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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, **August 5, 2026** at 1:30 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum:

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

Also present were:

Jeremy LeBrun	District Manager
Rob Szozda	GMS
Scott Cochran *(via phone)*	District Counsel
Cole Landrau *(via phone)*	District Engineer
Josh Speers	US Lawns
Greg Christovich	Baytree Golf Manager
Residents	

FIRST ORDER OF BUSINESS **Roll Call**

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

Mr. Mills: Before we go any further, I'm going to have Mr. Rick Brown introduce his guest. Rick?

Mr. Brown: It's actually not a guest. It's hopefully a new partner. I would like to introduce Mr. Greg Christovich from Christovich and Associates. As you may know, the golf course has been sold. It was sold to a group, I think it's called The Walden Golf Group. Pinnacle Golf Properties is going to be the managing piece of the course. Greg has been working with both groups for quite a while and will be the point person here onsite, probably for the foreseeable

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

future. So, he's going to be the go-to guy or his associate, who we haven't met yet here at the golf course, pretty much full-time in the beginning and then eventually a couple of times a week if something is going on. Welcome to Baytree. We are very happy you are here, as you can probably tell, and we are really looking forward to working out a great working relationship with you because the better the golf course is, the better our property values are.

Mr. Christovich: Amen. For sure.

Mr. Brown: Welcome and introduce yourself and tell us what it's all about.

Mr. Christovich: Yeah, sure. Thanks, everybody and good afternoon. As Rick said, I'm Mr. Greg Christovich. My partner in crime on this deal, is a gentlemen named Mr. Tony Johnson. He's in Sarasota. So, I'm sort of here on the ground taking care of all kinds of transition stuff, which includes some of the stuff that you don't see, like getting people on payroll and switching over vendor accounts and all that kind of thing. I've also got a tremendously long project list of just getting the place cleaned up. In fact, I met with Josh before the meeting. Coincidentally, they wrote up a proposal to clean up the grounds for somebody who was potentially going to buy the golf course six months ago. Hopefully that work won't have gone for naught. But yeah, initially it's just to get the team rallied up, build their morale. They're as excited as you guys are for us to be here, because they've been under resourced for quite some time. In fact, we posted an ad this morning for golf course maintenance personnel, so we can get to work out there. I have an Airbnb. I bought a one-way ticket. Right? I live in Jacksonville. I actually lived in Melbourne Beach for 10 years. So, I know the territory pretty well. My relationship with Pinnacle and Walden is a good one. Walden Golf is a New Jersey based company. They're actually a large commercial real estate firm, whose CEO fell in love with golf about two years ago. So, in the past two years they've bought 28 golf courses and Pinnacle Golf, which is based in Charlotte, manages most of them for them. They are a great bunch of people, very down to earth, very free flowing with resources when we need them. I just did a similar transition in Hilton Head, at a club called Bear Creek. We probably spent $40,000 in the first month just fixing things, getting equipment that we needed, all of that kind of thing. So, we're excited to be here. Good bones, right? Everybody says that. If you read the reviews, everybody loves the golf course layout. We just got to step it up. We got to step it up for sure.

Mr. Mills: Greg, when’s settlement?

Mr. Christovich: We closed Friday.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. Mills: You closed on Friday?

Mr. Christovich: Yeah, our first day was last Friday.

Mr. Mills: Oh, good.

Mr. Christovich: Yeah, I wouldn't be here if we hadn't closed. There is nothing for me to do. I came down on Wednesday and I kind of wanted to dive in a little bit, but the prior owner was sort of hovering and didn't want me to talk to people and didn't want me to do much, so I was sort of sneaking around. I've known Mr. Charlie Staples for 35 years, so I know how he operates. I've sold him several golf courses, and I've bought some from him as well. In fact, I sold him a club over in Brandon, Florida, called River Hills. It's been 20 years ago. Four years ago, the Homeowners Association (HOA) bought it from him. I helped him buy it back. Needless to say, it wasn't nearly in the condition when we got it back, as it was when we sold it to him. But anyway, they just have a different M.O. Right? That's their thing. So, we're in it for the long term and we're about the quality, for sure.

Mr. Mills: You may be getting a call from Eastern Florida State College. They have a golf tournament every year. In fact, this year it's at Rockledge Country Club.

Mr. Christovich: Okay.

Mr. Mills: I told them that our golf course had just been sold and there was a rousing applause.

Mr. Christovich: Oh, good.

Mr. Mills: Yeah. So, they will probably be in touch with you.

Mr. Christovich: That's great.

Mr. Mills: For next year.

