

**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, **June 3, 2026** at 1:30 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum:

Melvin Mills
Richard Brown
Richard Bosseler
Janice Hill

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Rob Szozda
Michael Pawelczyk
Josh Spears
Everardo Berdal
Residents

District Manager
GMS
District Counsel
US Lawns
US Lawns

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Mills: Alright, public comment period.

Mr. LeBrun: Just a reminder on the public comment period, please state your name and address for the record. It is not necessarily a back-and-forth time, but I take notes. Rob will take notes and can address things in that part of the meeting. So, just state your name and address. That helps with transcription, we're having problems with back-and-forth transcriptions.

Mr. Mills: Are there any comments?

June 3, 2026

Baytree CDD

Resident (Jane Mercadante, 8017 Kingswood Way): I have a question. The repair that they did on Baytree Drive in Glastonbury, it feels like that divot's getting bigger.

Mr. Mills: We are aware of that. In fact, we had a conversation right before the meeting. The county is saying that they will be here to fix it.

Resident (Jane Mercadante, 8017 Kingswood Way): Okay, but who is going to fix it?

Mr. Mills: It's not us, it's the county. Yep.

Mr. Brown: We just don't know when.

Ms. Hill: We also have the one repair that we did on Balmoral.

Mr. Mills: Yes, I also talked to Rob about that. Yep. Anything else? Alright, we'll move right along.

THIRD ORDER OF BUSINESS

Landscape Report

Mr. Mills: Before we start the Landscape Report, I would like to, in defense, say something about US Lawns. Unfortunately, Winter wasn't good to any of us. We had a very severe Winter. We lost a lot of plants. That's throughout the entire county of Brevard, as far down as Indian River County. US Lawns is slammed with work, plus the fact of getting the material. They are gouging people. So, what Josh has been trying to do, is to get pricing that's fair for us as well as other customers. I think we need to be patient. I've had several calls of people complaining about when we are going to get the landscaping looking good again. We have to be patient. That's all I can say. I'd like for you to put that in the newsletter.

Resident (Sandy Schoonmaker, 403 Berwick Way): It will be at the top.

Mr. Mills: They're doing the best that they can. I just need, in their defense, to say we have to work with them. We want to work with them.

Resident (Jackie Curley, 8040 Kingswood Way): The BCA Is also trying to do this with independent homes, because we know the same thing is happening. We're being gouged out there. So, we're trying to be sensitive to homeowners as well as replanning and all of that.

Mr. Mills: Okay.

Ms. Hill: I noticed that there are stacks of dead branches at different residences all throughout our community.

June 3, 2026

Baytree CDD

Resident (Jackie Curley, 8040 Kingswood Way): They need to call Waste Management. They drove by today and still didn't pick up any debris. Individuals, to my understanding, have to call Waste Management.

Ms. Hill: Does it cost anything?

Resident (Jackie Curley, 8040 Kingswood Way): No.

Mr. Mills: No.

Mr. Brown: No. You just have to wait.

Ms. Hill: Is there a special number?

Resident (Jackie Curley, 8040 Kingswood Way): It's just the Waste Management number.

Mr. Mills: Let me intervene here. Two years ago, when they weren't picking up garbage on a routine basis, our garbage can sat out for three days before they came to pick up the garbage. I called the county. The county wants to know, because if they don't perform, there's a fine. The county fines them. So, the best thing for you to do, is to call the county and complain. Not Waste Management.

Mr. Brown: That's if they don't pick up the debris. If you have a large amount of landscaping debris, they're not going to pick it up on a Tuesday. That's when you have to call for special pickups. You're talking about two different things.

Ms. Hill: I understand that. You know, if you have lawn people, they're supposed to take theirs with them. But these are individuals that have trimmed their dead shrubs.

Mr. Brown: Like down by where you are right now.

Resident (Not Identified): We have mounds.

Mr. Brown: That homeowner should have called Waste Management.

Mr. Mills: Call the county.

Mr. Brown: Because the normal pickup on Tuesdays is just the little stuff.

Resident (Not Identified): They came through this morning.

Resident (Sandy Schoonmaker, 403 Berwick Way): I did read something that said Waste Management was asking the county or county residents to be patient. They are acknowledging that they are behind and they can't keep up. We have a stack every week and it stays there for a month. He does call.

June 3, 2026

Baytree CDD

Ms. Hill: The trash that was in cans got picked up, but the big mound just keeps getting bigger.

Resident (Jackie Curley, 8040 Kingswood Way): That's correct.

Mr. Mills: Okay, Josh, you're on the floor.

Mr. Pawelczyk: Before you go there, I just looked, because I used to be a municipal attorney back in the day. So that's a franchise. They basically bid to be the franchisee. If you Google Brevard County solid waste, there's a complaint form there. You can file it online with the county. The number for the Solid Waste Department is 321-633-2042.

Mr. Mills: That's right.

Resident (Sandy Schoonmaker, 403 Berwick Way): I will put that in the newsletter, just to remind people to call and acknowledge the fact that we're having a problem. But everybody knows, I mean, just drive anywhere around the county. It's not just us.

Mr. Spears: In some cases too, when they report the debris, if you tell them you paid a landscaper to do it, they're not obligated to have to pick it up either.

Mr. Brown: Right.

Ms. Hill: But these obviously are small plants.

Mr. Mills: Yeah. Okay, let's move along. Josh?

