seven years later.

Mr. Darby: You have some massive cracks out there. They're big. It's up to the Board.

Mr. Brown: So, for \$23,000 we get fiberglass?

Mr. Mills: No, \$30,000.

Mr. Darby: \$23,000 is the base conversion. If you add another \$7,000, it gets you to \$30,000.

Mr. Szozda: Yes. On replacing both nets?

Mr. Darby: You know, for \$325, I would do it.

Mr. Mills: Are we going to ratify this today?

Mr. Darby: I think we need to make a decision, if we want it anytime in the near future.

Mr. Szozda: They are doing two weeks out. Two to three weeks.

Mr. Brown: Well, the big issue is where we are going to get the money. Right now, it's, it's \$5,000 over budget. If we decide that we want the fiberglass, now it's a bigger number. Where is that money going to come from?

Mr. Mills: It will be \$12,000 over.

Mr. Brown: \$12,000 over.

Mr. LeBrun: So, in your Capital Projects Fund, there are areas in there that may or may not be spent. For example, we have \$14,000 budgeted for sidewalk repair. Nothing's been encumbered to that line item. So, let's say we only have \$10,000 of sidewalk repair. There's \$4,000 there. So, it would have to come from some savings from other areas because it's not budgeted.

Mr. Bosseler: Weren't we going to ask the BCA for help?

Resident (Jackie Curley, Kingswood Way): Artie said, do not make any commitments in his absence.

Mr. Bosseler: Repeat that?

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Resident (Jackie Curley, Kingswood Way): Artie, our Treasurer said, *"You can go to the meeting, but don't make any commitments. Don't raise your hand."*

Mr. Brown: No and that's fair. Artie in conversation has said, if it's for the entire community, your Board doesn't have that much of a problem.

Resident (Jackie Curley, Kingswood Way): No.

Mr. Brown: But if it's for individual specific areas, then they did have a problem. So, this is for the entire community. Basically, we could say we were going to go ask them for \$12,000.

Mr. Mills: That's what I would do.

Resident (Jackie Curley, Kingswood Way): We don't do the budget until later.

Mr. Brown: The Board can approve the disbursement of money out of your Reserve Fund.

Resident (Jackie Curley, Kingswood Way): Right.

Mr. Brown: The thing is, we could ask you for \$12,000 or we could ask you for the entire \$30,000. That's the option.

Mr. Mills: Ask for half.

Mr. Brown: You're sitting with almost \$100,000.

Resident (Jackie Curley, Kingswood Way): Okay, but he just came up with \$10,000 for the sidewalks.

Mr. Brown: Last year we spent over \$14,000 on sidewalks.

Ms. Hill: Now they're telling us, the sidewalks are \$13,000.

Resident (Jackie Curley, Kingswood Way): It is \$38,000 for plants.

Mr. Brown: Yeah, we got another \$38,000 for that. Yep.

Mr. Mills: Jackie, tell them that we want a half of it, \$15,000.

Resident (Jackie Curley, Kingswood Way): Tell Artie that's what you're requesting, \$15,000?

Mr. Mills: \$15,000. That's half. They pay half, we pay half.

Mr. Bosseler: I disagree. I think we should ask them to pay for the whole thing. We've been sitting on this money year after year after year.

Mr. Mills: That's true.

Mr. Bosseler: The BCA is not supposed to have this sizable amount of money and just sit there.

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Resident (Jackie Curley, Kingswood Way): I will just say that we are in the middle of lots of legal fees right now. Okay? So, we have to weigh that out with what's going on in the community as well. So, as a Board, we'll definitely discuss it and we'll look at the budget. I'll let Artie know that you guys are at minimum, asking for half or at a maximum, asking for the whole thing. Unfortunately, it will be the new Board that decides because we'll be voted out at the first meeting and then either voted in at the next. Which means the VMs have a lot of power here.

Mr. Brown: Well, it depends upon how the Board is going to vote for what we're asking for.

Resident (Jackie Curley, Kingswood Way): I have to make sure that we can get it on the agenda for April.