Mr. Christovich: Thank you. Yep.

Mr. Mills: Are there any questions?

Resident (Not Identified): I did go on your website and look at a few things, and I was impressed with the mission statement. The first mission statement is always well written, but they're only as good as the commitment behind them. But to that note, there was one golf course that was recently approved. I'm not sure, but I think that it was in Celebration. They received an award for being one of the top 25 improved golf courses in the country. Having lived here for 25 years, I can remember scratching off at this course.

Mr. Christovich: Sure.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Resident (Not Identified): It was immaculate.

Mr. Christovich: Yeah.

Resident (Not Identified): I'm sad to say that it has really deteriorated, in recent years. So, I have great hopes that this will be your second entry.

Mr. Christovich: We would love to make that list for sure.

Resident (Not Identified): Absolutely.

Mr. Christovich: Well and honestly, I'm all about actions speak louder than words. So, I can stand up here and say all of the things that you want to hear. But the proof will be in the pudding, right? So, give us some time. We have a long road of hope, for sure. Okay?

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

Mr. Christovich: I believe that Jackie and Rick are going to coordinate a meeting with the respective CDD and HOA. You can coordinate that with me.

Mr. Brown: Definitely.

Mr. Christovich: Give me a couple weeks and we'll figure out a time to sit down. I'll get Tony over here as well.

Mr. Brown: I play twice a year or twice a week. So, I'll see you and you can tell me when the timing is appropriate.

Mr. Christovich: Sounds good.

Mr. Brown: Good.

Mr. Christovich: Thank you, everybody.

Mr. Brown: Welcome to the hood!

SECOND ORDER OF BUSINESS Public Comment Period

Mr. Mills: Alright, we'll go to the public comment period. Are there any comments from the audience?

Mr. LeBrun: We just ask that you state your name and address and keep it to three minutes.

Resident (Jane Mercadante, 8017 Kingswood Way): I just wanted to thank Josh for all of his hard work.

Mr. Speers: Thank you.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Resident (Steven Bossinger, 1013 Balmoral Way): One question. I don't know the appropriate time to ask this question. The storm drains on Balmoral Way have grass growing up about this high and is catching a lot of stuff. Who is responsible for the care of this?

Mr. Szozda: I clean them out at least once in a month. Which one? Towards the far end of Balmoral?

Resident (Steven Bossinger, 1013 Balmoral Way): Yeah, the far end. There's one right next to us that has debris and then one further down next to the reserve. The grass is growing up and it's catching stuff. It looks terrible.

Mr. Szozda: Are you talking about in the drain itself or around the drain?

Resident (Steven Bossinger, 1013 Balmoral Way): Around the drain.

Mr. Szozda: Okay. Yeah. I probably need to get somebody to come out.

Resident (Steven Bossinger, 1013 Balmoral Way): Just outside of the grate, grass is growing.

Mr. Szozda: Yeah, I'll get someone to check it.

THIRD ORDER OF BUSINESS Landscape Report

Mr. Speers: Since last meeting, we had a few events happen. We replaced the pump again on Baytree Drive. There's no expense to you guys. There was a headache. That's the third pump that's been there since we've taken over. You guys only had to pay for it once. So, there is a new pump there. When we put another new pump in, we found other things happening with the pressure building. But everything has been resolved. I had the annuals taken care of. All new annuals have been put in. Today, ECOR is doing six months of preventive treatment on all of the ornamental palms. They were injecting all of the trees today. That was taken care of and you're on schedule for that. While they were there, both Mel and Rob noticed that the wall was vibrating because of how many bees were inside of that wall. So, we're going to get that taken care of. Mel and Rob said to go ahead with that. The mulch is going down tomorrow. All communities will be mulched tomorrow. If it rains, it will be done on Friday. Mostly all of the plant material from the freeze damage, has been taken care of. There are a few lingering items. The delivery showed up and it's not the quality that we want to put in, so there’s a few lingering things that still need to be put in. There are some other items that wasn't on that proposal, that you'll still see us coming in and planting. At the time of the freeze, we thought that this would be

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

okay or this wouldn't. So, there are other things that aren't on that proposal that we're not going to nibble down. You don't have to come back and ask for it. We're just taking care of that on our own. What else is there? The mulch is done, that's done.

Mr. Mills: The replacement of all the plantings from the freeze.

Mr. Speers: Correct. I'm trying to think what else we got going on.

Resident (Jackie Curley, 8040 Kingswood Way): I just have a comment, just because of the way things have been handled before. From this point forward, when you do a seminar, if you will just copy Mel, myself and you, we'll coordinate it, instead of going through the Social Committee.