Mr. Spears: Overall, everything is doing well. I appreciate you bringing up that comment, because that was one thing we were going to talk about, the delay with planting. It's going on everywhere. Not just the pricing, but the nursery. The plants are going to grow as fast as they can. So, we want to make sure when we're saying, *"Hey, we're going to charge you guys for a three-gallon plant,"* you're getting a three-gallon plant, not a one-gallon plant in a three-gallon pot, because that's what's going on a lot right now with trees and everything. So that's another challenge we're going through to make sure. The jobs that are supposed to start today are going to get pushed another week because they're bringing in trailer loads for plants and we're returning them, because it's not what we want to put it in for our customers. So that is another struggle that we're dealing with. Some of the annuals look pitiful. Mel brought that to my attention again after we did some of the adjustment of the irrigation. The blackout was June 1st, so we were able to put down some heavy nitrogen liquid application through some of the annuals to help them pop. Some of them already look a lot better. Today we're doing a bunch of detailing. We showed up this morning and it's just too saturated. So, they're doing a ton of detailing today, removing all of

June 3, 2026

Baytree CDD

the fronds on the exit and doing some of the various things that Robert knows needs to be done. There are simple tasks that Robert is making sure that we're going to be making sure that we do by Monday. We're going to make sure all of the mulch, and everything is pulled away from the courts. We're going to treat it with insecticide and make sure that's taken care of. We completed a few other tasks that Robert told us to make sure we get completed, a couple drains and stuff like that. Nothing too crazy. We did make a revision on Kingswood Way, to help out some of the things that we're trying to conquer on the landscaping proposal. It will be cheaper. Once we get through whatever happens with the plants, then we'll finally get the mulch down. I know everyone is tired of not having that mulch there. The Palm trees look real good. A lot of plant material looks real good. We still need some more sod here and there, especially at the monuments. What else? Once we get done with the tennis court, we'll do the rock. We're going to do some touch up work at the back entrance. We made sure that we did an additional treatment due to that blackout, to try to get that nitrogen. Other than that, it's just raining.

Mr. Mills: Another thing, we're going to try something different at Kingswood. At the lower end down across from Richard and the Mercadantes, there's a lot of crotons that have died. We're going to put in miniature hibiscuses, so you'll have flowers at that end. We're not going to plant any more annuals. They're not doing well. I knew you'd like that. So, no more annuals. We're going to fill in those things that we have already talked about, but we're going to try those miniature hibiscuses and see how they do. If they do well, then we'll scatter them throughout the development, because that will give us some nice-looking flowers. The reason we're using red and pink is they are the strong varieties. The white and the yellows are not. So, Josh advises to do the red and pink.

Mr. Spears: Yeah, those lighter colors don't do as well. We always recommend those darker colors, as they always do better.

Mr. Mills: Okay. Is there anything else for Josh? Thanks, Josh. We appreciate it.

Mr. Brown: Oh, one thing going back to landscaping, this had nothing to do with you, Josh. But starting in July, when Paula makes her weekly, bi-weekly rounds, she is going to start making note of properties that are not in compliance. My sense is if you have a lot of landscaping debris out in front of your house and it's on a Tuesday, Wednesday or Thursday and it's not supposed to be there, I recommend, if you have a lot of debris, that you notify Waste Management. They're not going to give you a date as to when they're coming, but they will put

June 3, 2026

Baytree CDD

you on a list. I would tell people to let Paula know that there's a lot of landscaping debris in front of their property and they notified Waste Management, but do not know when they're coming. Then you won't get a letter.

Resident (Sandy Schoonmaker, 403 Berwick Way): Okay, I'll do that. The whole first part of the newsletter, I'll mention all of these issues. I think that's an excellent idea.

Mr. Mills: Instead of saying Waste Management, I'd say the county.

Mr. Brown: No, Waste Management takes it.

Mr. Mills: I would call the county instead of Waste Management. When I talked to the gentleman, the manager of the department, he said, *"I need to know these things."*

Mr. Brown: If you call the county and they call Waste management and say 8200 Old Tramway Drive wants debris picked up, Waste Management will say, *"Well, it's not on our list. They haven't called us."* I've always called Waste Management.

Resident (Sandy Schoonmaker, 403 Berwick Way): Let me do this. I'm going to put, *"You need to contact Waste Management."* I have the number at home on a piece of paper. *"If you do not get service, it's recommended that you call the county."*

Mr. Mills: That's good.

Resident (Sandy Schoonmaker, 403 Berwick Way): But you're right, they need to call Waste Management.

Mr. Mills: I just didn't want there to be a conflict of who to call.

Resident (Jackie Curley, 8040 Kingswood Way): Yeah.

Mr. Mills: That's a good point.

Mr. Brown: Waste Management is not as timely, but they do come because I've had stuff out and it's taken over a week before they come out.

FOURTH ORDER OF BUSINESS

Engineer's Report

A. Review of Revised Engineer Roadway Report

Mr. Brown: Okay. Are the engineers online?

Mr. LeBrun: No.

Mr. Mills: Okay. I guess we want to talk about the review of the Engineers Report with the roads. Unfortunately, I wasn't here, but I do have some concerns that I would like to share with the Board. Chatsworth Drive and Compton Way, they have as in good condition.

Ms. Hill: Yes.

June 3, 2026

Baytree CDD

Mr. Mills: It's not. Let me tell you. In the summertime when it's really, really hot, at the intersection of Compton Way and Chatsworth Drive, the water bubbles up from underneath the ground and we have a lot of cracks. In fact, the macadam is very porous. It's not smooth as it should be. It's very coarse. So, we really need to talk to them about that.

Mr. LeBrun: That's Chatsworth Drive and Compton Way?

