

*Baytree Community
Development District*

Agenda

June 3, 2026

AGENDA

Baytree

Community Development District

219 E. Livingston Street, Orlando, FL 32801

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

May 27, 2026

Board of Supervisors
Baytree Community

Dear Board Members:

The Board of Supervisors of the Baytree Community Development District will meet **Wednesday, June 3, 2026 at 1:30 p.m. at the Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Landscape Report
4. Engineer's Report
 - A. Review of Revised Engineer Roadway Report
5. Community Updates
 - A. Security
 - B. BCA
6. Consent Agenda
 - A. Approval of Minutes of the May 6, 2026 Board of Supervisors Meeting
7. Staff Reports
 - A. Attorney
 - B. District Manager
 - i. CDD Action Items
 - ii. Reminder of Form 1 Filing Deadline – July 1st
 - C. Field Manager
8. Treasurer's Report
 - A. Consideration of Check Register
 - B. Balance Sheet and Income Statement
9. Supervisor's Requests
10. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun,
District Manager

SECTION IV

SECTION A



MEMORANDUM

DATE: MAY 7, 2026

TO: BAYTREE COMMUNITY DEVELOPMENT DISTRICT (CDD)

FROM: REY MALAVE, DISTRICT ENGINEER

INSPECTION COORDINATOR: COLE LANDAU, SENIOR PROJECT MANAGER

SUBJECT: BAYTREE CDD ROADWAYS ASSESSMENT

Introduction

Dewberry Engineers performed site inspections and collected 1,029 photos during April 2026 to determine the conditions of the roadways. This inspection was completed at the request of the CDD to solicit proposals from contractors to complete the repairs. The Table 1 below provides our inspection findings summarized "Maintenance recommendations based on 2026 Roadway Analysis 5 year projection."

An Individual Roadway detail comments section is also included. A supplemental spreadsheet updated has also been included under separate cover.

Infrastructure Condition Rating System

1. Above average – very good, no 5-year maintenance plan recommendation.
2. Good – looks acceptable, minor defect or spot maintenance could be performed however no full width maintenance required. There are always spots on aging streets that could use attention and is never discouraged. Budget must be considered and should budget allow for added maintenance it is not discouraged.
3. Maintenance recommended.

Maintenance Recommendations

Cause of maintenance. Water entry below asphalt to the subbase is the main failure mechanism for the pavement. Asphalt is a mixture of crude oil, sand and small aggregates. The crude oil is susceptible to sunlight UV Surface oxidation and environmental evaporation, this causes asphalt pavement to be grey/white in color. Oxidation results in the asphalt mix bond or holding power of sand & aggregates to lessen and subsequently open small cracks eventually to the subbase allowing water to pass. A surface sealcoat, similar to the last maintenance done throughout the CDD, is recommended approximately every 5 years or sooner depending on budget and desired aesthetics. The sealcoating provides an even color for aesthetics and seals small cracks restricting water movement to the subbase materials and protects against UV. The CDD should elect to perform sealcoat application in FY 2029/2030 budget \$ 180,000.00 see table at the end of this report for 5 year Budget projection. The Budget was targeted to keep costs within a range of \$100,000 - \$200,000 annually. The early maintenance results in higher cost maintenance later to be unnecessary and that is shown by designating the higher cost maintenance as "Optional." Put another way, spend less earlier to avoid higher cost in the future.

Combinations of maintenance are common and an image is provided at the end of this section to help describe maintenance types, their uses, expected lifespan extension, traffic level and cost.

Three common maintenance types are recommended for Baytree CDD Roadways as follows:

Crack Sealing





















Tar is applied after cleaning cracks with compressed air. Typically costs per foot of treatment. Purpose is to stop water from entering below the roadway surface, water weakens the roadway and leads to cracking and failures such as potholes. This option is the least expensive.

Slurry Seal






Thin layer of asphalt, sand sized aggregates applied by machine with the purpose of extending pavement life by restricting moisture intrusion, protecting from oxidation, and resurfacing uniform black appearance. This option is cost effective.

Mill and Replace

Full depth mill with equipment, haul away, prepare surface for new asphalt, and place with paving machines and rollers. This option is the most expensive but provides brand new appearance and lifespan.

MAINTENANCE TYPE	TYPICAL USE	EXPECTED LIFESPAN EXTENSION	RECOMMENDED TRAFFIC LEVEL	APPROX. COST / SF
1  Crack Sealing	Prevent water intrusion into isolated cracks	3 – 8 years	 Low to Heavy	\$0.15 – \$0.50 / SF*
2  Sealcoating	UV/water protection and appearance restoration	2 – 5 years	 Low to Medium	\$0.15 – \$0.40 / SF
3  Slurry Seal / Micro Surfacing	Surface preservation and oxidation control	5 – 8 years	 Medium	\$0.50 – \$2.00 / SF
4  Chip Seal	Rural roads and low-speed pavements	5 – 7 years	 Low	\$0.75 – \$2.00 / SF
5  Infrared Asphalt Repair	Localized seamless repair	3 – 5 years	 Low to Medium	\$2 – \$6 / SF
6  Hot Patch Repair	Potholes and distressed localized areas	1 – 5 years	 Medium to Heavy	\$2 – \$5 / SF
7  Mill & Overlay	Remove top layer and install new asphalt	8 – 15 years	 Medium to Heavy	\$2 – \$6 / SF
8  Asphalt Resurfacing	New asphalt layer over sound base	8 – 15 years	 Medium	\$1.50 – \$4 / SF
9  Full-Depth Patching	Structural repair of failed areas	10 – 20 years	 Heavy	\$3 – \$8 / SF
10  Full Reconstruction	Complete removal and rebuild	20 – 40 years	 Heavy / Industrial	\$6 – \$12+ / SF

* Crack sealing is commonly priced by linear foot rather than square foot.

GENERAL GUIDANCE	TYPICAL MAINTENANCE TIMING		FACTORS THAT AFFECT TIMING & COST
<ul style="list-style-type: none"> Sealcoating and crack sealing are preventative maintenance items and provide the best lifecycle ROI when done early. Mill & overlay is appropriate when the asphalt surface has failed but the aggregate base remains structurally sound. Full-depth patching or reconstruction is required where subgrade/base failure or severe alligator cracking exists. Micro surfacing/chip seal are cost-effective municipal roadway preservation treatments but less common for high-end commercial parking lots. 	PAVEMENT AGE	RECOMMENDED ACTION	<ul style="list-style-type: none">  Truck traffic / load frequency  Drainage and ponding water  Subgrade and base quality  Climate (heat / UV exposure)  Pavement age and condition
	0 – 2 Years	Allow curing; monitor drainage	
	2 – 4 Years	First sealcoat + crack sealing	
	5 – 8 Years	Repeat sealcoat / localized patching	
	10 – 15 Years	Overlay or resurfacing	
	20+ Years	Reconstruction likely	
<p><i>Costs and lifespans compiled from current 2025–2026 asphalt maintenance and resurfacing pricing references.</i></p>			

The following table includes the roadways that currently require maintenance.

ROADWAY	COMMENTS
Ashwell Court	Alligator cracking is allowing water into subbase - degradation of paving structure. Slurry Seal should be completed within the next 2 years and mill & replace in future (approximately 4-5 years).
Eddystone Way	Large pattern cracking is allowing water into subbase in various areas. The paving structure in the areas affected shall continue to worsen. Recommend Crack Seal in 1-2 years and plan for Slurry Seal in 2-3 years. Slurry Seal, if not done, full width mill & replace in future (approximately 5-years).
Sandhurst Drive	Large pattern cracking is allowing water into subbase in various areas. The paving structure in the areas affected shall continue to worsen. Recommend Crack Seal in 1-2 years and plan for Slurry Seal 2-3 years. Slurry Seal, If not done, full width mill & replace budget in future (approximately 5 years).
Deerhurst Drive	Large pattern cracking is allowing water to subbase in various areas. The paving structure in the areas affected shall continue to worsen. Recommend Slurry Seal in next 2 years or Optional mill & replace in future (4-5 years).
Chatham Court	Alligator cracking is allowing water to subbase, degradation of paving structure. Slurry Seal should be completed within the next 2 years or Optional mill & replace in future (approximately 4-5 years).
Daventry Drive	Alligator cracking is allowing water to subbase in various areas. The paving structure int the areas affected shall continue to worsen. Slurry Seal should be completed within the next 2 years or Optional mill & repave in future (approximately 4-5 years).
Kessington Courtt	Alligator cracking is allowing water to subbase - degradation of paving structure Slurry Seal should be completed within the next 2 years or Optional Mill & Replace in future (approximately 4-5 years).
Bradwick Way	Recommend using Crack Seal large pattern cracking, mainly surrounding manholes within 2 years.

Table 1-Maintenance recommendations based on 2026 Roadway Analysis 5 year projection.

A full detail of the roadway analysis is as follows.

1. Andover & Arundel – Areas experiencing frequent turning movements are showing typical cracking. These cracks are maintained by sealing the roadway surface. The current sealing looks acceptable for the next 5 years. A few depressions noted and some longitudinal cracking is present, these few areas do not warrant full roadway maintenance but spot treatment is possible and never discouraged.
2. Ashbourne Ct – Tree root should be addressed and spot repaired. The current sealing looks acceptable for the next 5 years and as part of Kingswood Way maintenance in the future plan to use similar surface treatments due to proximity.
3. Ashwell CT - Alligator cracking is allowing water into subbase - degradation of paving structure. Slurry Seal should be completed within the next 2 years and mill & replace in future (approximately 4-5 years).
4. Balmoral - Areas experiencing frequent turning movements are showing typical cracking. These cracks are maintained by sealing the roadway surface. The current sealing looks acceptable for the next 5 years. A few depressions noted and some longitudinal cracking is present, these few areas do not warrant full roadway maintenance but spot treatment is possible and never discouraged.
5. Baytree – Main use arterial. Areas experiencing frequent turning movements are showing typical cracking. These cracks are maintained by sealing the roadway surface. The current sealing looks acceptable for the next 5 years. A few depressions of curblines are visible when recent rainfall has occurred noted and some longitudinal cracking is present, these few areas do not warrant full roadway maintenance but spot treatment is possible and never discouraged.

6. Belford - Areas experiencing frequent turning movements are showing typical cracking. These cracks are maintained by sealing the roadway surface. The current sealing looks acceptable for the next 5 years. A few depressions noted and some longitudinal cracking is present, these few areas do not warrant full roadway maintenance but spot treatment is possible and never discouraged.
7. Berwick Road – Roadway appears in above average condition.
8. Birchington Lane - Areas experiencing frequent turning movements are showing typical cracking. These cracks are maintained by sealing the roadway surface. The current sealing looks acceptable for the next 5 years. Manholes and a few depressions noted and some longitudinal cracking is present, these few areas do not warrant full roadway maintenance but spot treatment is possible and never discouraged. Should budget allow, this would be recommended to receive crack sealing there's also areas of water collecting however to fix is extensive project.
9. Bradwick Way – Recommend using Crack Seal large pattern cracking, mainly surrounding manholes within 2 years.
10. Chatham Court – Alligator cracking is allowing water to subbase, degradation of paving structure. Slurry Seal should be completed within the next 2 years or Optional mill & replace in future (approximately 4-5 years).
11. Chatsworth Drive – Roadway appears in good condition. Recommend reviewing in 5 years.
12. Compton Way – Roadway appears in above average condition for its age. Recommend reviewing in 5 years.
13. Cromwell Place - Roadway appears in good condition slight light cracking at turning movements typical of age. Recommend reviewing in 5 years.
14. Daventry Drive - Alligator cracking is allowing water to subbase in various areas. The paving structure in the areas affected shall continue to worsen. Slurry Seal should be completed within the next 2 years or Optional mill & repave in future (approximately 4-5 years).
15. Deerhurst Dr – Large pattern cracking is allowing water to subbase in various areas. The paving structure in the areas affected shall continue to worsen. Recommend Slurry Seal in next 2 years or Optional mill & replace in future (4-5 years).
16. Dorset – Areas experiencing frequent turning movements are showing typical cracking. These cracks are maintained by sealing the roadway surface. The current sealing looks acceptable for the next 5 years. A few depressions noted and some longitudinal cracking is present, these few areas do not warrant full roadway maintenance but spot treatment is possible and never discouraged.
17. Duncastle Court - Roadway appears in above average condition for its age. Recommend reviewing in 5 years.
18. Eddystone Way – Large pattern cracking is allowing water into subbase in various areas. The paving structure in the areas affected shall continue to worsen. Recommend Crack Seal in 1-2 years and plan for Slurry Seal in 2-3 years. Slurry Seal, if not done, full width mill & replace in future (approximately 5-years).
19. Glastonbury Place – Areas experiencing frequent tire paths are showing typical cracking. These cracks are maintained by sealing the roadway surface. The current sealing looks acceptable for the next 5 years. Manholes perimeter cracking and some longitudinal cracking is present, these

few areas do not warrant full roadway maintenance but spot treatment is possible and never discouraged. Review again in 5 years.

20. Kessington Ct - Alligator cracking is allowing water to subbase - degradation of paving structure Slurry Seal should be completed within the next 2 years or Optional Mill & Replace in future (approximately 4-5 years).
21. Kingswood Way - Roadway appears in above average condition for its age. Recommend reviewing in 5 years
22. Linford Court – Roadway appears in good condition with minor cracking at the turning path. Recommend reviewing in 5 years.
23. Montrose Way - Roadway appears in good condition with minor longitudinal cracking at the vehicle tire path along curblines. Recommend reviewing in 5 years.
24. National – Roadway appears in above average condition. Recommended reviewing in 5 years.
25. Old Tramway - Roadway appears in good condition. Areas experiencing frequent turning movements are showing typical cracking. These cracks are maintained by sealing the roadway surface. The current sealing looks acceptable for the next 5 years. Recommended reviewing in 5 years.
26. Royston Lane - The current sealing looks acceptable for the next 5 years. A few depressions noted and some longitudinal cracking is present, these few areas do not warrant full roadway maintenance but spot treatment is possible and never discouraged.
27. Sandhurst Dr – Large pattern cracking is allowing water into subbase in various areas. The paving structure in the areas affected shall continue to worsen. Recommend Crack Seal in 1-2 years and plan for Slurry Seal 2-3 years. Slurry Seal, If not done, full width mill & replace budget in future (approximately 5 years).
28. Southpointe - Areas experiencing frequent turning movements are showing typical cracking. These cracks are maintained by sealing the roadway surface. The current sealing looks acceptable for the next 5 years. A few depressions noted and some longitudinal cracking is present, these few areas do not warrant full roadway maintenance but spot treatment is possible and never discouraged.