Mr. Speers: Got it, done.

Resident (Jackie Curley, 8040 Kingswood Way): That would be great.

Mr. Mills: As long as you do it at the end of October or early November.

Mr. Speers: We can do it in October. I'll send over some dates to see what works best.

Mr. Mills: Okay. That would be great.

Mr. Speers: Other than that, everything is working well. There are side projects that have been ongoing for a long time. There's always something going on here. We're still trying to get an estimate for the community for transferring the two-wire system into the community, as far as irrigation, like we did at the entrance. We're not there yet. It's the worst time of year for us, so I'd be lying to you if I had a timeframe of when that would be completed. We're working on it. Other than that, it's raining every day.

Mr. Mills: Did you get us any quotes on Phase 2 of the two-wire system?

Mr. Speers: No, that's what I was referring to, that we're still working on. We're not there. I mean, we have an estimate of where we think it could come in at, but I don't want to say anything definite until we have the actual exact number. But, yeah, we're still working on that.

Mr. Mills: Okay. Are there any other questions from the Board? Okay, we'll move along.

FOURTH ORDER OF BUSINESS **Engineer's Report**

Mr. Mills: Engineer's Report?

Mr. LeBrun: Yeah, we should have Cole on the phone. Hey, Cole.

Mr. Landrau: Hello. There's nothing additional to report at this time. If there are any questions, I'm happy to answer them.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. Mills: Does anybody have any questions from the Board? Jan?

Mr. Darby: We've executed that agreement. Do they have a timing for that?

Mr. Brown: We have to vote on it.

Mr. Mills: We have to vote on it today. We couldn't do it at the workshop.

Ms. Hill: We'll work out the details. Basically, we agreed to do it and now we have to get the paperwork.

Mr. Mills: Yes.

Ms. Hill: And go through it. We want to make sure that all of the details are there. When I went through the contract, I'm not sure who pays for the different fees that are associated with permits and all of that. It didn't specify that.

Mr. Mills: Are your permits included in your pricing?

Mr. Landrau: Yeah. There are usually no permits associated with repaving, unless there's something local that I'm completely unaware of. So, I guess the answer would be yes.

Mr. Mills: Okay.

Ms. Hill: I went back to the paperwork, when we did the sealing before those were included. So, I was just making sure.

Mr. Mills: Okay, great.

Mr. Landrau: They just wrote that it was specifically included in that contractor's bid. Yeah, they will be.

Ms. Hill: Okay.

Mr. Mills: Okay, great. Is there anything else? If not, thanks again for being on the phone.

Ms. Hill: Yes.

Mr. Landrau: Have a great day. Thank you.

Mr. Mills: Thank you, you too.

Mr. Darby: Thanks, Cole.

Mr. Mills: Next are the Community Updates. Oh, before we get into that, our attorney, Mike, is on vacation so we have Scott Cochran, who is also on the phone. Welcome to the Board Meeting, Scott.

Mr. Cochran: Thank you so much. I'm glad to be here. I know Mike misses being with you all, but I'm happy to fill in for him today.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. Mills: Okay. You have big shoes to fill.

Mr. Cochran: I know.

FIFTH ORDER OF BUSINESS Community Updates

A. Security

Mr. Mills: Alright. Community Updates, Security, Rick?

Mr. Brown: No report.

B. BCA

Mr. Mills: Jackie, BCA?

Resident (Jackie Curley, 8040 Kingswood Way): We had our quarterly meeting last week. Everything went well. We're kind of adjusting a lot of the social stuff. We still have a committee, but now we have a Board Member assigned to the committee, like we do other committees. That's a change there. Also, we have three homes that we talked about last time. One came into compliance and paid their fine. One is going to small claims court and the third has a little bit more time before we proceed into foreclosure. That house is on the market as well. The price has been lowered $10,000 about every two weeks. So, it's down about $40,000 now. Anyway, it's in rough shape.

Ms. Hill: That house is $40,000?

Mr. Darby: It’s down $40,000.

Ms. Mills: It’s lowered.