Mr. Mills: Chatsworth Drive and Compton Way.

Mr. LeBrun: Okay. I can ask them to do a re-inspection of it.

Ms. Hill: Yes.

Mr. Mills: Yeah. If you look on the report on Number 11, it says, "*Roadway appears in good condition, recommended reviewing in five years.*" It's not going to last five years.

Ms. Hill: No. If you don't address it, then you're going to have a big problem.

Mr. Mills: Believe me, it's not because I live there, but it is an issue.

Ms. Hill: Right at where Old Tramway Drive takes a turn, just before you go on National Drive.

Mr. Mills: Yes, that corner.

Ms. Hill: That also has major issues. Why didn't they identify those?

Mr. LeBrun: So Old Tramway Drive where it turns near National Drive?

Ms. Hill: Yeah.

Mr. Brown: No, at Linford Court.

Ms. Hill: Linford Court.

Mr. Mills: It's the cul-de-sac before you get to National Drive.

Ms. Hill: Yeah, right where it takes a turn.

Mr. Mills: Filling those cracks I don't think is going to solve the issue.

Ms. Hill: But the other thing that struck me, is as I read the report and went through it, I thought, "*Okay, they're bringing out certain little things,*" but you can't just hire somebody to come in and do a half a block. I mean that's not going to be economical.

Mr. Brown: Well, if you look at the eight roadways that they are recommending that we do something about, if we seal all of those eight roads based upon their budget, we're talking about \$120,000. Then we don't have to worry about those roads for a minimum of five years. I think they're not well traveled roads, so I think we'll get more than five years. If we're going to seal all of them, I think we should do it at the same time, as opposed to nitpicking.

June 3, 2026

Baytree CDD

Ms. Hill: Who told them that the budget target was to keep the range between \$100,000 and \$200,000? I don't remember us saying anything, but the report says that the budget was targeted to keep costs within a range of \$100,000 to \$200,000.

Mr. Mills: I'm not so sure anybody told them, other than the fact that they just wanted to let us know that for the budget, they targeted to keep the cost within a range of \$100,000 to \$200,000 annually. That's the interpretation that I get out of it.

Mr. Brown: Well, we have in the budget how much this year to put aside for the roads?

Mr. LeBrun: This year, Fiscal Year 2026?

Mr. Brown: This year, 2026.

Mr. Mills: I think its \$300,000.

Mr. LeBrun: So, for the road reserves for this year, they transferred in \$103,000, which is what was projected to be transferred in this year.

Mr. Mills: But what is the total up to that point? What is the total amount?

Mr. LeBrun: So, by the end of this fiscal year, we will have approximately \$491,000.

Mr. Mills: So, \$300,000 before and then we add the other \$100,000 that we have.

Mr. LeBrun: Yeah. So, I asked them how much we have at the end of this fiscal year and they said approximately \$491,000.

Mr. Mills: Okay. All right.

Ms. Hill: This report says that they're saying that it will be \$99,050 for this year. I understand the sealing. What is the slurry seal?

Mr. Mills: That's what we have now.

Mr. Brown: That's what we did.

Ms. Hill: Okay.

Mr. Mills: It has helped. There's no question about it.

Ms. Hill: Yeah, somewhat.

Mr. Mills: Yeah.

Ms. Hill: In certain places. But I don't think it helped like on Compton Way. It was too far gone.

Mr. Mills: Yes.

Ms. Hill: They evaluated it and said that sealing would make a difference, but it really hasn't.

June 3, 2026

Baytree CDD

Mr. Mills: It hasn't.

Ms. Hill: So, I think oftentimes their report serves their purpose better than ours.

Mr. Mills: Let me ask the Board a question. What if we would pay them to come and meet with Jan, since she's in charge of the roadways and have her show them our concern? Because she's done a great job with that. I think it behooves us to pay them to come here with Jan and go over the road situation. What's the Board's feelings on that?

Mr. Brown: Only if they send their road expert.

Mr. Mills: Right.

Mr. Brown: Because they have a road expert. Remember the guy at the last meeting was saying, "*We've got this road expert.*" He's the guy that supposedly did this.

Ms. Hill: But you know the report that you got? This report?

Mr. Mills: Yep.

Ms. Hill: That's what I did. I walked with that guy.

Mr. Mills: I know you did.

Ms. Hill: I walked with him around the community. Then when they gave us a report, they ignored it.

Mr. Mills: Yep. Is the Board okay with that? Are you all right with that, Jan?

Ms. Hill: Well, I'm happy to do it, but I'm thinking that's what they should have done in the first place. We paid them \$11,000 and I don't think this second report is much better than the first one.

Mr. Mills: Right.

Ms. Hill: But I still don't feel like they did their job. I don't see where people actually came. It looks like they pulled up something on the Internet.

Mr. LeBrun: They do have photos and put some in the report, but I'm sure we could ask for a link to all of them. I know there are a lot of photos.

Mr. Mills: Doing things over the phone doesn't have the ability to really have the impact, unless you are one on one with an individual.

Ms. Hill: Yeah. But the young engineer that came out, he was sharp, but they didn't pay attention to him.

Mr. Mills: I agree with Rick. I think if they come out, they need to send their road expert.

Ms. Hill: Yeah.

June 3, 2026

Baytree CDD

Mr. Mills: So, is the Board okay if we go ahead and provided these?

Mr. Brown: Yep.

Mr. Mills: Okay, let's go ahead

Mr. LeBrun: I can set up a meeting.

Mr. Mills: Yeah.