Mr. Darby: So, it sounds to me that this issue has to be tabled until the BCA meets.

Mr. Brown: Let me ask a question. I think for \$23,000; we can find \$5,000 somewhere. Okay? But it's a different story trying to find another \$7,000 on top of that, given that we need to spend \$38,000 for plants and God knows what else is going to happen. How flexible is the company from the standpoint, if we vote today to spend the \$23,000? April 20th is your meeting. Say on April 21st, the BCA Board says that they will kick in \$15,000. Can we then go to \$30,000, because their \$15,000 and our \$18,000 more than covers it?

Resident (Jackie Curley, Kingswood Way): We have \$18,000 already.

Mr. Brown: We already have \$18,000 in the budget.

Resident (Jackie Curley, Kingswood Way): So, don't ask for more than \$18,000.

Mr. Brown: No.

Mr. Darby: No, I think you're asking for either \$30,000 or \$15,000.

Mr. Brown: I'm asking right now, can we approve the \$23,000 and then three weeks from now, can we tell Nidy, "*Oh, do the fiberglass, because we have the money?*"

Ms. Hill: How much notice do they need to do fiberglass?

Mr. LeBrun: We meet on May 6th, so by the May 6th meeting, we would know the outcome.

Mr. Mills: Yeah, let's do that.

Mr. Darby: That's probably the best thing.

Mr. Mills: Let's do that. Let's table that.

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Mr. Pawelczyk: If it helps, I've already drafted a Small Project Agreement, knowing that we're going to approve something.

Mr. Szozda: I can call them tomorrow and tell them that the Board wants to do the fiberglass. They can schedule it. I don't think it's a big change to the process. It's another coating. It's just another step in the process.

Ms. Hill: Okay.

Mr. Mills: But another \$10,000 for two years more, is worth it to me to do the fiberglass. If you're going to do it, do it right.

Mr. Darby: Yeah.

Mr. Mills: Alright, we're going to table that.

Mr. Darby: Rob, just two comments. Try to get an estimate from them on the practice board. They didn't do it last time. Then make sure they know they're talking about permanent pickleball posts. Okay?

Mr. Szozda: Yes.

Mr. Darby: We'll have to make a color selection, that sort of thing. New tennis nets, make sure they know that. And that shuffleboard, we need to figure that out.

Mr. Szozda: Okay.

Mr. Mills: Wait, Rob, one second.

Resident (Maureen Ksiez, Balmoral Way): Jackie, how much is actually in the account?

Mr. Brown: It's over \$80,000.

Resident (Jackie Curley, Kingswood Way): We have a couple of CDs.

Mr. Brown: The money market account and the other accounts are well over \$80,000.

Mr. Mills: Okay. Sandy and Maureen, if you're going to send this out, please do not quote any prices. Just say tennis court/pickleball discussion.

Mr. Brown: Why not?

Mr. Mills: Because it's not firm yet. We don't know exactly what we're doing.

Mr. Brown: Why can't I tell the neighbors that this is what we've decided to do?

Mr. Mills: We haven't decided yet.

Mr. Darby: You can expect a final decision at the May meeting.

Mr. Brown: Well, maybe then they'll come to the BCA meeting and all of the pickleball people will say, "*Hey, give them more money.*"

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Resident (Jackie Curley, Kingswood Way): Okay. So that's why my notes go through him, so that I'm saying what the Board wants me to say.

Mr. Brown: Freedom of the press.

Mr. Mills: Yeah. Okay, let's move along. I'm sorry, Rob.

Mr. Szozda: Okay, I'll be quick in the spirit of the launch. We heard from Brevard Pools today. They're not going to start until the 8th. It's two days later.

Mr. Darby: Okay.

Mr. Mills: So, we have to change the boards.

Mr. Szozda: Yeah, I'll change the board.

Resident (Not Identified): Is there any problem with the aerobics class on the 7th?

