

**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
Richard Bosseler
Janice Hill
Jerry Darby

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Rob Szozda
Michael Pawelczyk
Rey Malavé *by phone*
Cole Landau
Josh Spears
Everardo Berdal
Dakota Baker
Residents

District Manager
GMS
District Counsel
District Engineer
Dewberry
US Lawns
US Lawns
DSI

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?

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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.

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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?

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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?

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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

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- **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.*"

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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.

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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?

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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?

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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

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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

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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

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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?

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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

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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.

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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

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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.
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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

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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.

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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

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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.

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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

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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.

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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.

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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.

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Resident (Sandy Schoonmaker, 403 Berwick 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 (Sandy Schoonmaker, 403 Berwick 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 (Sandy Schoonmaker, 403 Berwick 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 (Sandy Schoonmaker, 403 Berwick 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 (Sandy Schoonmaker, 403 Berwick 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 (Sandy Schoonmaker, 403 Berwick Way): Thank you.

Mr. Szozda: Are there any other items?

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

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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

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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.

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?

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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.

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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.

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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.

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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.

Signed by:

Jeremy LeBrun

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Secretary / Assistant Secretary

DocuSigned by:

Melvin Mills

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Chairman / Vice Chairman