Mr. Bosseler: Mel, in addition, I think we need to through all of these points and add to it where they miss. We need to show them what they've missed.

Mr. Mills: Maybe we could do it at the August or July meeting and have them here to do it before the meeting. Then they come to the meeting.

Ms. Hill: Oh.

Mr. Mills: Then each Board Member can tell us their concerns. How is that?

Mr. LeBrun: I don't know if they're available for the July meeting, but we can ask.

Mr. Pawelczyk: That is a workshop too. The July one is a workshop.

Mr. Mills: Oh, that's a workshop. Well, that's even better.

Ms. Hill: But the last time that I did this, they called me at 8:00 a.m. to tell me that they would be here at 9:00 a.m. That's how much notice they gave me. You know, if I had a doctor's appointment or something else or been on vacation, it wouldn't have mattered.

Mr. Brown: Well, when you ask Dewberry, ask the road guy to send you three dates and times that he's available in the month of June and then check with Jan to see which one works.

Mr. Mills: July.

Mr. Brown: Well, when's the July workshop?

Mr. Mills: The July workshop is on the 15th.

Mr. Brown: So, it has to be done between now and the first week in July.

Mr. Mills: Yeah, but why don't we have them do it the day of the workshop and then be here at the meeting?

Mr. Brown: They're going to check every road in Baytree from 8:00 a.m. until what time is our meeting?

Mr. Mills: No, we aren't. Only the ones that we have a concern about.

Mr. Brown: Well, I thought she was going to go through the entire community. So that needs to get done in June. Have them come twice for crying out loud. We have money in the budget.

June 3, 2026

Baytree CDD

Mr. LeBrun: I will see if they can get a date between now and first week of July.

Mr. Mills: Yes.

Mr. LeBrun: Okay.

Mr. Brown: Then see if he's available on July 15th.

Mr. Mills: Yes, at the workshop.

Mr. Brown: To review it all with us.

Resident (Sandy Schoonmaker, 403 Berwick Way): Can I ask a question? Is there a law that says that there can't be another Board Member with Jan when this happens? So that there are two people.

Mr. Pawelczyk: No, there could be two people. They just can't talk.

Resident (Sandy Schoonmaker, 403 Berwick Way): May I suggest that you do that?

Mr. Mills: I can be with Jan. Just let me know.

Mr. Pawelczyk: You can't discuss anything at all. You can't talk at all.

Mr. Mills: Right, I understand that. Yes. Jan can do all the talking. I'll just be with her.

Ms. Hill: I'm good with that.

Mr. Mills: I can talk to them.

Mr. Pawelczyk: Well, if she can hear you, then you're discussing.

Mr. Mills: Okay.

Ms. Hill: Is our CDD meeting on the 15th or the 14th? I have it down for the 14th.

Mr. Mills: It's on the 15th.

Resident (Sandy Schoonmaker, 403 Berwick Way): So, you say it's not a good idea.

Mr. Brown: No, there's nothing wrong with it.

Mr. Pawelczyk: As long as they're not discussing anything that could come before the Board.

Mr. Mills: And we're not voting.

Mr. Pawelczyk: It's not discussing amongst themselves. It's hearing the discussion to the point that you are participating in the discussion.

Mr. LeBrun: I think it would be too be difficult.

Mr. Pawelczyk: It's very difficult for two people to be on the same road and not talk about the report. I don't think that would work.

Mr. LeBrun: Yeah, I agree.

June 3, 2026

Baytree CDD

Mr. Mills: So, what do you think, Mike? Yay or nay?

Mr. Pawelczyk: I think only one person from the Board should go.

Mr. Mills: Okay. Alright.

Mr. Bosseler: Can we ask somebody on staff?

Mr. Pawelczyk: Absolutely.

Resident (Sandy Schoonmaker, 403 Berwick Way): How about Rob?

Mr. Mills: Yeah, Rob.

Mr. Pawelczyk: Yeah, Rob could go for sure.

Mr. Szozda: I could go.

Mr. Mills: Yeah, let Rob go.

Mr. LeBrun: Just summarizing, I'm going to ask Dewberry for a meeting between now and the first week of July with Jan and Rob, to go through the report in person.

Mr. Brown: With their road expert.

Mr. LeBrun: Then ask them to attend the July meeting.

Mr. Brown: Have the road expert attend the July meeting.

Mr. Mills: That is correct.

Mr. Pawelczyk: Just so we're clear, Rob or Jan can put a summary of that together and circulate that summary through the manager to the entire Board, before the meeting, but that is a public record.

Mr. Mills: Perfect. Alright. Is there any further discussion on the Engineer's Report? Hearing none,

FIFTH ORDER OF BUSINESS

Community Updates

A. Security

Mr. Mills: Community updates. Security. Rick, do you want to say anything about it?

Mr. Brown: Things are going along okay. We do have a resident of Balmoral that's on the security naughty list. He's getting a letter. It should be going out this week. He's been rather mean and ugly, specifically to Jan and Ralph. He's a resident and he goes through the visitor's gate. So, I've asked Matt to inquire with him as to why he doesn't want to get a transponder. But it is the property owner. I found that out.

Mr. Mills: Ralph told me yesterday about it. He said he was really belligerent.

Mr. Brown: So, he's getting the poison pen. Other than that, everything is working.

June 3, 2026

Baytree CDD

Ms. Hill: I have a question. Can security prohibit repairmen and especially roofers, from coming into our community on Sunday?