Mr. Szozda: They will start draining the pool on the 8th. I did request a bid from an individual that worked on my house, to at least give us pricing on remodeling the bathrooms. It just came in today. If you want to gut them, it's just over \$70,000 to remove the tile and put in new tile in both the Men's and Women's bathrooms. I'll send it to everybody. It will have a list of everything that they priced. There will be new faucets, new sinks and new toilets. It's basically everything.

Ms. Hill: Can we pick and choose?

Mr. Szozda: Yeah, that's what I told them. I said, "*We'll definitely pick and choose.*"

Mr. Mills: Could you send that to each one of us Board Members, so we can look at it, please?

Mr. Szozda: Yeah.

Resident (Sandy Schoonmaker, Berwick Way): On the bathrooms, I've had questions from people who use the playground and the courts. Are the bathrooms going to be completely out of order the entire time that the pool is being worked on?

Mr. Szozda: The pool people will be using the bathrooms. I'd say we don't want them in the work area.

Mr. Darby: Yeah, I agree with that.

Mr. Bosseler: Can we rope off the area?

Mr. Szozda: Yeah, we could do something.

Mr. Bosseler: So, the tennis people could just come in.

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Resident (Sandy Schoonmaker, Berwick Way): Kids use the playground. But being an early childhood person, I'm going to tell you, if you're messing with little kids and people who are workers, there could be issues. Do you know what I'm saying?

Mr. Mills: Well, another thing that we have to consider, is they're closing the park on Interlochen and they're putting in pickleball courts where that playground is. So that's going to impact us with. Because a lot of people from here, go there with their kids. So, we're going to have that issue.

Ms. Hill: What is the date when they close it?

Mr. Mills: I don't know. But I have information that it says they will be closing that and putting pickleball courts in.

Ms. Hill: That was published in the newspaper?

Mr. Mills: Yeah.

Mr. Brown: Well, are we going to keep the bathrooms open or not?

Mr. Mills: Yeah.

Mr. Szozda: I can get them to rope the area off.

Mr. Bosseler: You and I will take a look at it.

Mr. Mills: Well and you got a lot of contractors that use those bathrooms. I guess they get people that are at the pool. I know Tropicare used to have a key.

Mr. Szozda: Okay, well, I think what we'll do is probably keep it open as much as we can.

Resident (Sandy Schoonmaker, Berwick Way): What am I telling people? Because they want to know.

Mr. Bosseler: I think we have to wait and see, at least until next Wednesday. What we'll do, is we'll see if we can rope it off. But we need to see what equipment they bring in and how much space they need. Now, they assured us that they are not going to ruin our new deck that we just put in last year. So, I think once we get past the initial draining, we'll know better.

Mr. Mills: Maybe we ought to close it. The reason I say that, is because you're going to have a hole, not water. That's going to open up another issue with liability.

Mr. Bosseler: That's true.

Mr. Mills: So, I think we should keep it closed.

Mr. Brown: I think we just close it.

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Mr. Mills: Yeah.

Mr. LeBrun: So typically, if there's an amenity under construction, like the pool has that fence, typically we will close the entire venue just for insurance purposes.

Mr. Mills: Yes, exactly.

Mr. LeBrun: We don't know what they're doing. The whole fenced area would be closed off. That's pretty standard. I'm sure they wouldn't want people walking through their work site.

Mr. Mills: Yeah.

Resident (Sandy Schoonmaker, Berwick Way): We need to tell people.

Mr. Bosseler: That is a good point.

Mr. Mills: It will be closed, period.

Mr. LeBrun: I believe the message that Paula sent out, said the pool amenity will be closed.

Resident (Sandy Schoonmaker, Berwick Way): It didn't say anything about the bathrooms, though and I'm just not sure people are going to put two and two together. I'll put it at the top of the newsletter.

Mr. Mills: No, don't put it in.

Resident (Sandy Schoonmaker, Berwick Way): I'll put it in the top and just say, "*April 8th pool closing. The entire enclosure will be locked for safety purposes.*"

Mr. Mills: Perfect.