Resident (Jackie Curley, 8040 Kingswood Way): That's kind of what's going on. The other thing is, in the front, I kind of had this idea I’ve passed by some folks. Instead of having a blank sign when there was nothing going on, because we don't always get people to read the newsletter, I'm going to put on there that I'm looking for an AVM for Windsor. Because I think that might catch people's eyes because they're reading as they're waiting for the arm to go up. Anyway, that's kind of an idea there. Then finally, the BCA Board would like to propose or to talk to the CDD about, not our reserve funds, as we will keep our reserve funds, but we would like to think seriously about not holding on to some of that money that we have. I went out and took a ride with Mel. A couple of things that we would like to see happen, is because of the merging of Turnberry, we would really like to put a nice bench in the Turnberry area. We looked at only a few areas where it could go and we thought about maybe even having a bench where

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

right before you come into Hamlet on the right-hand side, as the golf carts come across. You could sit there and look at the pond and watch the golfers come across. The other thing that was really big, is we would really like for you to consider shuffleboard. We know that the equipment could be an issue. So, we were thinking that maybe it could go in the pool area. There's not really any room in the pickleball area, but we could maybe do something in there where people would have to use their key to get it so it wasn't exposed to just anyone. Then the final thing, the playground is not being utilized because it's just too hot. You can't even touch the equipment out there, midday. Maybe a canopy or something could be installed. Those are just some ideas that we thought we would put forth for you guys. We find that those are structuring items that would be long lasting versus investing in things that we think that the money was left behind for really more structural things versus maintenance. So, we wanted to approach you guys and put it out there, for you guys at some point to discuss, think about and get back to us. I cannot commit to a dollar amount because my financial advisor had surgery this morning,

Ms. Hill: Oh, really? He had surgery this morning?

Resident (Jackie Curley, 8040 Kingswood Way): Carpal tunnel surgery. So, he can't write any checks. No but anyway, that's the final thing from the BCA to the CDD.

Mr. Darby: Jackie, can I ask a couple questions?

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

Mr. Darby: First of all, can you just give us a round number of the amount of money that would be available?

Mr. Brown: There's at least $100,000 and you want to keep $40,000.

Mr. Darby: $100,000 that you're willing to donate to the CDD for infrastructure improvements. Is that right?

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

Mr. Brown: I don't think Artie would go that far.

Mr. Mills: No.

Mr. Darby: Even to $80,000, I'd say.

Resident (Jackie Curley, 8040 Kingswood Way): I thought it was more around $75,000, to be honest with you.

Mr. Darby: Okay.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Resident (Jackie Curley, 8040 Kingswood Way): Because I know he's holding back some as a reserve. I mean, we need to.

Mr. Darby: Yeah, no, I understand.

Resident (Jackie Curley, 8040 Kingswood Way): As you can see, the lawsuits could kill us.

Mr. Darby: So let me just speak to the shuffleboard. When we went through the quote before, the tennis court company, Nidy, gave us a quote for the shuffleboard on the current pad that was the bocce ball court and it was $19,000. To put paint on concrete for $19,000, seemed to be ridiculous. So, we tabled it at that point in time, moving in favor of getting the pickleball and the tennis courts done. That is not to say that we didn't want to do the shuffleboard, but I think more time needs to be spent. I think, frankly, Nidy thought that we wanted to tear up the concrete, re-lay it and then paint it and that's where the $19,000 came from. So, we need to explore that further. But it was actually the intention of this Board to have shuffleboard, as well as pickleball and the tennis court. So, I don't think that's going to be a big issue, as long as it's reasonable. But now that you have $75,000 to spend, who knows?

Resident (Jackie Curley, 8040 Kingswood Way): Yeah, I'll get more of a number. I did call Artie. I did text him. Of course, I didn't know that he was having surgery today. But anyway, we can get back and talk more numbers with you. But those were just some of the ideas. I will tell you, number one on the list, is to do something for Turnberry.

Mr. Darby: Well, you're just talking about a bench, but that's not hugely expensive.

Mr. Mills: Where they want to put the bench unfortunately, is just down to the ground, so it will have to be filled.

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

Mr. Mills: Then we have to do an ADA pad, so that the wheelchair can go in. That's going to be fairly expensive. Do you want us to get a price on that or do you want your people to get one?

Resident (Jackie Curley, 8040 Kingswood Way): I think you should.

Mr. Mills: Rob. I'll show you where it's at.

Mr. Szozda: Okay.

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

Mr. Mills: It will have to be backfilled and compacted.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Resident (Jackie Curley, 8040 Kingswood Way): I think the second item would be the shuffleboard.

Mr. Darby: Yeah, we need to take a look at some.

Mr. Szozda: I will get some prices.

Mr. Darby: Yeah, they just need to understand that they were talking about using the existing concrete pad. Frankly putting some paint down on it, should be relatively inexpensive.

Mr. Mills: Artie's son-in-law said that he would be happy to give us a price.

Mr. Darby: Fantastic. Mr. Mike Willis?