Mr. Brown: This is another bone of contention. The Bylaws say that there is to be no construction work on Sunday. It's in the bylaws; however, the roofer that came in should not have come in. But the security guard doesn't know, because these guys are coming in there in their pickup trucks. They're just saying, "*We're going to such and such.*" It could be a repairman. It could be a plumber. It could be anybody. Repairman we let in, obviously, because the homeowner has a problem.

Ms. Hill: But this was an 18-wheeler with all of the tile on it.

Mr. Brown: Oh, that should not have come in. But can we stop them from coming in?

Mr. LeBrun: No.

Mr. Pawelczyk: The security guard can call the Homeowner Association (HOA) and take care of it.

Mr. Brown: The HOA management company is not available on weekends.

Mr. Pawelczyk: Then they can fine them.

Mr. Mills: Why don't we have Sandy...

Ms. Hill: They are coming in at 7:30 a.m. on a Sunday morning.

Mr. Brown: It's not going to happen.

Resident (Sandy Schoonmaker, 403 Berwick Way): Well, isn't there a county law about commercial vehicles on a Sunday? I'm pretty sure there is.

Mr. Mills: I think there is, Sandy. I think you're right.

Resident (Sandy Schoonmaker, 403 Berwick Way): Because one of the Board Members said that we could not do any kind of construction on our houses on Sunday. But we can. Commercial cannot. It's a county law. It's not you guys. I'm not sure that that could stop them from coming in.

Mr. LeBrun: Mike might elaborate, but as far as the CDD is concerned, they are public roads. We have to let people on the public roads. What they do at a private residence, whatever Bylaws they violate, that would be with that private entity or the homeowner. But for the roads, we have to let them in. That is non-negotiable. There's no way around it.

Mr. Mills: Why don't Sandy just basically say in her notes, that there is to be no construction work done in Baytree on a Sunday.

June 3, 2026

Baytree CDD

Resident (Sandy Schoonmaker, 403 Berwick Way): Right, commercial.

Mr. Brown: If I'm a homeowner and my roofer is saying, *"I'm going to deliver your tile on Sunday,"* do you think that I'm going to tell them, *"No, you can't come on Sunday?"*

Mr. Mills: Yeah.

Mr. Brown: No, I want that tile on my property and on my roof the next day.

Resident (Sandy Schoonmaker, 403 Berwick Way): I think the control issue is probably not going to be resolved, but maybe people with good conscience might listen to what they're saying.

Mr. Mills: Yes, exactly.

Resident (Sandy Schoonmaker, 403 Berwick Way): Because I don't think we can control it.

Mr. Brown: There is a Santa Claus too.

Mr. Mills: I can't repair stupid with duct tape.

Mr. Brown: No, I hear it.

Resident (Sandy Schoonmaker, 403 Berwick Way): Oh, and I'm also going to say, *"No commercial construction. Non-emergency."*

Mr. Mills: There you go.

Mr. Pawelczyk: If I were you, I would track whatever the Bylaws said. Use that specific language, whatever section that is in.

Resident (Sandy Schoonmaker, 403 Berwick Way): I can find it.

Mr. Brown: Well, it's either in the covenants or it's in the B parts where it talks about construction.

Resident (Sandy Schoonmaker, 403 Berwick Way): It's under building.

Mr. Brown: That's exactly where it is.

Mr. Mills: Okay. Any more for security?

Mr. Brown: Nope.

B. BCA

Mr. Mills: Alright, BCA, Jackie?

Resident (Jackie Curley, Kingswood Way): Since the last time we were here with you guys, we had a meeting and helped fund the pickleball courts. We were happy to vote that in.

June 3, 2026

Baytree CDD

There is nothing much going on. We still have three homes that are still with the attorney. As I drove here today, I saw someone taking pictures of the one house on Baytree Drive that's in violation. Lo and behold, she said that it just went on the market 17 minutes ago. So, I looked it up and it is on the market. He's been served by our attorney.

Ms. Hill: Is that the third house as you come in, the one on the right?

Resident (Jackie Curley, Kingswood Way): I don't know.

Mr. Brown: 330.

Resident (Jackie Curley, Kingswood Way): This is 330 Baytree Drive. So anyway, we're still working with all the other two cases with the attorney and moving the best we can.

Mr. Mills: If nothing else, we will move right along.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the May 6, 2026 Board of Supervisors Meeting

Mr. Mills: Consent agenda. Approval of the minutes. Were there any additions or corrections?

Mr. Brown: I sent some to Jeremy.

Ms. Hill: I gave some to Jeremy.

Mr. LeBrun: Yup. I got yours and hers this morning.

On MOTION by Mr. Brown seconded by Mr. Bosseler with all in favor the Minutes of the May 6, 2026 Board of Supervisors Meeting were approved as amended.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Mills: Mike, do you have anything?

Mr. Pawelczyk: I do not.

B. District Manager

i. CDD Action Items

Mr. Mills: District Manager.

June 3, 2026

Baytree CDD

Mr. LeBrun: We have the Action Items List. That's on there for the Board to reference. Rob will talk about a couple of these. He's already talked about one of them a little bit already. So those are there for the Board to review.

ii. Reminder of Form 1 Filing Deadline – July 1st

Mr. LeBrun: I just want to remind you that your Form 1 Financial Disclosure is due on July 1st. You may have received an email recently about it from the Commission on Ethics. I received mine two days ago. That's a form that you fill out. It's actually pretty easy if you haven't done it yet. They have an option where you can just say, "*Fill in last year's information*" and it auto populates it. It's actually really quick. So just a reminder, that's due on July 1st. It took me maybe 10 minutes to do mine.