Maintenance	Cost/LF Roadway	Cost/SF Pavement	Cost/LF	Explanation of price
Mill & Replace	150	25		PER SQUARE FOOT or LINEAR FOOT OF ROADWAY
Slurry Seal	50	2		PER SQUARE FOOT or LINEAR FOOT OF ROADWAY
Crack Seal			3	PER LINEAR FOOT OF CRACK

Table 1-Unit Cost of Maintenance Type Recommended for Baytree CDD for Budget Projection.


ROADWAY ~25 FT WIDTH		YEAR / RECOMMENDATION / BUDGET / <OPTION 2>				
Name of Roadway	Roadway Length (Feet)	2027	2028	2029	2030	2031
Ashwell Court	200	Slurry Seal \$ 10,000			<Mill & Replace> \$ 30,000	
Eddystone Way	150	Crack Seal \$ 450	Slurry Seal \$ 7,500		<Mill & Replace> \$ 22,500	
Sandhurst Drive	1200	Crack Seal \$ 3,600	Slurry Seal \$ 60,000			<Mill & Replace> \$ 180,000
Deerhurst Drive	1200	Slurry Seal \$ 60,000		<Mill & Replace> \$ 180,000		
Chatham Court	150	Slurry Seal \$ 7,500			<Mill & Replace> \$ 22,500	
Davertry Drive	850		Slurry Seal \$ 42,500			<Mill & Replace> \$ 127,500
Kessington Court	200	Slurry Seal \$ 10,000			<Mill & Replace> \$ 30,000	
Bradwick Way	2500	Crack Seal \$ 7,500				
Annual District Budget		\$ 99,050	\$ 110,000	\$ 180,000	\$ 105,000	\$ 307,500

Table 2-Annual Minimum Budgets for Baytree CDD Pavement Maintenance, Projected 5 years.

Roadway	Section	Roadway Section			General Condition	
		Location	Traffic	Sec Length		Area (SV)
Andover Way	1	End to Balmoral	Light	510	1,360	Good
Arundel Way	1	End to Old Tramway Dr	Light	685	1,827	Good
Ashbourne Ct	1	End to Kingswood	Light	365	973	Good
Ashwell Ct	1	End to Bradwick	Light	235	627	Maintenance
Balmoral Way	1	End to Southpoint	Light	1,100	2,933	Good
Balmoral Way	2	Southpoint to Andover	Light	785	2,093	Good
Balmoral Way	3	Andover to Belford	Medium	550	1,467	Good
Balmoral Way	4	Belford to Old Tramway	Medium	530	1,413	Good
Baytree Dr	1	End to Deerhurst	Heavy	900	2,400	Good
Baytree Dr	2	Deerhurst to Tramway	Heavy	225	600	Good
Baytree Dr	3	Tramway to Daventry	Heavy	500	1,333	Good
Baytree Dr	4	Daventry to Bradwick	Heavy	850	2,267	Good
Baytree Dr	5	Bradwick to Duncastle	Heavy	525	1,400	Good
Baytree Dr	6	Duncastle to Glastonbury	Heavy	1,150	3,067	Good
Baytree Dr	7	Glastonbury to Kingswood	Heavy	800	2,133	Good
Baytree Dr	8	Kingswood to End	Heavy	225	600	Good
Baytree Dr	Cul-de-sac	Daventry to Bradwick	Light	50	218	Good
Belford Way	1	End to Balmoral	Light	465	1,240	Good
Berwick Way	1	End to Kingswood	Light	515	1,373	Excellent
Birchington Ln	1	End to Bradwick	Light	1,140	3,040	Good
Bradwick Way	1	Daventry to Royston	Light	930	2,480	Maintenance
Bradwick Way	2	Royston to Baytree	Light	220	587	Maintenance
Bradwick Way	3	Baytree to Ashwell	Medium	420	1,120	Maintenance
Bradwick Way	4	Ashwell to Birchington	Medium	530	1,413	Maintenance
Bradwick Way	5	Birchington to Sandhurst	Light	250	667	Maintenance
Bradwick Way	6	Sandhurst to End	Light	630	1,680	Maintenance
Chatham Ct	1	End to Deerhurst	Light	210	560	Maintenance
Chatsworth Dr	1	Old Tramway to Compton	Light	675	1,800	Good
Chatsworth Dr	2	Compton to Cromwell	Light	550	1,467	Good
Chatsworth Dr	3	Cromwell to End	Light	575	1,533	Good
Compton Way	1	West End to Chatsworth	Light	275	733	Excellent
Compton Way	2	East End to Chatsworth	Light	425	1,133	Excellent
Cromwell Pl	1	End to Chatsworth	Light	210	560	Good
Daventry Dr	1	Bradwick to Baytree	Light	750	2,000	Maintenance
Daventry Dr	2	End to Bradwick	Light	200	533	Maintenance
Deerhurst Dr	1	Baytree to Kessington	Light	775	2,067	Maintenance
Deerhurst Dr	2	Kessington to Chatham	Light	450	1,200	Maintenance
Deerhurst Dr	3	Chatham to End	Light	250	667	Maintenance
Dorset Pl East	2	East end to Old Tramway Dr	Light	250	667	Good
Dorset Pl West	1	West end to Old Tramway Dr	Light	380	1,013	Good
Duncastle Ct	1	End to Baytree	Light	510	1,360	Good
Eddystone Way	1	End to Sandhurst	Light	185	493	Maintenance
Glastonbury Pl	1	End to Baytree	Light	650	1,733	Good
Kessington Ct	1	End to Deerhurst	Light	210	560	Maintenance
Kingswood Way	1	Baytree to Ashbourne	Heavy	520	1,387	Good
Kingswood Way	2	Ashbourne to Berwick	Heavy	1,250	3,333	Good
Kingswood Way	3	Berwick to End	Heavy	250	667	Good
Linford Ct	1	End to Old Tramway Dr	Light	260	693	Good
Montrose Way	1	End to Old Tramway Dr	Light	230	613	Good
National Dr	1	End to Old Tramway Dr	Heavy	970	2,587	Good
Old Tramway Dr	1	End to Balmoral	Light	250	667	Good
Old Tramway Dr	2	Balmoral to Dorset	Medium	200	533	Good
Old Tramway Dr	3	Dorset to Arundel	Medium	550	1,467	Good
Old Tramway Dr	4	Arundel to Chatsworth	Medium	400	1,067	Good
Old Tramway Dr	5	Chatsworth to Montrose	Medium	400	1,067	Good
Old Tramway Dr	6	Montrose to National	Medium	850	2,267	Good
Old Tramway Dr	7	National to Linford	Heavy	220	587	Good
Old Tramway Dr	8	Linford to Baytree	Heavy	550	1,467	Good
Royston Ln	1	End to Bradwick	Light	400	1,067	Good
Sandhurst Dr	1	End to Eddystone	Light	1,250	3,333	Maintenance
Sandhurst Dr	2	Eddystone to Bradwick	Light	330	880	Maintenance
Southpoint Ct	1	End to Balmoral	Light	1,070	2,853	Good

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86,925


 Repairs completed in 2017
 Repairs completed in 2019

SECTION VI

SECTION A

**MINUTES OF MEETING
BAYTREE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Baytree Community Development District was held on Wednesday, **May 6, 2026** at 1:30 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum:

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

Also present were:

Jeremy LeBrun	District Manager
Rob Szozda	GMS
Michael Pawelczyk	District Counsel
Rey Malavé <i>by phone</i>	District Engineer
Cole Landau	Dewberry
Josh Spears	US Lawns
Everardo Berdal	US Lawns
Dakota Baker	DSI
Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Brown: Alright, public comment period. Are there any comments?

Resident (Maureen Ksiez, 1063 Balmoral Way): I just wanted to find out what was going on with the stained monuments. I know that we had talked about it at the last meeting and somebody was going to take a look at it. I just want to see what was going on with that.

Mr. Szozda: It's scheduled to be cleaned on May 18th. I'll go ahead and note this as well. The Balmoral monument and the South Point monument have bubbles in them so, I'll be getting pricing.

Mr. Brown: Oh geez. Okay.

Mr. Szozda: I will see what it takes to repair those bubbles. If you look closely, you'll see down to the ground it's starting to bubble. These are foam with coating on them.

Mr. Brown: Okay.

Resident (Maureen Ksiez, 1063 Balmoral Way): Also, just to let you guys know, if you have anything that you want to submit to the newsletter, it would be great if you could get it to me by June 5th. I'm assuming we're going to get pickleball and pool updates?

Mr. Brown: Yes.

THIRD ORDER OF BUSINESS

Landscape Report

Mr. Brown: Landscape Report, Josh.

Mr. Spears: Obviously the annuals are installed. They look good with the Spring mix. All of the Palm trees are finally being trimmed. We've ordered all of the plant material for the freeze damage replacement. We're about two weeks out from having all of the plant material ready to be installed. In the meantime, we'll probably go ahead and start removing some of the plant material. Since the last meeting, we've installed another 10 pallets of sod at no charge to Baytree. We are putting it around the fountain and the entranceways coming into Baytree and other areas coming in. We're still working on it, but we've made significant progress. The front definitely looks a lot better as far as the turf. So, we continue working on that. Fertilization is due again for this month. They're going to stay off of the new sod areas. We need to let that get rooted first. There are smaller items around the community that still need to be taken care of, such as a couple of Japanese Blueberries and other various items that Rob knows about. We'll make sure while we're here doing the install, that everything else gets completed. We're still on hold until we do the rock on the tennis court. I can't think of anything else. We've got the fountain going.

Ms. Hill: I have a question.

Mr. Spears: Go ahead.

Ms. Hill: Do you check the plantings at all the monuments? Because some look lovely, but there are others where everything except the little orange flowers have died out.

Mr. Spears: Got it. Everardo did report that to me. We did have them come out and double check that the irrigation was working. There were a couple that had clogged bubblers that weren't allowing us water. So that has been addressed now.

Ms. Hill: So, will those dead plants come back?

Mr. Spears: Yes, when the crew comes tomorrow, they have to deadhead them. Some of them have a little bit of dead on the end. They have to cut that off, in order for new growth to come out.

Ms. Hill: So, we can expect to see an improvement there?

Mr. Spears: Yes.

Mr. Darby: Just a couple questions. I think at the last meeting it was quoted that replacement of damaged shrubs was around \$38,000. Has that number been confirmed?

Mr. Spears: I think that got nailed down to \$30,000.

Mr. Brown: That's the number I heard.

Mr. LeBrun: That's the number I heard.

Mr. Spears: Yes.

Mr. Darby: Okay.

Mr. Spears: We're taking care of all the irrigation modifications that's needed on our end as well. We're not charging for that.

Mr. Darby: Okay. Also, there was an issue raised, I think, at the last meeting about the border between Space Coast Credit Union and the fence being damaged. I think there was some discussion about plants. Do you want to rephrase the question?

Resident (Jane Mercadante, 8017 Kingswood Way): No, I was just wondering, I know the guys came through and pulled all of the dead foliage off. Some of the bushes still have the dead foliage but the fence, I think is at house number 8018. It's a green house and the fence runs all the way to their property line. But I know when you guys came and installed some more bushes, when they walk back there, it looks like it's tilted a little bit. So, I don't know if that's something that they have to look at.

Mr. Spears: You said the Areca palms we planted are tilted?

Resident (Jane Mercadante, 8017 Kingswood Way): No, no, the fence. The Palms that you planted, I'm assuming, are going to come back because some green has sprouted up, but there's a lot that's on Kingswood Way that still has dead foliage on it. So, I don't know if those are going to get replaced.

Mr. Spears: Yes, there are replacements. There's quite a bit at the front right. It's all in the hedge line, correct?

Mr. Berdal: Yes.

Resident (Jane Mercadante, 8017 Kingswood Way): There are some low hedges.

Mr. Szozda: As far as the fence, we talked about this. It's Space Coast Credit Union's fence. We are going to notify them.

Ms. Hill: Oh, okay.

Mr. LeBrun: Space Coast Credit Union has an online customer contact.

Mr. Spears: I know they won't do anything, but maybe they can get someone to cut the trees. I mean, I know she probably prefers them because of the view, but they're definitely encroaching pretty far over the property line. We keep lifting them up a little bit at a time, but it's really bad. I know when we did Space Coast Credit Union years back, they had us remove all of the Oak trees at one point and do larger cutbacks, but they definitely need to do them again.

Mr. Darby: Just one final question and Rob, maybe you can help here. Assuming that we approve the resurfacing of the tennis courts, what needs to happen around the perimeter adjoining the tennis courts before they can resurface?

Mr. Szozda: The only thing that they ask us to do, is to kill the bugs. I don't know if there's anything else that we need to do.

Mr. Darby: So, the mulch doesn't need to be removed or anything like that?

Mr. Szozda: I will call them.

Mr. Darby: I think you need to call them and be very specific, because the last thing that I want to have happen, is the crew come, try to do the resurfacing and can't because it wasn't prepared correctly.

Mr. Szozda: There is quite a bit of work upfront, just to get the surface prepared.

Mr. Darby: Okay. Thank you.

Mr. Bosseler: Okay, so, Rick, where do we stand on the proposal of \$20,000 or \$30,000? Do we have to vote on that?

Mr. Brown: For what?