Resident (Sandy Schoonmaker, Berwick Way): Because it's a safety issue.

Mr. Mills: It is a safety issue.

Mr. Szozda: The concrete company will be putting concrete at the back gate, to put a conduit under the stones. We're in good shape there. We ground probably around 40 sidewalk spots, between South Point and Ashland Court. We continue to have good luck with the gates, the cameras, everything continues to work.

Resident (Sandy Schoonmaker, Berwick Way): One more thing about the pool. I just wanted to let you know, I didn't smell a whole lot of it, but this past Tuesday, some of the people were saying they smell natural gas at the pool.

Mr. Szozda: But there is a smell when it burns. I'll smell it. I can go check it afterwards. If you call the gas company and tell them you smell gas, they shut off the gas. The raccoon, our options are to pay somebody to trap it. The FWCC does not trap raccoons. You pay somebody to

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trap it. They release it on land that has at least 40 acres and you have to get permission from the landowner. If you choose to euthanize it...

Mr. Mills: I know the perfect place. Space Coast Credit Union. Let them put it there.

Mr. Brown: Put it in the garage.

Mr. Szozda: We can release it someplace else on our property. The last option is, we can shoot it, but you need to understand your local laws for discharging firearms.

Mr. Mills: We can't do that.

Mr. Szozda: Do you want me to get somebody to trap it?

Resident (Sandy Schoonmaker, Berwick Way): No, because there are raccoons all over the neighborhood. You're going to be trapping raccoons until the cows come home. Are you talking about the racoons in Turnberry?

Mr. Szozda: No. We're talking about the raccoon that gets on the pool deck. That is not afraid of people that walks around during the day.

Mr. Darby: Yeah, let's get rid of it. It's probably rabid and that's the last thing you want to have happen.

Ms. Hill: Usually, they are afraid of people unless they're sick.

Resident (Sandy Schoonmaker, Berwick Way): People are feeding them.

Mr. Mills: Okay, let's have some order here.

Resident (Sandy Schoonmaker, Berwick Way): The raccoons are hanging around because people are feeding them. There are four or five that live in our area. Yes, they do get onto pool decks. We have one homeowner in Turnberry that feeds them.

Mr. Darby: Yeah, but we're talking specifically about the one at the pool. That's the only one we're talking about.

Mr. Mills: What was the price to trap it?

Mr. Szozda: I didn't get one.

Mr. Mills: Get a price and if it's not too exorbitant, go ahead and get it trapped.

Resident (Sandy Schoonmaker, Berwick Way): Do you want me to put something in the next newsletter saying, "*Please don't feed the wildlife*"?

Mr. Mills: Exactly.

Mr. Darby: Just keep it running in every newsletter.

Mr. Mills: They're still going to feed the birds.

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Mr. Szozda: The lady sent me a bunch of information that I can send out about not feeding them. I have a couple more items. We have some carp barrier issues. They have all been repaired. The bridge at the golf course, I heard nothing.

Mr. LeBrun: I reached out to the golf course asking for the specs and repair information. They haven't responded back yet. I don't know if any golfers have seen it.

Mr. Brown: They haven't done anything to it. I just rolled over it today. They haven't done anything to that bridge in years.

Mr. Bosseler: I thought they were going to.

Mr. LeBrun: They said that they were going to look at it.

Mr. Mills: The last discussion we had, the lumber was on order, correct?

Mr. LeBrun: Correct.

Mr. Mills: Did they order from China?

Mr. LeBrun: I don't know where it came from.

Ms. Hill: Mike, what else can we do?

Mr. Pawelczyk: I'm not going to discuss any of that in the meeting. We'll have to look into it. It's not appropriate to discuss legal strategy at a public meeting.

Ms. Hill: Okay.

Mr. Mills: Can we do an Executive Session?

Mr. Pawelczyk: Only if you file a lawsuit.

Mr. Szozda: This is my last item. You saw the letter that I sent to Brevard County Public Works?

Mr. Mills: Yeah.