Mr. Mills: Fantastic.

Mr. LeBrun: I sent the message out to the Board via email, but at the budget meeting last month when we presented the Proposed Budget, one of the charts had a typo. It reflected a \$200 increase, when in reality it's only a \$100 increase. There's a typo on the calculation. So, the budget was built with only a \$100 increase per lot. I just want to make sure that the Board saw that. That's all I have.

C. Field Manager

Mr. Brown: Alright. Rob?

Mr. Szozda: Okay. Let's start with the pool. The pool is complete. There were some light issues. Richard, I think we decided to fix those.

Mr. Bosseler: Yes. The lights are all working.

Mr. Szozda: Okay. I received lots of positive feedback on the pool resurfacing.

Mr. Mills: It's beautiful.

Mr. Szozda: Hopefully everyone received the same feedback.

Mr. Bosseler: They wanted to know if we should turn the heaters on.

Mr. Mills: You're kidding.

Mr. Bosseler: Should we turn the heater on at the pool? No, we don't need it.

Mr. Brown: Summer is coming.

Mr. Szozda: The resident that is in there all the time.

Mr. Brown: Ms. Jenny List.

June 3, 2026

Baytree CDD

Mr. Szozda: She said that the temperature was perfect.

Mr. Brown: She's the authority.

Mr. Szozda: Okay, so the resurfacing of the tennis courts, the guy called me last night saying that they would like to start on Monday. I said, *"That's the first I've got notice that it's on the schedule, but I don't think it will be a problem."* If the Board has no objections, I can start him on Monday. They're going to be done before the Fourth of July. That was the one of the requirements of the contract, either be done before the Fourth of July or after. Are there any objections to him starting on Monday?

Mr. Mills: I don't have any objection.

Mr. Brown: No.

Resident (Jackie Curley, Kingswood Way): No objection, but can we put a pool sign up?

Mr. Szozda: I'll put the signs up that the resurfacing starts effective Monday. My presumption is it is going to take at least three weeks to complete. I'm going to set it out until the 28th.

Mr. Mills: Yeah. Put the sign up at the front and rear gates.

Resident (Sandy Schoonmaker, 403 Berwick Way): So, they're starting on Monday to do the test and it will take three weeks?

Mr. Brown: June 8th.

Mr. Szozda: Mel, I don't think you were here last month. Mr. Ken Horn cleaned all of the monuments and also cleaned the bottom the pool. It was crusty enough so, we went ahead and cleaned it.

Ms. Hill: Were you able to get those bubbles out of the monument?

Mr. Szozda: I've got a handful of estimates that I've sent to you several times. One of them is for the bubbles. There are bubbles falling on at least two of the monuments. They seem a little pricey, but Ken said this is the best guy to have them do it. So, I'm going to catch up with you separately on about four or five things that you have. That monument repair is one of them. Okay, let's see. I talked to Richard earlier about the refreshing work, the painting. We started almost a couple years ago on painting the pool, repainting the pool building, fences and all of that. I think it's going to be closer to the Fall, so that's on my list. I figured we didn't want to do it now, as the pool has been disrupted for a while. We need to get past the Fourth of July. The raccoon trapping was highly successful. Five were taken away from here. One of the lights went

June 3, 2026

Baytree CDD

out on Old Kingswood Way. There were four lights in there. I replaced all of those with new lights. So right now, all of the monuments and all of the landscape lighting is all 5K lighting. So, we'll replace things and repair them. The Winter monument was fixed as well. We talked about the cost of lighting in the budget. Beach Electric still owes me. There are three panels that are in really bad shape. Beach Electric to me is very effective. When they sent out one guy, I was patient with him. We're fairly well spent on lighting, but we have electrical capital money that we'll probably use. I reported a streetlight that was out the other day on 13. Unfortunately, the system wouldn't take it. I did get it reported back to the guy that we ended up dealing with on the front lights. He got it reported immediately. So, they are aware of it. Yesterday or the day before, the entrance LED strip went out on the gates. Our new guy came over and he's ordered a new strip. He will put that in, but otherwise the cameras are working.

Ms. Hill: Can the guards talk to the pool now?

Mr. Szozda: Yes, they can.

Ms. Hill: And monitor who is going in and out?

Mr. Szozda: All cameras work at the pool. They see the tennis courts, they see the pool...

Mr. Brown: I asked Matt to notify the evening and night guards that with school out, keep a vigil on the pool in the evening hours and if they see kids in the pool, call the cops, wait five minutes and then notify the kids in the pool that the police are on the way.

Ms. Hill: Oh okay.

Mr. Brown: And that they're under visual surveillance. So, we know who they are.

Mr. Mills: I wonder if we could put cameras and audio at all of the places with no fishing.

Mr. Brown: We could do a loudspeaker announcement at 3:00 p.m. every afternoon.

Mr. Pawelczyk: That would work.

Mr. Mills: I'm just being facetious but it's ridiculous.

Mr. Brown: For the first time I saw someone cross my property with an e-bike.

Mr. Szozda: The golf course range, I called the enforcement at Brevard County and ran the whole situation by them. That's not what we really do. They said that it was more of a civil issue. I kind of dug right into the conversation. Where exactly do you want to go with it from here? It is probably open for discussion, if anybody wants to add into that conversation.

Mr. Brown: I think my concern is, those bridges are the original bridges from 1992.

Mr. Mills: Yeah.