Mr. Bosseler: For the landscape replacement.

Mr. Brown: No, it's already in Mel's budget.

Mr. Bosseler: It's in his budget. Are we going to wait? At my home, stuff is starting to grow at the base, mostly Crotons. Are we going to wait on them or are we just going to rip everything out?

Mr. Spears: I left it up to Mel, because one of the problems is a lot of this plant material here has an average lifespan of 20 to 30 years. So, if you're already almost at that point and it suffered this much damage, you're not looking from that far up needing to replace it. Some of the plant material may be needing to be replaced now. Some could live a little bit longer, but it would make more sense to do it all now.

Mr. Bosseler: Well, we replaced the landscaping in Kingswood about eight years ago. It's not as old as some of the stuff on Baytree Drive. So, you might want to wait and do that last to see what might come back.

Mr. Spears: We can do that.

Mr. Bosseler: I'm seeing more stuff coming back. I saw it in the back of your house, too.

Resident (Jane Mercadante, 8017 Kingswood Way): It's funny, because the smaller ones came back, but the ones that are older, maybe that's what you're speaking to. The Space Coast Credit Union, I think, opened in 2016 and we had those planted there before that so they're probably like maybe 15 years old. So, you're saying the older ones have less of a shot of coming back?

Mr. Spears: Correct. Then after that, with them going the rest of their lifespan, because they've already been so far damaged from the freeze, they're more susceptible for bugs and other things in the future as well. They'll wind up dying. They might last a year. They might last two years. I'm not 100% sure of it, but a lot of it, definitely needs to be replaced.

Mr. Brown: Okay.

Mr. Bosseler: Thank you.

Mr. Brown: Great. Thanks, Josh. We appreciate it

- **Community Updates – Security** (*Item 5A*)

Mr. Brown: I'm going to go out of order here a little bit, because I know we have another outside contractor with us and the Engineering Report, I think, is going to result in some extensive discussion. So, Dakota, how are things with security?

Mr. Baker: So far, so good. I don't really have anything new to report on from our last Board meeting. Everybody seems to be very happy. We did have a switch of guards, though. Mr. Warren DeGroen, he's been promoted to our new supervisor over at Heritage. Kevin is taking his place.

Mr. Brown: Okay.

Mr. Baker: He's our flex officer that goes between Heritage and Baytree.

Mr. Brown: Okay. There has been some discussion within the community about if there's any way that we can stop solicitors from coming in. I've basically been telling people, unfortunately, we can't because it's a public road.

Mr. Baker: Right.

Mr. Brown: The visitors come in as a visitor and Matt or Jan or whoever, takes their license and they make a photograph of that. Right?

Mr. Baker: Correct.

Mr. Brown: So, they can get it into the computer. So, if someone then calls the guard and says, "*Mr. Rick Brown doesn't live here and he's soliciting window washing,*" can the guard go back in and look at the Driver's License and then maybe report it to the police?

Mr. Baker: They need a name. That should be saved under an average time.

Mr. Brown: Yeah.

Mr. Baker: A lot of the problems that we're having at most of our neighborhoods, and this is a common topic, is that one person will be authorized to come here. Then when they come to one house, they start going to everybody else's house once they're on the inside. We don't grant them access if they're not supposed to be here, but we can't stop them from stopping and seeing all of the other residents in the neighborhood.

Mr. Brown: Okay.

Mr. Baker: But what they could do is, if they were to call and say that there is a solicitor here and he's not supposed to be in there, they can contact us but it becomes a tough process from there because another resident might say, "*Hey, they have equipment at my house.*"

Mr. Brown: Right.

Mr. Baker: *"And they're just killing time."*

Mr. Brown: Gotcha.

Resident (Sandy Schoonmaker, 403 Berwick Way): Is it my imagination or do I hear the ice cream truck coming in?

Mr. Brown: I didn't see that one.

Resident (Sandy Schoonmaker, 403 Berwick Way): We hear the music and it sounds like it's coming from Baytree Drive. Is the ice cream truck allowed to get in?

Mr. LeBrun: It's a public road, so everybody is allowed.

Resident (Sandy Schoonmaker, 403 Berwick Way): I'm the only one that hears it, I guess.

Mr. Brown: Well, that one I haven't heard.

Mr. Bosseler: I haven't heard it.

Mr. Brown: Maybe you can get the message out that if you have somebody coming to your house who is soliciting something, try to get their names and then call the guardhouse and give that name to the guards. If they have the license, then we can have the guards call the police and say that there is no solicitation.

Resident (Maureen Ksiez, 1063 Balmoral Way): Do you want me to put that in the newsletter?

Mr. Brown: Sure.

Ms. Hill: That would be good information.

Mr. Brown: Right.

Resident (Sue Frontera, 1425 Arundel Way): We saw a post of someone that lives in Baytree on the neighborhood Facebook page, saying that they were away. They lived on Old Tramway Drive and somebody in a gray Mercedes stopped a UPS driver and claimed that a package belonged to them and used the owner's name. The UPS driver knew the people and said that it wasn't him. Then he said, *"Well, I can go in the house and get ID."* He got back in the car and drove away. People are now concerned over this situation.

Mr. Brown: I don't see how security is going to be able to stop that.

Mr. LeBrun: I would recommend just calling law enforcement because the CDD has no oversight on stuff like that. So, your quickest call would be to law enforcement.

Resident (Sue Frontera, 1425 Arundel Way): But the car that came in, security probably has a record of the driver.

Mr. Baker: It would be tough to pinpoint that because we wouldn't have the car information on file. We don't have that, so it would be really hard for us to find them. If you guys see it, try to call and report it and let security know that law enforcement is coming for support. So, if you see this car leaving, we can try to keep our eye out but most times they get pretty busy at the gate.

Resident (Sue Frontera, 1425 Arundel Way): Thank you.

Mr. Baker: You're welcome.

Mr. Brown: Okay, good. Anything else? Thanks, Dakota. It's good to see you.

FOURTH ORDER OF BUSINESS

Engineer's Report

Mr. Brown: Okay. Engineer's Report.

Mr. LeBrun: Yeah. We have representatives from Dewberry on.

Mr. Malavé: Hello everyone.

Mr. Brown: I think we want to review your Field Report on the roads. My first question is why weren't Kingswood Way, Baytree Drive and Old Tramway Drive included in this Field Report?

Mr. Malavé: They were reviewed. They didn't have anything to report for needed maintenance. The work that's been done since the last report appears to have taken care of maintenance needs.

Mr. Brown: So, the condition of those three main thoroughfares is good?

Mr. Malavé: Correct.

Ms. Hill: Your report covered Area 2 roads, but we're missing all of the roads in Area 1. Are you telling us that no roads in Area 1 that need to be repaired or have any issues?

Mr. Brown: Area 1 is Sandhurst.

Mr. Malavé: Based on the onsite review, the roads that need maintenance are listed and it does appear that those are in a northern section.

Ms. Hill: Right. Area 1 is the southern end. In your report of 2023, you listed streets, one of which is Balmoral Way, and you had them listed as high priority areas. Now they're no longer high priority areas? They fixed themselves?

Mr. Malavé: Well, I believe you had a full surface sealing performed since that time, correct?

Ms. Hill: No, the sealing was done before. The sealing was done before July 23, 2023. I was part of the group that went through and looked at those roads in July of 2023, because I was having issues with the sealcoat that was done and I did not believe that it was sufficient. So, I went with your man and walked this entire community. The report on July 20, 2023, was the result of that review.

Mr. Malavé: Okay. Well, based on the observations and photos taken recently, the roads that have been outlined in the report are the roads that recommended maintenance are prescribed as detailed. If there's a want to have us further review specific items, I'm more than happy to do so.

Ms. Hill: Well, I think Area 1, which is the whole area in the southern part of our community, needs to be reviewed because obviously it wasn't. Those roads did not get repaired by themselves.

Mr. Malavé: Now there are photographs that have been documented, that were used for the analysis. So, the roads were looked at. Again, if there is a specific area that you feel should be noted, I'm more than happy to have it looked at again. That is not a problem.

Mr. Landau: I want to add to this before we continue. You have received a map of all the roads that were reviewed, walked through and checked to see if there were concerns or issues. I took the dates of our review last month. All the roads south in Area 1, had no issues of the roadway that we could foresee.

Mr. Brown: Okay.

Mr. Landau: But we're happy to look at it again.

Mr. Brown: But you said that you looked at every road in this community. Is that my understanding?

Mr. Landau: Yes.

Mr. Brown: Of that review of every road in this community, you identified eight roads where you are recommending some kind of remedial work: Ashwell Court, Eddystone Way, Sandhurst Drive, Deerhurst Drive, Chatham Court, Daventry Drive, Kensington Court and Bradrick Way. Those are the ones that that are in your Field Report. Every other road besides those eight, are in excellent condition or good condition?

Mr. Landau: In good condition with conditions that are tolerable with their age.

Mr. Brown: But not to the point where they need some kind of remedial pavement or remedial sealing or anything? Just these eight?

Mr. Landau: That is correct.

Ms. Hill: Your report on July 20, 2023, highlighted that Balmoral Way and other areas, were designated high priority areas. They're in such good shape that they are no longer a high priority?

Mr. Landau: I can't address to the fact that, other than looking at the final report, I did not do the walk through in 2023. All I can say is, based on what we saw, they are no longer that level of high priority maintenance required for any of those roads.

Mr. Darby: I just want to echo some of the sentiment that's been expressed here. It seems to me inconceivable, that of the 28 streets we have in the community, only eight need any kind of remedial action within the next 10 years and your scope of recommendations goes out that far. What I would have liked to have seen, and other firms have done this in the past, is to have each and every road itemized, listing what repairs or no repairs need to be done for each of these roads. That gives us a roadmap of what we need to look for in the future. In addition to the fact that your recommendations are somewhat confusing, I'll use Eddystone Way as an example. You recommend sealing cracks in one to two years, micro surfacing in two to three years and mill and resurface in four to five years. Well, do we need to do all of those or if I micro surface in two to three years, do I have to mill and resurface in four to five years? It's totally unclear. The report does not deal with that. This was supposed to be a guideline for us as to how to manage the most expensive repairs.

Mr. Landau: Well, I'm sorry that's unclear. You have the option.

Mr. Darby: I'm sorry, I'm not finished speaking. It doesn't say it has the option. You did not indicate that in your report. I'm sorry, but I find your report wholly unsatisfactory.

Ms. Hill: I agree.

Mr. Brown: Yeah, we're not too happy.

Ms. Hill: For \$11,000, I expected more.

Mr. Landau: So, the recommendations that we were provided, I'm sorry that it's not clear. Field work can be performed. It would need to be performed. That's being recommended, as the first step. There's been a budget with a schedule that was sent as well. That wasn't provided in

time to be printed off for you today, the way that I understand it. Now, if you would like to do the micro surfacing, you would spend that money in the prescribed short-term. Is that clear? If the micro surfacing was not done in the road, for example, then you would be required to do a more expensive, extensive repair further down the road. You can spend short-term money or long-term money.

Mr. Darby: Alright. Let me see if I can rephrase what you said. Let's just take Sandhurst Drive for example. You have in one to two years, sealing the cracks.

Mr. Landau: That's right.

Mr. Darby: Does that mean that I do not have to micro surface or I do not have to mill and resurface in years two, three, four and five?

Mr. Landau: You can crack seal to get more life out of the pavement, is what is meaning to be said here. So, in the short-term, we recommend crack sealing to prolong the life. So, if you crack sealed in one year, then you could put off micro surfacing out to year three. If you do nothing, then your budget would need to reflect that in about five years, you're going to need the full depth replaced, which is more expensive.

Mr. Darby: Okay, so let me see if I can rephrase that. You're saying immediately I need to seal the cracks. I will have to micro surface in two to three years. If I don't micro surface, then I would have to mill and resurface in four to five years. Is that what you're saying?

Mr. Landau: That's correct.

Mr. Darby: Well, I don't get that from the report at all. I had to talk to you to get that information. It does not indicate that anywhere. So, my suggestion...

Mr. Landau: We can gladly rephrase it. It sounds like I should rephrase it. Yes, absolutely.

Mr. Darby: Well, I think you need to make it clear.

Mr. Landau: I think the budget schedule will help clarify that as well.

Ms. Hill: We did not receive the budget schedule.

Mr. Brown: We don't have that.

Mr. LeBrun: They just emailed that to me about 15 minutes ago.

Mr. Brown: Oh, that's great. We've only been asking for this for three months.

Mr. Landau: I have to apologize because the contractors are not forthcoming with giving pricing. It's been very difficult to get people to provide prices. They want to know when exactly

the work is to be completed and that's due to the volatility of the crude oil. It's difficult. All I can tell you is that I'm having the same problem across the state with getting people to commit on pricing items that are directly impacted by crude oil pricing.

Mr. Brown: Yeah.

Mr. Landau: If a schedule is known of when the work is to be completed, they're able to lock in the pricing with their suppliers. So, they're more forthcoming. What I provided today, is budgetary pricing that outlines an expense for budgetary funds in 2027, 2028, 2029 and 2030. In the short-term, five years is what we're looking at for your budgetary purposes. So, in the example of these roads here, you have a number of short cul-de-sac roads that are about 200 feet or less. Those aren't going to play into your budget in the high level. They're sort of going to be added on to these longer roads. So, when Sandhurst Drive is looked at, it's some 1,200 feet in length.

Mr. Brown: Right.

Mr. Landau: We're recommending a crack seal, which to give you an idea, the budgetary cost of that, to seal the crack for Sandhurst Drive, is approximately \$3,600. They are going to use a trailer mounted car machine to seal the cracks. We would recommend that. After that is done, you could make the decision to micro seal. Again, you would be spending that money sooner or you could wait and mill and replace. Now to put it into perspective, waiting and milling and replacing is about three times per month. So, you get five years down the road and spend three times the money or in the short-term, take care of the water intrusion issue, thinking about resurfacing over top of the crack sealing, to give it a nice uniform appearance after that. Or you have the expense of doing everything as a full replacement.