Mr. Szozda: They did call me and say they're sending it off to somebody. They did acknowledge receipt of it.

Mr. Mills: Anything else, Rob?

Mr. Szozda: I've got a few things that I'll send you offline.

Mr. Mills: Okay. Alright. Good.

NINTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Mills: Treasurer's Report, Jeremy?

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Mr. LeBrun: We just have our Check Register for February 2026. For your General Fund, you have Checks #229 through #245 and ACH utilities, in the total amount of \$140,876.42. In the Payroll Fund, we have Checks #50743 through #50747, in the amount of \$923.50 and one check from the Capital Reserve Fund. The grand total of the Check Register is \$143,736.11. Are there any questions? If not, we need a motion to approve.

On MOTION by Mr. Brown seconded by Mr. Bosseler with all in favor the Check Register for February 2026 in the amount of \$143,736.11 was approved.

B. Balance Sheet and Income Statement

Mr. Mills: Balance Sheet?

Mr. LeBrun: Behind that, you have your Unaudited Financials through February 28, 2026. No action is required by the Board. It is there for your information. We are at 97% collected for our assessments. You guys are looking good.

Mr. Darby: Good.

Mr. Mills: Very good.

Mr. Brown: We're over budget.

Mr. Mills: Anything else, Jeremy?

Mr. LeBrun: No.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Mills: Supervisor's Requests, Richard?

Mr. Bosseler: Nothing.

Mr. Mills: Rick?

Mr. Brown: Nothing.

Mr. Mills: Jan?

Ms. Hill: No.

Mr. Darby: I'm good.

Mr. Mills: I have two things. Is the Board okay if I negotiate a deal with Josh that we pay for the cost, not the retail price of the plants and then pay whatever his labor costs are?

Mr. Darby: As opposed to the \$38,000?

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Mr. Mills: Yeah.

Mr. Darby: Do we know what that number is?

Mr. Mills: I don't know what that number would be.

Mr. Darby: Can you bring it back to the May meeting?

Mr. Mills: I could, but I think he wants to replace them as quickly as possible. But we can do that. I probably have that in my budget.

Mr. Brown: How much do you think he would want? How much do you think you can get him down?

Mr. Mills: I don't know how many plants he has. That's the problem. They're probably making a 25% to 30% markup. So, if we get it at cost, that could be a significant number. But that's what I was aiming for, and I could work with him on that.

Resident (Not Identified): We have a landscape guy in our neighborhood who is trying to get business, and I ask him about plants and such because he's planting Ixoras. So, there's a big mark up and he's charging us as residents \$28.

Mr. Mills: I talked to Josh the other day. He called me with regard to plants. The nurseries down south are surcharging all of the plants because they didn't have it. So, they're surcharging it to them. So, then they're going to try and pass it along to us. Josh is trying to get that stuff all worked out, because we're not his only customer, as you well know. He's all over the place. So, I'm going to try to get the cost plus labor.

Mr. Darby: Hey, Jeremy, do we have \$22,000 in the Beautification Fund so far this year?

Mr. Mills: I don't think so.

Mr. LeBrun: It looks like through February, \$22,000 was charged to the Beautification Fund.

Mr. Darby: So, another \$30,000 would put you over budget?

Mr. LeBrun: Yeah, it looks like \$27,695 is in there as of January.

Mr. Darby: \$27,000 against a budget of \$45,000, which leaves \$18,000.

Mr. Mills: Now we have to pull \$7,000 out of that for stone when that goes in.

Mr. Darby: Alright, so now you're down to \$13,000.

Mr. Mills: Yeah, that's what I'm saying. Maybe I can get him at cost plus labor. Anything else to be brought forward to the Board?

Mr. Darby: No.

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Mr. Mills: If not, I'm going to request a motion to adjourn. Thank you all for coming. I appreciate the audience.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Jeremy LeBrun
665CD7AA7BB8455...

Secretary / Assistant Secretary

DocuSigned by:
Richard Brown
7A7C970C753D4A1...

Chairman / Vice Chairman