June 3, 2026

Baytree CDD

Mr. Brown: When they developed the golf course, the only thing that the golf course has done on the bridge that was on our property, was they had put two sets of 2x4s that you drive on with your golf cart. That's it. My concern is no one has ever really looked at the bridges on CDD property. God forbid something happens and somebody falls into that swamp, it's our property and I assume we're going to have some liability.

Mr. Pawelczyk: We've done everything we can. It's not our bridge. The CDD doesn't need a bridge, and the golf course is responsible.

Mr. Brown: I just want to have some kind of an audit trail showing that we've done everything that we can to notify the golf course.

Mr. Pawelczyk: We sent how many letters to them and then we received responses that said that they would take care of it. We can send another one. It's on your property, so you can inspect it if you want to send this guy out and inspect it.

Ms. Hill: Can we take it down?

Mr. Pawelczyk: No, we have to give them notice.

Mr. Brown: Do you think we've got enough to protect ourselves?

Mr. Pawelczyk: We can send another letter, but I hate to send a letter saying, "*Hey, the bridge is dangerous,*" if we don't know that it's dangerous. We don't really know.

Mr. Bosseler: Can we have our engineer look at it?

Mr. Pawelczyk: We could.

Mr. Mills: But my question is, we know what these people think and what they do, not a damn thing. What are we doing? I wouldn't do anything. I would just leave the damn thing alone. If we're not liable, what the hell.

Mr. Brown: So, you think we're okay?

Mr. Pawelczyk: We can send them a letter and say that we assume the repairs that they made to that particular bridge, were structurally sound and the bridge is safe.

Mr. Mills: They are not going to respond.

Mr. Szozda: There are two bridges that are equally in bad shape.

Mr. Brown: I'm only worried about the second one.

Mr. Szozda: Okay.

Ms. Hill: The one that we are liable for.

June 3, 2026

Baytree CDD

Mr. Pawelczyk: They don't look like they're in good shape, but that doesn't mean they're not structurally sound.

Mr. Brown: No, that's true.

Mr. Mills: Okay, go ahead Rob.

Mr. Szozda: I manage four golf course properties that all have ponds. These are in the best shape of all the ones that I manage. You do a good job. Replacing the road on Baytree Drive, the guy that I was talking to about a month ago he said, *"Yep, yep. It's on our watch list. We know there's additional work there."* I talked to him today and he said, *"It's still there. I plan on repaving it."* I sent him Asphalt 365's contact information. He said, *"Sorry, we are obligated to certain contractors, so it's going to have to be one of ours. But as soon as we could get it on the schedule and get in line, the repair will be done."* So, it's on the list and it's going to be done. A couple of us, me, Jerry, Jeremy and Carol have been talking to the credit union about the trees along the fence line, getting that all cleaned up. So that's taken care of. Okay. Rick, they haven't flown them yet, but I bought a couple of 250 flags to fly in the flag poles. I am hanging them up.

Mr. Brown: I haven't seen them yet.

Mr. Szozda: Okay, I'll make sure that they get them up.

Mr. Brown: Were you able to get a new American flag for the back gate?

Mr. Szozda: Yeah, that's taken care of. Then I've got one more spare that's sitting in the office.

Mr. Brown: Thank you.

Mr. Szozda: The water bill, I sent it off to our accountant to get that taken care of to let them know that the charges are sewer based on the last 12 months and not on the usage. Okay, I think that's it for me. I can answer questions.

Mr. Mills: Alright, we have one speed limit sign coming in. Could we get a pre-treated wooden post instead of a metal one? It's going to rust again.

Mr. Szozda: We could. The receiving hole for the street size is 3 inches. So, if I can find one of those, we'll go ahead and put them in.

Mr. Mills: It might be a good idea also, Rob, to go ahead and check all of the other ones and make sure that they're sound as well.

Mr. Szozda: Okay.

Mr. Mills: So, nobody hit that sign. The pipe just rusted completely off.

June 3, 2026

Baytree CDD

Mr. Szozda: I've talked to Jeremy about it previously, because Richard knows, as many signs as you have, we probably can go around and inspect every one of them for paint stability. We straightened them about a year ago, I think. So yeah, we'll do a very thorough inspection.

Mr. Mills: Just in case.

Mr. Szozda: I have eight that I'm going to replace the sign names because they are in poor shape. We'll go ahead and get that done as well. Okay.

Mr. Mills: Is that it?

Mr. Szozda: That's it.

Mr. Mills: Okay, thank you.

EIGHTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Mills: Treasurer's Report, Jeremy?

Mr. LeBrun: In your Check Register, from your General Fund, you have Checks #263 through #271 and ACH payments for utilities, for a total of \$63,154.35. In the Payroll Fund, we have Checks #50753 through #50757, in the amount of \$923.50. Your total Check Register is \$64,077.85. Behind that you have your register. If there are no questions, I just need a motion to approve the Check Register.

On MOTION by Mr. Brown seconded by Mr. Bosseler with all in favor the Check Register for April 2026 in the amount of \$64,077.85 was approved.

Mr. Szozda: I did forget to mention that I ground a whole bunch of sidewalks. We went down Baytree Drive, Daventry Drive, Birchington Lane, Sandhurst Drive and Bradwick Way. There were 71 on Baytree Drive alone. There was a total of 139 areas. The contractor was here for a few days, just trying to take care of issues.

Mr. Mills: Wow. Okay.

B. Balance Sheet and Income Statement

Mr. Mills: Balance Sheet and Income Statement?

Mr. LeBrun: Yes. We have your unaudited financials. Those are through April 30th. No action is required on the Board's part. Those are just there for your information.