Mr. Brown: I have a question. If we micro surface some of these roads, even some of those roads that say crack sealing tar, instead of using the crack sealing tar, does the micro surfacing seal the cracks?

Mr. Landau: Yes.

Mr. Brown: Okay.

Mr. Landau: You could do that sooner, but as a cheaper option to buy time, you can do the crack sealing.

Mr. Brown: Well, I'm just looking at these eight areas and pretty much every one of them, you're recommending at some point in time, whether in one to two years or two to three years, micro surfacing.

Mr. Landau: As an option, absolutely.

Mr. Brown: Maybe we should just look at micro surfacing them all at once. That's why I was asking that question.

Mr. LeBrun: Can I jump in real quick? Looking at the spreadsheet that they just sent me; it does help clarify a little bit. So, I'll throw this out to the Board.

Mr. Brown: Okay. I think this Board would also feel a lot more comfortable, if you guys could come up with a report on the conditions of the major thoroughfares throughout this community, namely Kingswood Way, Baytree Drive and Old Tramway Drive and then tell us what you see and what you would recommend down the road for those areas and a timeline.

Mr. Darby: Actually, I would amend that. I would want to have an assessment of every street in the community.

Mr. Brown: That's good.

Mr. Darby: If nothing needs to be done, let's call it a five-year window, then just say nothing needs to be done.

Mr. Brown: That would be very helpful.

Ms. Hill: Yes.

Mr. Brown: I think that's what we were looking for to begin with.

Ms. Hill: An Excel spreadsheet that gives us a roadmap.

Mr. Landau: Understood. This is a summary to not overload information. I'm more than happy to give you a description for every road, even if it's good. That's not a problem. Again, what we presented here is a summary.

Mr. Brown: Okay.

Mr. Darby: I think the other part is and maybe you've already done this, is that you make it a little clearer as to what course of action preempts other courses of action. For example, if we micro surface in two to three years, we don't have to mill and resurface in four to five years. If you understand what I'm saying.

Mr. Landau: I do understand what you're saying. Yes, I do.

Mr. Darby: Thank you.

Mr. Landau: It is kind of tricky to describe that. The schedule shows that the pricing out there, but it can be confusing as well. Okay. I'll do my best and it's no problem.

Mr. Darby: We appreciate it.

Mr. Brown: Great. That would be very, very helpful.

Ms. Hill: When could we expect that report?

Mr. Brown: How long do you think it will take you to do that?

Mr. Landau: Well, I'm working on it right now. So, I think by the end of this week I'll get you a supplemental document. Is that acceptable?

Mr. Brown: That's fine.

Ms. Hill: Yes.

Mr. Brown: That would be great.

Mr. Malavé: I want to add that this is one of Cole's specialties, roadway reviews, etc. So, he really has the experience to provide this information of our roads, which we did not have Cole previously.

Mr. Brown: Okay.

Mr. Malavé: I would just like to add or help a little bit understanding. We might have had some higher requirements on the road south of us, the southern piece. Just to clarify that a little bit.

Mr. Brown: Okay, sounds good. Alright, thanks.

Mr. Malavé: We'll have it by the end of the week. Right, Cole?

Mr. Landau: Yeah. I'm more than happy to help. It's nice to meet you folks. Thank you.

Mr. Brown: Good. Okay, well we look forward to receiving the final report and we'll go from there. Appreciate it.

Mr. Malavé: Okay, thank you. Are we free to get off?

Mr. Brown: I think so.

Mr. Malavé: Are there any other issues?

Mr. Darby: I don't think so.

Mr. Malavé: Thank you so much.

Mr. Malavé and Mr. Cole left the meeting.

Mr. Darby: That was fun.

Mr. Brown: That was enjoyable.

Ms. Hill: Yes. Well, I'm sure it was for him too.

Mr. Brown: Yeah.

FIFTH ORDER OF BUSINESS

Community Updates

A. Security

This item was discussed.

B. BCA

Mr. Brown: Is there anyone here from the BCA?

Resident (Artie Hudson, 1312 Montrose Way): I have two quick items.

Mr. Brown: Yep.

Resident (Artie Hudson, 1312 Montrose Way): We had our annual meeting last month and Jackie, Paul and Nick were re-elected for two-year terms. Of course, you already know that the Board approved a \$7,000 contribution to your community pickleball courts.

Mr. Brown: Thank you. We appreciate that.

Mr. Bosseler: How much was that?

Mr. Brown: \$7,000. Okay. Thanks, Artie.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the April 1, 2026 Board of Supervisors Meeting

Mr. Brown: Did everybody have a chance to look at the minutes?

Mr. Darby: Yes.

Ms. Hill: Yes.

Mr. Brown: If they're okay, I will entertain a motion to approve them.

On MOTION by Mr. Darby seconded by Ms. Hill with all in favor the Minutes of the April 1, 2026 Board of Supervisors Meeting were approved as presented.

SEVENTH ORDER OF BUSINESS

Agenda

A. Consideration of Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing

Mr. Brown: Okay. General election qualifying period and procedure.

Mr. LeBrun: 7A is the resolution approving the Proposed Budget.

Mr. Brown: Oh, I'm sorry. Alright. Approving the Proposed Fiscal Year 2027 Budget. Jeremy, do you have anything else that you want to add?

Mr. LeBrun: I can go through this real quick for the Board. Resolution 2026-01 approves a Proposed Budget for Fiscal Year 2027 and sets your public hearing for your regular August meeting date, which is August 5, 2026 at 1:30 p.m. at this location. The resolution spells that out. Behind that, you'll see the Proposed Budget for Fiscal Year 2027. The Board will recall that we started this process back in March. Every month, we made edits and revisions based on feedback. So, this brings us to the final version that the Board had requested. You guys were looking at maximizing those road reserves. The Board had also requested that the budget be prepared to reflect a \$200 assessment increase annually.

Mr. Brown: Right.

Mr. LeBrun: For those road reserves to be highly funded. Like I said, it is pretty similar to what the Board saw last month, besides those few changes. I'm happy to take any questions on it or if the Board wants to discuss it further.

Mr. Darby: Just a quick question, Jeremy. If we approve this resolution today, can we make line-item changes within the budget, as long as the top line item stays the same?

Mr. LeBrun: Yeah. So, the good news is this just basically sets the ceiling for the assessment. If the Board approves this Proposed Budget, the assessment increase is proposed to be \$200. You just can't go above that, but you can lower it. We can change line items. We can add things. So yeah, we can adjust this all the way up through that August hearing date. Even at the hearing, you guys can adjust it, if you would like.

Mr. Brown: Okay.

Resident (Not Identified): May I ask a question. When he says the assessment will be increasing, will the homeowners pay \$200 more?

Mr. Brown: Correct.

Resident (Not Identified): Forever?

Mr. Darby: No, no, just this year. It is year to year.

Resident (Not Identified): Okay.

Ms. Hill: No, this year.

Mr. Brown: Just this year.

Ms. Hill: We will re-evaluate it next year.

Mr. LeBrun: Every year the Board reviews and revises it.

Resident (Not Identified): I just understood you to say that there was something you're just going to have to do yearly.

Ms. Hill: No.

Mr. Bosseler: Are we still considering the \$100 increase?

Mr. LeBrun: So, the last direction that we received, was to set it at \$200. But, for example, if the road study comes in favorable, you can always lower it. You just can't increase it. So, it's better to kind of start at a high point and then bring it down.

Mr. Brown: Yeah, we thought we would be better off putting it at \$200 and then we can always drop it if we want to. But with the oil prices going crazy and everything else and depending upon this report, we just don't have the dollars associated with each one of these particular items. However, we should have that by the end of the week and then we have a workshop in June.

Mr. LeBrun: No, you have a regular meeting.

Mr. Brown: So, then we can take it from there.

Mr. LeBrun: In August is when you would adopt the budget. You can make changes all the way up through August 5th.

Mr. Brown: Gotcha.

Resident (Not Identified): The work that was done on Baytree Drive, is not part of this?

Mr. Brown: I don't know. It's on my list to ask Rob.

Mr. LeBrun: So that's really the only change that the Board had requested, to go with that version. I know that you were looking at multiple versions.

Mr. Brown: Do we need to vote on that?

Mr. LeBrun: If there's no discussion, you would just be approving Resolution 2026-01, which approves the Proposed Budget and then sets that public hearing. That allows us to advertise it.

Mr. Brown: Is there any further discussion?

Resident (Not Identified): I have a couple questions. The pickleball, where would I find that? Because I tried to find it and I couldn't.

Mr. Darby: It would be in this year's budget.

Mr. Brown: This is for next year.

Mr. Darby: This is for 2027.

Resident (Not Identified): All right, I see what you're saying. Does the tennis court resurfacing for 2026 include the installation of the pickleball and does that include the \$7,000 from the BCA?

Mr. Brown: No.

Mr. Darby: So, the original budget back in 2026, was for \$18,000. We did not anticipate having to do pickleball courts when that budget was put together. Pickleball then came to the forefront. We got several quotes, which now is around \$27,000. We went to the BCA and asked for their help. They gave us \$7,000. We're still probably a couple thousand dollars shy that we'll have to find within existing funds.

Resident (Not Identified): Can we change that in the budget, when we're looking at the projected through September 30, 2026? Wouldn't we increase that amount?

Mr. LeBrun: No. The expense hasn't been realized yet. Are you looking at the actual?

Resident (Not Identified): No, projected.

Mr. LeBrun: Projected?

Resident (Not Identified): Right. We know what's going to happen.

Mr. LeBrun: Yeah, well, we technically haven't approved it yet. We don't know what's going to happen until the Board approves it. But yeah. So once that's approved, it will show up as an anticipated expense.

Resident (Not Identified): Okay. And is the bathroom renovation back to 2026 in the budget as well? Where do I find that?

Mr. Brown: You don't.

Ms. Hill: It's not in the budget.

Mr. Brown: It's not in the budget.

Mr. Bosseler: No.

Mr. Brown: It's something that just came out of the discussion.

Mr. LeBrun: I think the Board had asked staff to get a ballpark idea in the future of what it could cost. So that's why those are there. It's just listed as discussion.

Resident (Not Identified): Okay, the last one is the pool resurfacing cost. The estimate that we have, looks exactly like the budget. I was thinking that maybe since the work has been started and is ongoing, they might have a better number to use as a projection for that.

Mr. Brown: No, that's a contract amount.

Mr. Bosseler: That's what we signed.

Resident (Not Identified): \$50,000 is the contract amount?

Mr. Darby: No, the contract amount is \$68,000. Remember there's an insurance reimbursement of \$18,000 that goes on top of that.

Mr. Brown: So, the pool is \$68,000.

Resident (Not Identified): Minus the \$15,000 that we're getting reimbursed from insurance.

Mr. Darby: \$18,000, I believe.

Mr. Brown: It's \$18,000.

Mr. Bosseler: \$18,000.

Resident (Not Identified): Right, sorry so that gives us the \$50,000. Alright beautiful, thank you.

Mr. Darby: Are you from Price Waterhouse?

Resident (Not Identified): No.

Resident (Artie Hudson, 1312 Montrose Way): Is there a recommendation to increase the assessment \$200 for 2027 or not?

Mr. Darby: Yes.

Resident (Artie Hudson, 1312 Montrose Way): There is. Okay. So, in 2026, we had a \$200 increase?

Mr. Brown: No, there was a \$100 increase.

Resident (Artie Hudson, 1312 Montrose Way): What was it the previous year?

Mr. Brown: \$100.

Resident (Artie Hudson, 1312 Montrose Way): Based on your discussion with the engineer, it didn't seem as though there was a warm feeling that we had our arms around what we're going to do with the roads. So, my question is, how do we establish a budget if we don't have a firm understanding of what we're going to do?

Mr. Brown: What we're hoping to get by the end of this week, is the budget to fix these eight streets that they indicated need to be done. By the end of this week, we also expect to get a report that shows the results of their study of every street in Baytree, with their recommendations of short- term and potentially long-term fixes. It could blow a hole in the budget. If that report

comes in and all the other roads in Baytree are in excellent condition and these are the only roads that we need to think about in the next one to two years, it depends upon how much they say it's going to cost us to do that. That gives us an idea of how much money we need to put into the road reserves, more or less. If this comes in and say for argument's sake, it's only going to cost us \$20,000 to do all of these eight roads and every other road in Baytree is in pristine or in great condition, we don't have to worry about it for three or four years. Then my sense is that we would be looking at lowering that \$200, depending upon what happens with oil.

Mr. Bosseler: Well, how much do we have in reserve now?

Mr. Brown: Around \$300,000.

Mr. Bosseler: So, we've been planning on this. This is not going to be the first year we're going to get slammed.

Mr. Darby: Yeah, I think the issue is, it's a Reserve Fund that you continue to fund. A couple of years ago we had a sinkhole in Balmoral, which we paid for out of the Pavement Reserve Fund.

Mr. Brown: It was \$83,000 for sidewalks.

Mr. Darby: We underfunded the Pavement Reserve Fund for a year or two. So, we're trying to catch up.

Ms. Hill: It got replenished and fixed because of the insurance requirement. That also came out of our Pavement Reserve Fund.

Resident (Artie Hudson, 1312 Montrose Way): I'm sorry?

Ms. Hill: That expense came out of our Pavement Reserve Fund. The insurance company required that we fix some of the uneven portions of our sidewalks throughout our community. That cost \$87,000 to fix. At that time, we didn't have \$87,000 allocated for sidewalks. We had \$15,000. So, the difference was taken out of the Pavement Reserve Fund. So not only have we not given as much to the Pavement Reserve Fund as we had originally anticipated, but then we stole from it, for other projects along the way. That's why it has less in it, than is projected to be needed down the road.

Mr. Bosseler: So, Jeremy, how much do we have in reserves at the end of this fiscal year?

Mr. LeBrun: Through the end of this fiscal year, it looks like there is \$489,930.

Mr. Bosseler: Okay.

Resident (Artie Hudson, 1312 Montrose Way): For the roads?

Mr. Brown: For the roads.

Mr. Bosseler: So, if we start doing road repair after October 1st, we're going to be in good shape. That's what we plan on. We may go back to the 1/3. 1/3, 1/3 in the community or whatever.

Resident (Artie Hudson, 1312 Montrose Way): The last time that I think we had a discussion on this, you were backfilling some of your reserves. Some of the increases had the \$100 that we've already had, \$200 or whatever. Are we still backfilling or are we caught up?

Mr. LeBrun: With this budget, for example, in the current fiscal year, the total transferred into the Pavement Reserve Fund was \$102,000. Using this proposed Fiscal Year 2027 Budget, there should be \$146,000.

Mr. Brown: Right.

Mr. LeBrun: That's based on anticipated needs. Then once we get that budget from the engineer, that will be even more helpful to know.

Mr. Darby: Jeremy, I'm sorry, what is the reserve again at the end of Fiscal Year 2026?

Mr. LeBrun: At the end of Fiscal Year 2026, looking at what the budget is projected through, there is \$489,930.

Mr. Darby: So approximately \$490,000. We had a spreadsheet prepared in 2021, that said at the end of this fiscal year, we should be at \$658,000. So, we're \$170,000 short, based on projections back in 2021, which had us doing some significant road repairs in 2028. Now that will change if there's not significant road repairs. But as we stand right now, we put this together in 2021 and we're about \$170,000 short.

Ms. Hill: In 2021, we did not have the price of oil at over \$100 a barrel, which impacts the price of asphalt.

Mr. LeBrun: I think to the last discussion that the Board had, nothing needs to be done at this very moment. You guys talked about Florida prices being at an all-time high. Now is not the time to do it, but it's a good idea to still fund it, because in the future you're going to have to.

Mr. Brown: We're going to have to do it.

Mr. LeBrun: The money doesn't go anywhere. It's in an interest-bearing account. So, it's always going to be there.

Mr. Pawelczyk: Just to add to that discussion, having served as your counsel for a long time, this Board doesn't want to borrow the money. They don't want to go out and borrow money

for a \$500,000 project and then assess you after we borrow the money because your money doesn't go as far as it does if you save it yourself. If you borrow the money, you need to pay the cost of interest, cost of issuance, you have to pay me, you have to pay Jeremy, you have to pay the engineer. So, I think this Board has always said, *"Let's try to build up our reserves to avoid that."*

Resident (Artie Hudson, 1312 Montrose Way): I guess my only point is, we went through this last year and are back filling the reserves. We were trying to do exactly what you said. We're trying to get our reserves up, so we don't have to borrow money. We're going to increase another \$200 per household. The story is we're still back filling the reserves. So, what's driving a hole in the reserves? What's causing it?

Mr. Pawelczyk: I think there was one time, though, correct me if I'm wrong, when our reserves were really low, for whatever reason.

Mr. Brown: In the past, for whatever reason, past Boards have been reticent to increase the assessment.

Mr. Pawelczyk: Right.

Mr. Brown: Big time.

Mr. Pawelczyk: Because there wasn't an increase for years.

Mr. Darby: For 10 years almost.

Mr. Brown: So, we were playing catch up and at the same time we're playing catch up with all of the contractors that we deal with, their prices were going up. The security contract, management contract, legal fees, insurance fees, haven't gone down. Those have gone up. So, we were kind of between a rock and a hard place. Then especially with the Pavement Reserve Fund, it is catch up, but it is still, I think a very good value for what we're getting.

Ms. Hill: Our services are subject to inflation, just like at home. Every bill that I get, is higher than it was last year. Same here in our community.

Resident (Artie Hudson, 1312 Montrose Way): Yeah, I guess if you told me that the expenses have gone up and the oil is higher, everybody is paying more for gas and so on and so forth, so therefore our expenses up, which are raising our assessment, I would be fine with that. But we keep saying that we're short on the reserves and based on the discussion that you had with the engineer, it sounds like you really don't have a firm understanding of what's required to maintain your roads.

Mr. Pawelczyk: Didn't they say that it was going to cost over a million dollars to mill and resurface the entire community?

Mr. Darby: It was more than \$1 million. It was closer to \$2 million.

Mr. Pawelczyk: \$2 million.

Mr. Brown: That was two years ago. So, you can imagine what it would be today.

Mr. Darby: We dipped into the reserves in 2023 for seal coating of \$264,500.

Ms. Hill: That was to buy us time.

Mr. Darby: So that took down the fund fairly significantly.

Mr. Brown: It cut it in half. Then according to my records here, our annual contributions in 2024 and 2025 were \$33,000 and \$77,000. It was \$100,000 between two years.

Resident (Artie Hudson, 1312 Montrose Way): We said that we were going to sealcoat the roads because we didn't want to resurface them. So that we could save money and give us time to rebuild our reserves.

Resident (Not Identified): Is there a warranty to resurface the roads?

Mr. Brown: They basically told us that we would get between one- and three-years additional life on every road in Baytree. The lesser traveled roads in Baytree could probably get four to five years. That's holding true based upon this Engineer's Report. My concern was the main thoroughfares; Kingswood Way, Baytree Drive and Old Tramway Drive. What I thought I heard was that they're in good condition. Okay, well I want to see that in writing. But the reality is that we are now at the end of the third year from that sealing project and the roads seem to be, from what they're telling us, in pretty good shape. But I want to see it in writing.

Ms. Hill: Well and the interesting thing is Linford Court, where it goes into Old Tramway Drive...

Mr. Brown: Yep.

Ms. Hill: Within the last two years, we had a problem.

Mr. Brown: At Old Tramway Drive and National Drive. Yeah.

Ms. Hill: And we had construction engineers out to look at it, and they had to patch it. They told us then that the patch would hold for a couple years, until we'd be required to resurface it. But each time that we have somebody, they give us a different story, basically.

Mr. Darby: Yeah. I just want to add one thing. When I was on the Board previously, I had responsibility for roads and one of the things that we looked at, instead of mill and resurface, was

micro surfacing. We went down quite a ways on that road. We had several experts come in, several firms come in. Finally, when we tried to tie them down relative to the warranties, they said that they would not warrant, nor do they recommend micro surfacing on roads that had cul-de-sacs. Because when the heavy trucks come through and make the big turn, they're going to go right through that micro surfacing and expose the road. I think over half of the roads have cul-de-sacs, so it did not make sense to micro surface. The Engineer's Report currently calls for seven of the eight roads to be micro surfaced. So that, to me, does not sound like a prudent way to go. We probably want to go, if we have to make repairs, right to mill and resurface. That is far more expensive, at least twice, if not three times more expensive, than micro surfacing. So, we just have to be aware of that.

Mr. LeBrun: I put up the Cost Analysis Report that the District Engineer provided and the annual contribution that they recommended, to stay on that 25% was a minimum of \$130,000 a year. So that's what they have recommended to keep pace. Are there any other questions on the budget? Like I said, this is just a starting point. The Board can always adjust it.

Mr. Brown: We'll do that.

Mr. LeBrun: We need a motion to approve Resolution 2026-01.

On MOTION by Ms. Hill seconded by Mr. Darby with all in favor Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 5, 2026 at 1:30 p.m. at this location was adopted.

B. General Election Qualifying Period and Procedure

Mr. Brown: Now we can go to the General Election qualifying period.

Mr. LeBrun: I can go through this quickly for the Board. This is an election year, and we need to announce that there is a qualifying window that candidates must qualify through the Supervisor of Elections. The CDD does not handle the election, it is through the Brevard County Supervisor of Elections. The qualifying period for the 2026 election, is Noon on Monday, June 8, 2026, through Noon on Friday, June 12, 2026. In the agenda package, is a handout that the Supervisor of Elections office provided, listing what you need. They're very helpful if you go to the website. They have a potential candidates webpage. You can call them and email them. They are very helpful to get you guys set up if you're interested in running for your seat again. It will

also be open to the general public through the election process. There are various ways to qualify that they list there. Essentially, you can pay a \$25 fee, or you can go the signature route, which takes a little more effort to get the signatures and the deadlines are a little sooner for those signatures. I would recommend the qualifying fee route.

Resident (Not Identified): So, the qualifying fee has to be paid by Noon on May 11th? I'm a little confused about it.

Mr. LeBrun: No.

Resident (Not Identified): Okay, so then the Noon, May 11th deadline is for what?

Mr. LeBrun: So, this is all through Supervisor of Elections.

Mr. Pawelczyk: I would just put the qualifying period and for questions, go to the Supervisor of Elections.

Resident (Not Identified): Okay. But the qualifying period starts on June 8th?

Mr. LeBrun: It's June 8th through June 12th.

Resident (Not Identified): To qualify, you have to have your application in, if you're interested in running. Whose seats are up for election?

Mr. LeBrun: Jan, Rick and Jerry's seats will be on the ballot. I recommend reaching out to the Supervisor of Elections. The CDD doesn't have anything to do with that, but we're happy to help. I can help send you something, if you provide your name or email

Mr. Brown: So, we could actually go now if we wanted to?

Mr. LeBrun: I don't know how early they let you fill stuff out. That would be a good question if you're interested. But I just know it has to be done during that window to qualify. Sometimes they let you fill stuff out early, but I would talk to them.

Mr. Pawelczyk: I was told in another CDD that after May 25th, you can contact them and fill stuff out, but I don't know if that's true. That's just what I was told.

Mr. Darby: What if you're not in the area between that May 25th and June 12th deadline?

Mr. Pawelczyk: You want to contact the Supervisor of Elections after May 25th. I believe they have a means and method by which you can fill out stuff in advance and have someone submit it for you during the qualifying period. They will work with you. The best thing to do is to contact them on May 25th or the end of May and say, *"Hey, I'm interested in qualifying, but I'm out of town. What do I have to do"* and they'll help you.

Mr. Darby: The Form 1, Statement of Financial Interest, obviously we have to do that every year anyway.

Mr. Pawelczyk: Yeah, if you wanted to fill it out now, you could say, “*I already filled it out*” and you can go to your portal and see it there. Go to the website and you will see that Mr. Jerry Darby already filled it out. You're done.

Ms. Hill: It's due by July 1st.

Mr. Pawelczyk: Correct.

Ms. Hill: But we can do it anytime, right?

Mr. Pawelczyk: Yeah, you can do it anytime, usually after February 1st.

Mr. Brown: Good to know.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Brown: Alright. Staff Reports, attorney.

Mr. Pawelczyk: I really don't have anything special to report for you guys, other than that you will miss me for your public hearing, because I will be out of town. I will send someone here who is very competent to cover for me.

Mr. Brown: But not as competent.

Mr. Pawelczyk: If you like them more than me, I'm just kidding. So, someone else will be here, but they'll be prepped. Certainly, I'll contact all of you before the meeting, in case there is anything that we need to discuss before the meeting, in that unlikely event.

Mr. Brown: Okay, good enough.

B. District Manager

i. CDD Action Items

Mr. Brown: District Manager.

Mr. LeBrun: We just have the Action Items List. That's been updated.

ii. Presentation of Registered Voters – 865

Mr. LeBrun: Every year, we present the number of registered voters within the District. This is more important in the early years of the District, when they're transitioning to resident

membership. But we still report it per Statute. So, the number of registered voters within Baytree is 865. That's not residents, that's registered voters. That's all I have.

C. Field Manager

i. Approval of Final Tennis Court Resurfacing Proposal

Mr. Brown: Okay. Field Manager.

Mr. Szozda: Okay, well, let's go ahead and start with the bid to put in pickleball courts. A couple things to highlight, are pretty consistent with the previous conversations and the direction we're going with. The bid that you have in front of you from Nidy Sports Construction, is \$27,195. The addition of the fiberglass, kind of pushed it up into that range. We made a couple of decisions that are within here, which is that there will be two new tennis court nets. There also will be permanent pickleball court posts. It was opposite of what Jerry had requested but that has been straightened out. So, I think we're in good shape. There were a couple of optional items that were under consideration that we pushed off of the table, such as the practice board, which was \$6,500. That was to remove the old and dispose of it and put up a new one. I did look up the price for that. That appears to be a competitive price for the boards themselves of \$4,500.

Ms. Hill: Are we doing it or not?

Mr. Szozda: No. The bid does not include that Option 1. They had given us a very high price for shuffleboard on the cement pad. We got them to straighten that out. It's \$1,800, but I did not feel that was important at this point either. So otherwise, to get the pickleball courts resurfaced with fiberglass and the items that I mentioned, is \$27,195. We're looking for a motion to approve that.

Mr. Brown: Did they give you a sense of the timeline once approved, to get it rolling?

Mr. Szozda: I think they said four to six weeks. That's been pretty standard amongst the companies.

Mr. Brown: Okay.

Mr. Darby: Four to six weeks to start and then how long to actually do it?

Mr. Szozda: Supposedly a month.

Mr. Darby: So, another four weeks.

Mr. Szozda: Yes.

Mr. Brown: So, 10 weeks. Okay. Does anybody have any other questions or discussion? If no more discussion, I'll entertain a motion.

Mr. Darby: We probably should make it a little bit higher, just to be on the safe side.

Mr. LeBrun: You could, if you want to approve a not-to-exceed of \$28,000.

Mr. Darby: Exactly.

On MOTION by Mr. Darby seconded by Ms. Hill with all in favor the proposal from Nidy Sports Construction for tennis court resurfacing in a not-to-exceed amount of \$28,000 was approved.

Mr. Darby: So, the practice board and the bocce ball, will be future projects probably in 2027, if you want to do them.

Mr. Brown: Can we leave the practice board up?

Mr. Darby: Yes, we will.

Mr. Brown: Why not. I don't know how much use it gets. We'll find out.

Mr. Szozda: I will make sure that we understand exactly what we want, pull back mulch and things like that.