June 3, 2026

Baytree CDD

Mr. Brown: Our gas budget is \$7,000 over the annual budget so far for this year. I am assuming that is because of heating the pool during the freeze?

Mr. LeBrun: Yeah. I asked the county why. They didn't bill for two or three months. That's why you see that real large bill. But, yeah, it was unseasonably cold and the heaters just ran to keep it a temperature that was bearable. Yeah, that was the increased cost for those, due to that cold snap for so long.

Mr. Mills: Well, plus the gas prices have gone up.

Ms. Hill: Yes.

Mr. Mills: Yeah, natural gas has gone up.

Mr. Brown: We've spent so far this year, almost \$17,000 just on gas.

Mr. LeBrun: We shouldn't spend any more the rest of the year.

Mr. Brown: I mean, it's the summertime. I just did the calculation. It was \$7,000 just for January, February and March. Wow.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Mills: Supervisor's Requests. Richard?

Mr. Bosseler: I just want to provide a recap on pool. The pool was closed for five weeks from April 15th through May 20th. They came in as they said that they were going to, to get the resurfacing completed. We had a little hiccup getting started, because of the rain and somebody kept turning off the water on the pump. Once we got by that, Brevard Pools, in my opinion, did a great job.

Mr. Mills: They did.

Mr. Bosseler: The owner, Keith, was very responsive. I was there several times and was concerned that only one person was working, but this guy did a wonderful job.

Mr. Mills: He did.

Mr. Bosseler: He likes working by himself. He did 90% of it.

Mr. Brown: Where was that pump located?

Mr. Mills: Right along the street?

Mr. Bosseler: This corner.

Mr. Brown: The one on National Drive? That's not the pump.

Mr. Bosseler: No. He had his own pump to pump out the water.

June 3, 2026

Baytree CDD

Mr. Brown: So, it's in the pool?

Mr. Szozda: It was in the pool area, on the edge of the pool.

Mr. Brown: Somebody turned it off?

Mr. Bosseler: Our water was hooked up to it to keep the pump going.

Mr. Brown: Right.

Mr. Bosseler: And then they pumped it out to the street. Somebody walked by and said, *"Oh, that water probably shouldn't be running"* and turned it off. He burned out two pumps.

Mr. Brown: Is that near the pool? We have a camera.

Mr. Bosseler: Right on the corner.

Mr. Brown: So maybe that's under the camera. Would the camera see that? Maybe we could find out who did it and send them a bill for the two pumps.

Mr. Bosseler: I don't think he billed us for the pumps.

Mr. Szozda: He did not.

Mr. Brown: Okay, forget it.

Mr. Szozda: In our defense, he took no precautions. He finally put a sign on the spigot.

Mr. Brown: Okay.

Mr. Bosseler: So, all in all, the pool resurfacing cost was \$65,750, less the insurance claim of \$18,300.

Mr. Mills: Wow.

Mr. Bosseler: Rob and I both have inspected the pool, as well as Jamie and it's 100% in great shape.

Mr. Mills: Yup. Thank you for facilitating all of this, Richard.

Mr. Bosseler: You're welcome.

Mr. Mills: Great job. Alright. Rick?

Mr. Brown: Nothing.

Mr. Mills: Jan?

Ms. Hill: I'm good.

Mr. Mills: I have a few things, of course. Hey, we're good. It's only 2:23 p.m. I think we should address the fact that the CDD doesn't have any policing powers. It seems like each one of us, sooner or later will get a call from a resident about kids fishing in their lake, blah, blah, blah. We have no policing authority whatsoever on any of the legal issues that are happening in the

June 3, 2026

Baytree CDD

community. So, people need to call the sheriff, not the CDD. I mean, it's good to let us know, but at the same token, we can't do anything.

Resident (Sandy Schoonmaker, 403 Berwick Way): The fact is that the kids are from my neighborhood and they know that we send letters, so it is tricky with me sending all of this stuff out, but is there any other type of issue besides the fishing that I can include in this comment that I'm going to put in there, that if there are any violations, such as fishing in ponds? Is there anything else besides that?

Mr. Mills: I'm trying to think of the call that I received the other day

Resident (Sandy Schoonmaker, 403 Berwick Way): People are running stop signs but...

Mr. Mills: I would just say if there is a legal issue or a law issue, please do not call the CDD. Call the Sheriff's Office.

Mr. Pawelczyk: Criminal or traffic infraction.

Mr. Mills: There you go.

Resident (Sandy Schoonmaker, 403 Berwick Way): Can I say, for example, fishing in the ponds?

Mr. Brown: Yeah.

Mr. Mills: Yeah.

Resident (Sandy Schoonmaker, 403 Berwick Way): Can I say that, really?

Mr. Mills: Sure.

Resident (Sandy Schoonmaker, 403 Berwick Way): Okay, if there are any criminal issues.

Mr. Brown: Running stop signs.

Mr. Pawelczyk: Traffic infractions.

Resident (Sandy Schoonmaker, 403 Berwick Way): Traffic infractions or fishing in the ponds. Okay.

Mr. Mills: I read the minutes and Jan had a concern about the right-hand side going out the front gate. That's all going to be corrected. So, does anybody else have any comments? If not, I'll request a motion for adjournment.

June 3, 2026

Baytree CDD

TENTH ORDER OF BUSINESS

Adjournment

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

Signed by:

Jeremy LeBrun

665CD7AA7BB8455...

Secretary / Assistant Secretary

DocuSigned by:

Melvin Mills

78C12389045140B...

Chairman / Vice Chairman