Mr. Darby: Yeah. We have to select colors for the court and that sort of thing. So as soon as you reach out to Nidy, we'll have that discussion.

ii. Review of Pool Bathroom Proposals

Mr. Szozda: The next item on the agenda, is we obtained pricing to remodel the bathroom. The intent was, I know there's a shock factor here, but it was to just get pricing. If you don't want it, you don't do it. The stalls are all in bad shape. The cleaning companies try to clean them. They look poor. You look at some of the edges that's coming off of it. It's Formica. There is particle board underneath. It's falling apart. The stalls are probably the worst part of the bathroom. I'd say the next worst part of the bathroom are the counters and the sinks. I think everything else could survive, the toilets and plumbing and things of that nature. This is something to look at for budget planning.

Mr. Bosseler: Right. We're going to get a couple more bids on that and we'll discuss it further. We want to get by the pool resurfacing first, before we take on anything else.

Mr. Szozda: For the pool resurfacing, we still have the paint bits from last year. We're going to move forward with that. It is whatever the Board desires. Are there any questions? The company that I used to remodel my home, did a fantastic job. I bid it out to three different

people. They were by far the cheapest, most cost effective. I really did have a good experience with them.

Mr. Darby: But \$73,000 is a lot of money to redo the pool bathrooms. I don't know that needs to be done.

Ms. Hill: I don't know that we need to redo the tile. How much use does the shower get?

Mr. Szozda: I don't know, because I did not care to watch it. I've seen them used a couple times. There are the two by the bathrooms.

Ms. Hill: I'm looking at \$8,000 to \$9,000 and I wonder is there even a half a dozen people that use it per year?

Resident (Not Identified): Especially since we have the other one. We have two different showers out there; one embedded in the back and one...

Ms. Hill: Well, the one in the back, the idea is that people would shower before they get into the pool, but very few people do. The one inside, I would assume, is so that somebody can take a shower and then head to work or wherever they need to be.

Mr. Szozda: This is for consideration and discussion in budget planning.

Resident (Sandy Schoonmaker, Berwick Way): I just came from the ladies' luncheon and listened a lot. When is the pool going to be done? They're getting very impatient.

Mr. Szozda: I'll go ahead and start with the pool. They just finished up the tile. They have the pre-coat for the plastering. I've been talking with Richard. They will do the work on this Thursday and Friday. That will allow them to fill the pool over the weekend. The scum gutter will not be done. They're going to do that early next week. They've always told me all along, that there's a minimum of at least one week of adjusting water, so that you get stable water quality. So right now, they're looking at the 18th and 19th and then they will turn the pool back over to the community.

Mr. Bosseler: For the record, I've been there every day.

Mr. LeBrun: They should be done on the 22nd.

Mr. Bosseler: I'm snapping the whip.

Mr. Szozda: The 22nd was posted, based on our last conversation. This is the update.

Resident (Sandy Schoonmaker, Berwick Way): I'm going to say that we hope they finish by the 22nd.

Mr. Szozda: That's right.

Mr. LeBrun: I would keep it the 22nd.

Ms. Hill: That was the original date.

Mr. LeBrun: It's always been the 22nd. So, if it gets done early, that's great, if not...

Mr. Darby: Did you say, Rob, that there's going to be some painting done as part of the pool resurfacing?

Mr. Szozda: No.

Mr. Darby: You're not painting?

Mr. Bosseler: No, we haven't done that.

Mr. Szozda: No. But it's probably the next topic. We need to refresh the painting bid. We selected somebody, but never did it. We need to go back to them and tell them to update the bid, if we're ready to pull the trigger. It was \$6,000 or \$7,000.

Mr. Darby: Does that include the pavilion?

Mr. Szozda: I don't know. We were just strictly doing the pool.

Ms. Hill: You're talking about the pool building?

Mr. Szozda: The building, the columns, the soffits, everything.

Ms. Hill: Okay.

Mr. Szozda: There are a few minor stucco issues and drip board issues. Next is the raccoon removal. AAA Sea Wildlife Removal provided a quote for the setup of the traps. It's \$389 each. Each removal is \$129. If somebody checks the trap every day, it's another \$150. They will put cameras on the trap. I assume that's the option we want to use, unless we had somebody that was going to show up every day. Paying us to do it is more expensive than the \$150. So, I guess my suggestion would be, let's say the raccoon had babies, so now potentially there are four raccoons. So I would be looking for a not-to-exceed of \$1,200 for raccoon removal. We would have to rope off a certain amount of area and identify what that is. It would be nice to do it soon, while the pool is still shut down. So, if we have approval, I can get him out here in the next week.

Mr. Bosseler: I was there this morning about 9:30 a.m. Three of them went right across the street from the pool to the woods on the left, if we're going out. So, we need to take care of it.

Mr. Darby: Yeah.

Mr. Szozda: He was running around on the pool deck.

Mr. Darby: What's going to happen to the raccoons? Are they going to be relocated or euthanized?

Mr. Brown: Why do you want one?

Mr. Darby: No.

On MOTION by Mr. Darby seconded by Ms. Hill with all in favor the proposal from AAA Sea Wildlife Removal for racoon removal in a not-to-exceed amount of \$1,500 was approved.

Mr. Brown: Go get him, Rocky Raccoon.

Mr. Szozda: The gate lights are working amazingly. There are no gate issues, no camera issues. I'm pretty happy with things there. Landscaping, we went over that.

Mr. Brown: The cameras are working.

Mr. Szozda: I don't have a ton of details on this, but I checked with the golf course on the progress of the bridge.

Mr. Brown: Oh, yeah. They put down what?

Mr. Bosseler: One board.

Ms. Hill: They just put it on top of what was there.

Mr. Szozda: Okay, so is there any further action that you like for me to take?

Mr. LeBrun: We had discussed notifying the county of our concern and have them follow up through their licenses that they operate through, to have them inspect it. That way, it's on the county for them to look at it. That's our best course of action.

Mr. Brown: Then there's a public record of that.

Mr. LeBrun: So that's what we would recommend.

Mr. Brown: Then I would do it because I think God forbid somebody gets injured on that bridge, we're going to get sued. At least we can show our due diligence.

Mr. LeBrun: So, we'll make a complaint to the county about it and have them go through their process.

Ms. Hill: Okay.

Mr. Brown: Cement our relationships with the county.

Mr. Szozda: I mentioned the power washing. I have a handful of things that I will be discussing with the Board in the future. That's all I have, unless there are any questions.

Resident (Jane Mercadante, 8017 Kingswood Way): I do and I hate to bring this up because it makes us look really stupid but I fell flat on my face on Baytree Drive, on a sidewalk that had been shaved. I just want to let you all know that the shaping that they did, was not very good. Rick and I have been walking 3 to 4 miles every day around the Baytree area. I don't think you got what you paid for and I'm the victim. So, I think I would just ask you, Rob, just to go back and look because it doesn't take very much for someone to trip because it is big. There are several of them. They didn't shave this down flat.

Mr. Szozda: I don't think I've done much on Baytree Drive, but we shave them down. There is only so much that we can do.

Mr. LeBrun: Is there a specific location that you're referencing?

Resident (Jane Mercadante, 8017 Kingswood Way): I was going to look at the house number. It is between Kingswood Way and Deerhurst Drive. It was the third house down, the one with the cul-de-sac, by the long driveway.

Mr. Darby: Oh yeah.

Resident (Jane Mercadante, 8017 Kingswood Way): It was on that side of it. There is a huge Oak tree. They shaved it. There's enough that I caught my foot and then it goes uphill.

Mr. Szozda: We've shaved 60 sidewalks in the last year. If you send me the address, they go on the list.

Resident (Jane Mercadante, 8017 Kingswood Way): The ones on our street, they didn't get it totally flat.

Mr. Szozda: I have a crew coming in here. I'll have them walk both sides of Baytree Drive.

Mr. Brown: Okay.

Resident (Jane Mercadante, 8017 Kingswood Way): Yeah, it's across from the golf course. There were no houses across the street.

Mr. Szozda: Okay. We'll inspect the entire area.

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

Mr. Szozda: Are there any other items?

Mr. Brown: No? Okay. Thanks, Rob.

NINTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Brown: Treasurer's Report.

Mr. LeBrun: We just have our Check Register, which was included in your agenda package. I will note that there was a double charge for flood insurance. One of those checks was voided. It was sent to EGIS, but they don't take the flood payment. It's a different entity. So that's why you see two different charges, but only one was paid.

Mr. Brown: Okay.

Mr. LeBrun: In your Check Register, from your General Fund, you have Checks #246 through #262. The total with the ACH payments for utilities, was \$73,057.16. In the Payroll Fund, we have Checks #50753 through #50757, in the amount of \$923.50. Your total Check Register is \$73,980.66.

Ms. Hill: When you pay the water bill, do you also pay the sewer charge? When I got my personal pool resurfaced, I was able to take that receipt to the Water Board, and they took off the sewage charge.

Mr. LeBrun: Yeah, we should be able to submit the documentation. They usually give you a reduced rate.

Ms. Hill: Make sure that you do that, since I've done it before.

Mr. Bosseler: That is a good point.

Mr. LeBrun: Usually we just send it to our accountant, because they do all the utilities. So, they can probably submit the paperwork for it.

Ms. Hill: Oh, okay.

Mr. LeBrun: Absolutely.

Mr. Bosseler: We're using a lot of water.

Mr. LeBrun: Yeah, so we'll let them know. Absolutely.

Ms. Hill: Yeah.

Mr. Szozda: Just two things, because this water bill is going to be crazy. The water table is so high here, the pool company burned up two pumps trying to keep the water from coming up. If they don't manage the water correctly, the pool will pop. It's happened to them before. It happened in Suntree. They have a constant feed of water to pump, so it doesn't burn up. So, when the water surges back into the area, the pump picks up and pumps it out. They lost two pumps because somebody shut off the water. When you shut off the water, it risks pool popping. Then we're in big trouble.

Mr. Darby: Yeah.

Mr. Szozda: They put a sign on it and anyways, yes, we're going to need to do that for the filling.

Ms. Hill: Even for our personal pool, it was a nice rebate. For this pool, it's got to be substantial.

Mr. LeBrun: Absolutely. If there are no other questions on the Check Register, we need a motion to approve it.

On MOTION by Mr. Darby seconded by Ms. Hill with all in favor the Check Register for March 2026 in the amount of \$73,980.66 was approved.
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B. Balance Sheet and Income Statement

Mr. Brown: Balance Sheet and Income Statement.

Mr. LeBrun: No action is required by the Board. It is part of your unaudited financials through March 31st.

Mr. Darby: Just a question, Jeremy. I noticed in our investments, some of them are pretty high, over \$251,000 and \$551,000. Are those still insured investments?

Mr. LeBrun: Yeah. If it nears that limit of FDIC, they've actually moved it. Jan's been involved in some of it.

Ms. Hill: Yeah. I've moved some.

Mr. LeBrun: Yep. They're keeping under that limit.

Mr. Darby: Okay. So, the \$551,000, for example, at Truist, is not one single investment?

Mr. LeBrun: No, it is broken up. Absolutely.

Mr. Darby: Alright, good.

Mr. LeBrun: We're keeping an eye on that.

Ms. Hill: As it gets closer, we moved that to another bank. Interest has accumulated, where before they were just sitting there. Can you tell how much has been taken in?

Mr. LeBrun: I don't think it shows on this report, but usually it shows up in the actual revenue. I'll have to look, but it's a pretty sizable amount. In your Pavement Reserves, so far, we've added \$2,500 in interest, for that one account sitting there.

Mr. Darby: But I see in several accounts we still are paying bank fees, which I don't understand.

Mr. LeBrun: Yeah, we've asked about those. Any ones that could be reduced, we've checked. Some were the same from last year. But those are part of the fees that go into whatever type of management they're doing. I've asked the accountant, the last time we talked about this, to see if anything can be eliminated. We'll still budget for them just in case but I can check again and see if there's anything else that they can do.

Mr. Darby: It is just wasted money, the amount of money we're investing.

Mr. Brown: Yeah. God bless America.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Brown: Supervisor's Requests. Richard, do you have anything?

Mr. Bosseler: No.

Mr. Brown: Jan?

Ms. Hill: No.

Mr. Brown: Jerry?

Mr. Darby: I'm good.

Ms. Hill: We took care of the thing that I was concerned about.

Mr. Brown: Okay. Two things. The dip on Baytree Drive, I don't go out the front gate as much anymore, but people are saying that it's getting worse.

Resident (Not Identified): It is.

Mr. Brown: Where they fixed the... that's what some people have been telling me. So, and I know that we've approached them.

Mr. Szozda: Usually, they send me a phone number with somebody to call. So, I'll call them and see where they are. We sent a letter saying, "*Hey, we'd like this to be patched.*"

Mr. Brown: It's probably one thing you need to keep on your radar until we finally get something from them.

Mr. Szozda: I should have noted. I believe there's an issue on Deerhurst Drive, around the storm drains. I stepped over curb the other day and went down about a foot. I checked the backside. It looks like there's erosion across the street. So, I'm going to get estimates to get that repaired.

Mr. Brown: Okay.

Ms. Hill: When you pull up to where the gate is, going out on Baytree Drive, that's one of the areas of the roadway that I think needs to be addressed.

Mr. Brown: Front gate or back gate?

Ms. Hill: Front.

Mr. Szozda: Okay. Is it just a rough area?

Ms. Hill: I haven't gotten out and looked at it.

Mr. Szozda: I'll take a look at it.

Ms. Hill: When I am going over it, it has issues.

Mr. Brown: One thing that Mel asked me, do we need to talk about 620 Baytree Drive in the back of his house? Did he mention that to you, Jeremy?

Mr. LeBrun: He kind of told me about the situation.

Mr. Brown: Apparently there's a homeowner at 620 Baytree Drive. It's the last house on the right as you go out the back gate. Apparently, he approached someone, whether Jeremy or Rob or Mel, about the plantings behind his house, whether the CDD was going to replace that because it's all dead from the frost. Mel says that the CDD never planted anything there. The previous homeowner planted plants or bushes on our property and maintained them. So, this gentleman wanted to know whether we're going to replace them. I said to Mel, "*I wouldn't. We didn't even know they were there to begin with.*" If he wants to replace them and maintain them, go for it. Otherwise, we can leave it the way it is or take the dead stuff out. Then we'd have to put sod in there and have US Lawns mow it. So, from where I'm sitting, if he wants to replace them and maintain them, do we need to have a special agreement with him to do that?

Mr. Pawelczyk: We should have something, yeah since it's on your property. Since you asked, I have to answer that way.

Mr. Brown: This is just something that just came out of the blue.

Mr. Pawelczyk: Is this on the lake side?

Mr. Brown: It's on the lake side.

Resident (Not Identified): Can I ask a question about that, because behind my house, you own 12 feet and I maintain that. So, I would suggest that if you put the sod in there, that person would be in the same position that I am.

Mr. Brown: Good point.

Resident (Not Identified): It just has to be mowed. You would be doing him a favor. But we are all required to maintain the distance that's yours.

Mr. Brown: Okay.

Resident (Not Identified): So, I don't see why this would be any different.

Mr. Brown: Well, I appreciate that. I didn't realize that.

Resident (Not Identified): It would save us money.

Mr. Brown: Okay, so I basically would tell him, if he wants to replace it, it's at his expense.

Mr. Pawelczyk: I think you just want to make sure that whatever he replaces, he doesn't go towards that lake bank. Because if you start putting stuff on that lake bank, that's where you're going to get erosion.

Resident (Not Identified): It's 12 feet, isn't it?

Mr. Pawelczyk: It doesn't look like 12 feet.

Mr. Brown: He doesn't have a lot of space.

Mr. Pawelczyk: There's just not a lot of space. That's his side yard.

Mr. Brown: So, tell him to stay 12 feet away from it.

Mr. LeBrun: So basically, if he wants to maintain it, he can.

Mr. Brown: If he wants to replace it, he can. If he wants to maintain it, he can. Otherwise, we'll put sod in and he's going to have to maintain it, like every other homeowner on the lakes.

Mr. Darby: But he would plant it with BCA compliant vegetation.

Mr. Brown: Well, the only compliant vegetation that we have in the BCA, is hardwoods.

Mr. Darby: Is that it?

Mr. Brown: Yeah.

Ms. Hill: I thought we had certain bushes that you couldn't plant?

Mr. Darby: Yeah, invasive species you can't do.

Mr. Brown: Nope. I've never seen it. All we've seen are hardwoods.

Ms. Hill: I was sure that there was something.

Mr. Brown: Well, if you find it, you tell me. Alright? Anything else to come before this Board? Otherwise, I'll entertain a motion to adjourn.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION VII

SECTION B

SECTION 1

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments
1	Tennis/Pickleball Resurface	R.Szozda	Finalizing Bid & Scope	3/13/26	Q3	Q3	Bid approved & contract signed, start date TBA
2	Road Repair (County)	R.Szozda	Sent letter to county, letter acknowledged	3/13/26	TBA	TBA	2nd Follow-up sent to County Office
3	Road Report	Engineer	Updated Report Delivered	10/1/25	Apr-26	May-26	Revised Report for June meeting

SECTION 2

2025 Form 1 Instructions Statement of Financial Interests

Notice

The annual Statement of Financial Interests is due July 1. If the annual form is not submitted via the electronic filing system created and maintained by the Commission by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$20,000. [s. 112.317, F.S.]

Instructions for Completing and Filing Form 1 Statement of Financial Interests

WHEN TO FILE: *Initially*, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2025.

WHO MUST FILE FORM 1:

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent;

- community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.
8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
 9. Members of governing boards of charter schools operated by a city or other public entity.
 10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
 11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
 12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
 13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
 14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
 15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
 16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
 17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written and notarized request.

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

If disclosure of a primary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you may write "Legal Client" in each of the disclosure fields without providing any further information.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

If disclosure of a secondary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you should disclose the name of the business entity for which your ownership and gross income exceeded the two thresholds above, and then write "Legal Client" in the remaining disclosure fields without providing any further information.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by its market value for ad valorem tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officer of an independent special district, including any person appointed to fill a vacancy on an elected independent special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

CE FORM 1 - Effective: January 1, 2026

Incorporated by reference in Rules 34-8.001 and 34-8.202, F.A.C

SECTION VIII

SECTION A

Baytree
COMMUNITY DEVELOPMENT DISTRICT

Summary of Check Register
Fiscal Year 2026

<i>Fund</i>	<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
April 2026			
General Fund	Bank United GF	263 - 271	\$46,404.00
	Utilities	ACH	\$16,750.35
			\$63,154.35
Payroll	Richard L Brown	50753	\$184.70
	Jerome S. Darby	50754	\$184.70
	Gilbert M Mills Jr.	50755	\$184.70
	Janice Hill	50756	\$184.70
	Richard C Bosseler	50757	\$184.70
			\$923.50
TOTAL			\$64,077.85

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/20/26	00266	4/08/26	24107	202602	320	53800	47500		INST.CONDUIT&12LGHT.FIXTS	*	2,237.50		
									BEACH ELECTRIC INC.			2,237.50	000263
4/20/26	00019	4/01/26	22931	202604	320	53800	46200		APR 26 - POOL MAINTENANCE	*	900.00		
		4/01/26	22931	202604	320	53800	46900		APR 26 - FOUNTAIN MAINT	*	40.00		
		4/01/26	22948	202603	320	53800	46300		GUTTER GRATE FOR POOL	*	13.00		
									BEACH POOL SERVICE			953.00	000264
4/20/26	00004	3/31/26	198005	202603	310	51300	31500		MAR 26 - LEGAL SERVICES	*	1,577.50		
									BILLING COCHRAN, P.A.			1,577.50	000265
4/20/26	00193	4/01/26	10005388	202604	320	53800	48000		APR 26 - JANITORIAL SVCS	*	431.00		
		4/15/26	10005690	202604	320	53800	48000		JAN 26- DEEP CLNG OFFICE	*	200.00		
		4/15/26	10005690	202604	320	53800	48000		FEB 26- DEEP CLNG OFFICE	*	200.00		
		4/15/26	10005690	202604	320	53800	48000		MAR 26- DEEP CLNG OFFICE	*	200.00		
									COVERALL NORTH AMERICA, INC DBA			1,031.00	000266
4/20/26	00224	4/10/26	22485606	202603	310	51300	31100		ENGINEERING SVCS - MAR 26	*	3,721.00		
									DEWBERRY ENGINEERS, INC			3,721.00	000267
4/20/26	00200	4/01/26	5955	202604	320	53800	34500		SECURITY-(03/26-04/01/26)	*	4,432.71		
		4/08/26	6490	202604	320	53800	34500		SECURITY-(04/02-04/08/26)	*	4,429.84		
		4/15/26	6868	202604	320	53800	34500		SECURITY-(04/09-04/15/26)	*	4,432.80		
									DSI SECURITY SERVICES			13,295.35	000268
4/20/26	00039	4/01/26	515355	202604	320	53800	41200		PEST CNTRL POOL&GUARD HSE	*	100.00		
		4/01/26	516808	202604	320	53800	47000		APR 26-AQUATIC WEED CNTRL	*	3,500.00		
									ECOR INDUSTRIES			3,600.00	000269
4/20/26	00021	4/01/26	558	202604	320	53800	34000		APR 26 - FIELD MANAGEMENT	*	3,021.17		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/26	558		202604	320-53800-46300	POOL WATERLINE ANTIFREEZE	*	63.89		
4/01/26	558		202604	320-53800-46300	POOL WATERLINE ANTIFREEZE	*	24.26		
4/01/26	558		202604	320-53800-47500	CES - LANDSCAPE LIGHTING	*	175.54		
4/01/26	558		202604	320-53800-47500	LOWES-LANDSCAPE LIGHTING	*	3.24		
4/01/26	558		202604	320-53800-47600	HDEPOT-MONUMENT REP.SUPPL	*	23.06		
4/01/26	559		202604	310-51300-34000	APR 26 - MANAGEMENT FEES	*	4,311.83		
4/01/26	559		202604	310-51300-35200	MAR 26 - WEBSITE ADMIN	*	175.33		
4/01/26	559		202604	310-51300-35100	MAR 26 - INFO TECHNOLOGY	*	175.33		
4/01/26	559		202604	320-53800-41300	MAR 26 - OFFICE SUPPLIES	*	12.50		
4/01/26	559		202604	310-51300-42500	MAR 26 - COPIES	*	1.50		
								7,987.65	000270

4/20/26	00252	2/27/26	38941	202603	320-53800-47200	*	200.00		
		4/01/26	39200	202604	320-53800-47300	*	11,801.00		
								12,001.00	000271

							TOTAL FOR BANK H	46,404.00	
							TOTAL FOR REGISTER	46,404.00	

BAYT --BAYTREE-- SNEEROOA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/21/26	00005	4/02/26	118058-F	202602	320	53800	43100		FEB26- W&S-8207 NATN'L DR	*	396.31		
		4/02/26	118058-F	202602	320	53800	43100		FEB26- W&S-201 BAYTREE DR	*	69.70		
CITY OF COCOA UTILITIES												466.01	000074
4/21/26	00009	3/10/26	4139750-	202602	320	53800	43200		FEB 26 - FL CITY GAS	*	8,360.68		
		4/06/26	4139750-	202603	320	53800	43200		MAR 26 - FL CITY GAS	*	1,309.05		
FLORIDA CITY GAS - AUTOPAY												9,669.73	000075
4/21/26	00121	5/07/26	05-BID-8	202604	320	53800	46200		ANNUAL POOL PERMIT -FY26	*	350.35		
FLORIDA DEPARTMENT OF HEALTH												350.35	000076
4/21/26	00255	3/31/26	MAR26-FP	202603	320	53800	43000		MAR 26 - ELECTRICITY	*	1,715.35		
		3/31/26	MAR26-FP	202603	320	53800	43000		MAR 26 - STREETLIGHTS	*	3,707.32		
FPL - AUTOPAY												5,422.67	000077
4/21/26	00253	3/22/26	12308970	202604	320	53800	41000		APR26 SPEC-201 BAYTREE DR	*	346.61		
		3/29/26	11726770	202604	320	53800	41000		APR26 SPEC-8207 NTN'L DR	*	225.11		
		4/07/26	12335290	202604	320	53800	41000		APR26 SPEC-630 BAYTREE DR	*	214.09		
SPECTRUM - CHARTER COMMUNICATIONS												785.81	000078
4/21/26	00225	3/25/26	0267069-	202604	320	53800	43300		APR 26 - TRASH REMOVAL	*	55.78		
WASTE MANAGEMENT CORPORATE SERVICES												55.78	000079
TOTAL FOR BANK Y											16,750.35		
TOTAL FOR REGISTER											16,750.35		

BAYT --BAYTREE-- SNEEROOA

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50753		RICHARD L BROWN	184.70	4/06/2026
50754		JEROME S. DARBY	184.70	4/06/2026
50755		GILBERT M MILLS JR.	184.70	4/06/2026
50756		JANICE HILL	184.70	4/06/2026
50757		RICHARD C BOSSELER	184.70	4/06/2026
TOTAL FOR REGISTER			923.50	

SECTION B

Baytree
Community Development District

Unaudited Financial Reporting
April 30, 2026



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Baytree
Community Development District
Combined Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Pavement Fund</i>	<i>C. Beautification Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
<u>Cash:</u>					
Operating Fund	\$ 159,709	\$ -	\$ -	\$ -	\$ 159,709
Due from Capital Reserve	17,924	-	-	-	17,924
Due from Community Beautification	19,044	-	-	-	19,044
Due from General Fund	-	-	77,146	-	77,146
<u>Investments:</u>					
US Bank Custody	260,351	-	-	-	260,351
MMA - Bank United - Surplus	473,200	-	-	-	473,200
MMA - Truist Bank - Capital Reserves	-	93,306	-	-	93,306
MMA - Regions Bank - Pavement Management	-	-	133,095	-	133,095
CD - Seacoast Bank - Pavement Management	-	-	174,591	-	174,591
CD - Seacoast Bank - Community Beautification	-	-	-	47,004	47,004
Total Assets	\$ 930,227	\$ 93,306	\$ 384,831	\$ 47,004	\$ 1,455,368
Liabilities:					
Accounts Payable	\$ 27,795	\$ -	\$ -	\$ -	\$ 27,795
Due to General Fund - Reserve Fund	-	17,924	-	-	17,924
Due to General Fund - Comm. Beautification	-	-	-	19,044	19,044
Due to Pavement Mgmt	77,146	-	-	-	77,146
Total Liabilities	\$ 104,941	\$ 17,924	\$ -	\$ 19,044	\$ 141,908
Fund Balance:					
Assigned for:					
Capital Reserves	\$ -	\$ 75,383	\$ -	\$ -	\$ 75,383
Pavement Management	-	-	384,831	-	384,831
Community Beautification	-	-	-	27,960	27,960
Unassigned	825,286	-	-	-	825,286
Total Fund Balances	\$ 825,286	\$ 75,383	\$ 384,831	\$ 27,960	\$ 1,313,460
Total Liabilities & Fund Balance	\$ 930,227	\$ 93,306	\$ 384,831	\$ 47,004	\$ 1,455,368

Baytree
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Maintenance Assessments	\$ 1,177,624	\$ 1,177,624	\$ 1,157,624	\$ (20,000)
IOB Cost Share Agreement	59,257	29,628	29,628	-
Miscellaneous Income	9,250	5,396	4,923	(473)
Interest Income	10,000	5,833	13,524	7,691
Total Revenues	\$ 1,256,130	\$ 1,218,481	\$ 1,205,699	\$ (12,782)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 6,800	\$ 200
FICA Expense	918	536	520	15
Engineering	30,000	17,500	11,159	6,342
Attorney Fees	24,000	14,000	17,115	(3,115)
Annual Audit	3,500	-	-	-
Assessment Administration	8,765	8,765	8,765	0
Management Fees	51,742	30,183	30,183	(0)
Information Technology	2,104	1,227	1,227	0
Website Maintenance	2,104	1,227	1,227	0
Telephone	250	146	-	146
Postage	2,500	1,458	813	645
Printing & Binding	1,000	583	32	552
Office Supplies	500	292	63	229
Legal Advertising	4,000	2,333	188	2,145
Insurance General Liability	39,442	39,442	34,398	5,044
Tax Collector Fee	23,557	23,116	23,116	-
Property Taxes	450	450	488	(38)
Property Appraiser	350	204	281	(77)
Other Current Charges	1,800	1,050	1,464	(414)
Dues, Licenses & Subscriptions	175	175	175	-
Subtotal General & Administrative	\$ 209,157	\$ 149,688	\$ 138,014	\$ 11,674

Baytree
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<u>Operations & Maintenance</u>				
Field Management Fees	\$ 36,254	\$ 21,148	\$ 21,148	\$ 0
Security Contract	235,374	137,301	134,740	2,561
Gate Maintenance	25,320	14,770	7,786	6,984
Security Gatehouse Maintenance	10,000	5,833	21,296	(15,463)
Telephone/Internet - Gatehouse/Pool	9,000	5,250	5,207	43
Transponders	4,500	3,850	3,850	-
Utility - Electric	68,250	39,813	36,119	3,693
Utility - Water & Sewer	18,025	10,515	5,102	5,412
Utility - Gas	9,350	5,454	16,916	(11,462)
Maintenance - Lakes	49,750	29,021	29,320	(299)
Maintenance - Landscape Contract	141,612	82,607	82,607	-
Maintenance - Additional Landscape	25,000	14,583	29,202	(14,619)
Maintenance - Pool Contract	18,000	10,500	7,734	2,766
Maintenance - Pool Parts & Repairs	10,000	5,833	5,834	(1)
Maintenance - Pool Painting	6,000	3,500	-	3,500
Maintenance - Irrigation	17,000	9,917	7,276	2,641
Maintenance - Lighting	18,000	10,500	14,092	(3,592)
Maintenance - Monuments	4,000	2,333	23	2,310
Maintenance - Fountain	1,500	875	2,050	(1,175)
Maintenance - Recreation	2,500	1,458	2,126	(668)
Amenity - Refuse Service	800	467	335	132
Amenity - Janitorial Services	7,500	4,375	5,017	(642)
Holiday Lighting	17,500	17,500	17,122	378
Operating Supplies	750	438	1,363	(926)
Sidewalk/Curb Cleaning	12,000	12,000	11,855	145
Misc. Contingency	30,600	17,850	14,995	2,855
Subtotal Operations & Maintenance	\$ 778,585	\$ 467,691	\$ 483,117	\$ (15,426)
Total Expenditures	\$ 987,741	\$ 617,379	\$ 621,131	\$ (3,753)
Excess (Deficiency) of Revenues over Expenditures	\$ 268,389	\$ 601,102	\$ 584,568	\$ (16,535)
<u>Other Financing Sources/(Uses):</u>				
<u>Transfers</u>				
Capital Projects- Paving - Baytree	\$ (83,907)	\$ -	\$ -	\$ -
Capital Projects - Paving - IOB Funds	(19,000)	-	-	-
Capital Projects - Reserves	(149,100)	-	-	-
Community Beautification Fund	(45,265)	-	-	-
First Quarter Operating	(48,500)	-	-	-
Total Other Financing Sources/(Uses)	\$ (345,772)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (77,383)	\$ 601,102	\$ 584,568	\$ (16,535)
Fund Balance - Beginning	\$ 77,383		\$ 240,718	
Fund Balance - Ending	\$ -		\$ 825,286	

Baytree
Community Development District
Capital Projects Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budge Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest Income	\$ 2,000	\$ 1,167	\$ 951	\$ (216)
Total Revenues	\$ 2,000	\$ 1,167	\$ 951	\$ (216)
Expenditures:				
Lake Bank Restoration/Evaluation	\$ 30,000	\$ -	\$ -	\$ -
Sidewalk/Gutter Repair	14,000	-	-	-
Drainage Maintenance	10,000	-	-	-
Electrical Infrastructure	20,000	20,000	4,784	15,216
Tennis Court Resurface	18,000	-	-	-
Pool Resurface	50,000	50,000	13,140	36,860
Benches	-	-	1,936	(1,936)
Disaster/Emergency Reserve	6,500	-	-	-
Bank Fees	600	-	-	-
Total Expenditures	\$ 149,100	\$ 70,000	\$ 19,860	\$ 50,140
Excess (Deficiency) of Revenues over Expenditures	\$ (147,100)	\$ (68,833)	\$ (18,909)	\$ 49,925
Other Financing Sources/(Uses):				
Transfer In - Baytree	\$ 149,100	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 149,100	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,000	\$ (68,833)	\$ (18,909)	\$ 49,925
Fund Balance - Beginning	\$ 25,164		\$ 94,292	
Fund Balance - Ending	\$ 27,164		\$ 75,383	

Baytree
Community Development District
Pavement Management
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest Income	\$ 2,000	\$ 1,167	\$ 3,568	\$ 2,401
Total Revenues	\$ 2,000	\$ 1,167	\$ 3,568	\$ 2,401
Expenditures:				
Bank Fees	\$ 600	\$ 350	\$ 182	\$ 168
Total Expenditures	\$ 600	\$ 350	\$ 182	\$ 168
Excess (Deficiency) of Revenues over Expenditures	\$ 1,400	\$ 817	\$ 3,386	\$ 2,569
Other Financing Sources/(Uses)				
Transfer In - Baytree	\$ 83,907	\$ -	\$ -	\$ -
Transfer In - IOB	19,000	-	-	-
Total Other Financing Sources (Uses)	\$ 102,907	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 104,307	\$ 817	\$ 3,386	\$ 2,569
Fund Balance - Beginning	\$ 427,018		\$ 381,446	
Fund Balance - Ending	\$ 531,325		\$ 384,831	

Baytree
Community Development District
Community Beautification
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 944	\$ 944
Total Revenues	\$ -	\$ -	\$ 944	\$ 944
Expenditures:				
Beautification Projects	\$ 45,265	\$ 22,000	\$ 22,000	\$ -
Total Expenditures	\$ 45,265	\$ 22,000	\$ 22,000	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (45,265)	\$ (22,000)	\$ (21,056)	\$ 944
Other Financing Sources/(Uses)				
Transfer In - Baytree	\$ 45,265	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 45,265	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ (22,000)	\$ (21,056)	\$ 944
Fund Balance - Beginning	\$ -		\$ 49,016	
Fund Balance - Ending	\$ -		\$ 27,960	

Baytree
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Brevard County
Fiscal Year 2026

ON ROLL ASSESSMENTS

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

Allocation in % 100.00%

<i>Date</i>	<i>Gross Amount</i>	<i>(Discount)/ Penalty</i>	<i>*Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Total</i>
11/14/25	\$ 21,800	\$ (1,080)	\$ (414)	\$ -	\$ 20,306	\$ 20,720	\$ 20,720
12/02/25	236,600	(9,464)	(4,543)	-	222,593	227,136	227,136
12/10/25	750,401	(30,016)	(14,408)	-	705,977	720,385	720,385
12/19/25	88,300	(3,195)	(1,702)	-	83,403	85,105	85,105
01/09/26	46,400	(1,392)	(900)	-	44,108	45,008	45,008
01/30/26	-	-	-	1,679	1,679	1,679	1,679
02/12/26	18,200	(390)	(356)	-	17,414	17,810	17,810
03/06/26	7,800	(78)	(154)	-	7,568	7,722	7,722
04/11/26	31,931	-	(639)	-	31,292	31,931	31,931
04/20/26	-	-	-	128	128	128	128
TOTAL	\$ 1,201,432	\$ (45,615)	\$ (23,116)	\$ 1,807	\$ 1,134,468	\$ 1,157,624	\$ 1,157,624

*Note: Commissions are posted as admin. expenditures.

100%	Gross Assessments Collected
\$ -	Balance Remaining to Collect

Baytree
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessments	\$ -	\$ 20,720	\$ 1,032,626	\$ 46,688	\$ 17,810	\$ 7,722	\$ 32,059	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,157,624
IOB Cost Share Agreement	-	-	-	14,814	-	-	14,814	-	-	-	-	-	29,628
Miscellaneous Income	264	2,191	275	1,037	175	772	210	-	-	-	-	-	4,923
Interest Income	1,179	938	1,762	2,470	2,486	2,429	2,261	-	-	-	-	-	13,524
Total Revenues	\$ 1,442	\$ 23,849	\$ 1,034,663	\$ 65,008	\$ 20,471	\$ 10,922	\$ 49,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,205,699
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,800
FICA Expense	61	77	77	77	77	77	77	-	-	-	-	-	520
Engineering	613	913	2,750	1,568	1,345	3,721	250	-	-	-	-	-	11,159
Attorney Fees	2,805	2,063	2,860	2,448	3,328	1,578	2,035	-	-	-	-	-	17,115
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,765	-	-	-	-	-	-	-	-	-	-	-	8,765
Management Fees	4,312	4,312	4,312	4,312	4,312	4,312	4,312	-	-	-	-	-	30,183
Information Technology	175	175	175	175	175	175	175	-	-	-	-	-	1,227
Website Maintenance	175	175	175	175	175	175	175	-	-	-	-	-	1,227
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	159	151	1	160	40	302	2	-	-	-	-	-	813
Printing & Binding	-	-	2	26	3	-	2	-	-	-	-	-	32
Office Supplies	13	13	0	13	13	-	13	-	-	-	-	-	63
Legal Advertising	-	-	188	-	-	-	-	-	-	-	-	-	188
Insurance General Liability	33,186	-	-	-	-	1,212	-	-	-	-	-	-	34,398
Tax Collector Fee	-	414	20,653	900	356	154	639	-	-	-	-	-	23,116
Property Taxes	-	488	-	-	-	-	-	-	-	-	-	-	488
Property Appraiser	-	-	281	-	-	-	-	-	-	-	-	-	281
Other Current Charges	117	248	259	152	178	244	267	-	-	-	-	-	1,464
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 51,355	\$ 10,028	\$ 32,732	\$ 11,004	\$ 11,001	\$ 12,949	\$ 8,945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,014

Baytree
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Management Fees	\$ 3,021	\$ 3,021	\$ 3,021	\$ 3,021	\$ 3,021	\$ 3,021	\$ 3,021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,148
Security Contract	17,722	22,502	18,907	18,042	22,152	13,262	22,154	-	-	-	-	-	134,740
Gate Maintenance	3,482	740	986	444	2,133	-	-	-	-	-	-	-	7,786
Security Gatehouse Maintenance	8,975	7,701	600	3,521	-	500	-	-	-	-	-	-	21,296
Telephone/Internet - Gatehouse/Pool	725	725	725	725	734	786	786	-	-	-	-	-	5,207
Transponders	-	-	-	3,850	-	-	-	-	-	-	-	-	3,850
Utility - Electric	4,756	4,835	5,064	5,587	5,455	5,423	5,000	-	-	-	-	-	36,119
Utility - Water & Sewer	1,723	968	236	570	570	570	466	-	-	-	-	-	5,102
Utility - Gas	903	1,731	1,543	1,770	8,361	1,309	1,300	-	-	-	-	-	16,916
Maintenance - Lakes	3,600	4,560	3,500	4,660	3,500	5,900	3,600	-	-	-	-	-	29,320
Maintenance - Landscape Contract	11,801	11,801	11,801	11,801	11,801	11,801	11,801	-	-	-	-	-	82,607
Maintenance - Additional Landscape	1,500	197	17,000	2,105	6,250	2,150	-	-	-	-	-	-	29,202
Maintenance - Pool Contract	914	1,770	1,100	900	900	900	1,250	-	-	-	-	-	7,734
Maintenance - Pool Parts & Repairs	4,815	823	72	-	-	36	88	-	-	-	-	-	5,834
Maintenance - Pool Painting	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance - Irrigation	2,312	233	1,682	130	2,096	575	249	-	-	-	-	-	7,276
Maintenance - Lighting	3,864	-	3,191	414	388	2,238	3,998	-	-	-	-	-	14,092
Maintenance - Monuments	-	-	-	-	-	-	23	-	-	-	-	-	23
Maintenance - Fountain	40	40	225	1,440	40	225	40	-	-	-	-	-	2,050
Maintenance - Recreation	-	-	1,440	246	-	-	440	-	-	-	-	-	2,126
Amenity - Refuse Service	56	56	56	56	56	-	56	-	-	-	-	-	335
Amenity - Janitorial Services	631	431	431	431	931	931	1,231	-	-	-	-	-	5,017
Holiday Lighting	-	17,122	-	-	-	-	-	-	-	-	-	-	17,122
Operating Supplies	373	990	-	-	-	-	-	-	-	-	-	-	1,363
Sidewalk/Curb Cleaning	-	10,465	-	1,390	-	-	-	-	-	-	-	-	11,855
Misc. Contingency	2,921	10,454	430	-	-	-	1,189	-	-	-	-	-	14,995
Subtotal Operations & Maintenance	\$ 74,134	\$ 101,164	\$ 72,010	\$ 61,103	\$ 68,387	\$ 49,626	\$ 56,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 483,117
Total Expenditures	\$ 125,489	\$ 111,192	\$ 104,742	\$ 72,107	\$ 79,388	\$ 62,575	\$ 65,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 621,131
Excess (Deficiency) of Revenues over Expe	\$ (124,047)	\$ (87,343)	\$ 929,921	\$ (7,098)	\$ (58,917)	\$ (51,653)	\$ (16,295)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 584,568
Net Change in Fund Balance	\$ (124,047)	\$ (87,343)	\$ 929,921	\$ (7,098)	\$ (58,917)	\$ (51,653)	\$ (16,295)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 584,568