Mr. Mills: Yes. Mike Willis Construction.

Resident (Jackie Curley, 8040 Kingswood Way): If you need to know where that second bench would be, let me know.

Mr. Szozda: Okay.

Mr. Mills: Yep. I'll show you where that place is, that needs to be filled and then we'll get the prices and give them to you.

Resident (Jackie Curley, 8040 Kingswood Way): Then Artie and I will sit back and talk about the finances of it.

Mr. Mills: Okay, perfect.

Mr. Bosseler: Mel?

Mr. Mills: Yes.

Mr. Bosseler: First of all, thank you. I think the direction you're going in is wonderful and you're going to help the community accelerate our improvements. As far as the canopies, they have improved them immensely over the last few years. I've always wanted one in the corner of the pool area, in that back corner to the right of the restrooms and then we can move the tables out and include a little umbrella. That would be perfect. If you don't mind, I'll work with Rob and we'll start getting bids.

Resident (Jackie Curley, 8040 Kingswood Way): No, I don’t mind.

Mr. Bosseler: As far as the playground, you know, we spent a lot of money on that. I would love to get sails over that. Anything to get more use. That would be great.

Resident (Jackie Curley, 8040 Kingswood Way): That would be awesome, because that's what we're hearing why it's not being used. To bring a small child, it’s very hot to the touch.

Mr. Darby: That makes sense.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. Mills: The only issue we would have, is during hurricanes, they would have to be taken down and put back up.

Mr. Darby: Right.

Mr. Mills: So, Rob, would you and Rich get a quote on those sails?

Mr. Bosseler: Yes.

Mr. Mills: Both for the pool and the playground.

Mr. Bosseler: They have permanent structures now. Once you put them up, they're up.

Mr. Mills: Oh, really?

Mr. Bosseler: They are hurricane resistant.

Mr. Mills: Oh, wow.

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

Mr. Mills: Okay? We need that quote by next week. Is that all right? Anything else, Jackie?

Resident (Jackie Curley, 8040 Kingswood Way): That's it. Anything for me from the Board?

Mr. Mills: No. Thank you for all you do. You spend a lot of time and it doesn't show, but it's greatly appreciated.

Resident (Jackie Curley, 8040 Kingswood Way): You're welcome.

SIXTH ORDER OF BUSINESS Consent Agenda

A. Approval of Minutes of the June 3, 2026 Board of Supervisors Meeting

Mr. Mills: Consent Agenda. Are there any additions or corrections to the minutes? I assume that they have already been given to Jeremy.

Mr. LeBrun: Yes.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Minutes of the June 3, 2026 Board of Supervisors Meeting were approved.

SEVENTH ORDER OF BUSINESS Agenda

A. Public Hearing

Mr. Mills: Next on the agenda is the public hearing.

Mr. LeBrun: I need a motion to open the public hearing.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Public Hearing on the Budget for Fiscal Year 2027 was opened.

Mr. LeBrun: Alright, the public hearing is officially open. There are two items. If the Board is okay, we will just explain the items and then we can get comments.

i. Consideration of Resolution 2026-02 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. LeBrun: Okay. So, the first item is Resolution 2026-02, adopting the Fiscal Year 2027 budget relating to the annual appropriations. The other item under the public hearing, is Resolution 2026-03, imposing special assessments and certifying an assessment roll. You guys have been working on the budget since March, I believe. This is it. This is the final step of it. You guys approved the Proposed Budget a few months back and today is the day when the Board actually adopts the budget. It has everything included that's been discussed up to this point. It does have the $100 assessment increase going towards reserves where that money would be earmarked towards. We can take any public comment and then the Board can discuss it.

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

Mr. LeBrun: We should take comments from the public first.

Mr. Mills: Okay. First of all, I would like to thank all of the community. We have gotten no negative responses whatsoever. I think you ought to know, when you go over the expenses that we put into this community this past year, it has been tremendous and it's continually popping up. Upgrades to the front monument electrical situation is $5,000 and the list just goes on and on and on. So, I'm glad that people do understand that when we raise the budget, it's because we have to. We don't have a choice. The roads are getting bad. When we get to that area, you'll find out. They've given us basically a five-year life on some of the roads. We've come up with some alternatives that the engineers have suggested that we do, that's going to help carry us through. But what we don't want to do, is to come out and assess each homeowner $4,000 or $5,000. So, we're trying to build that kitty, so when we do the final work, it won't be that expensive. So, with that being said…

Ms. Hill: I went with the engineer and looked at all of the roads. We can do some stop gap measures now and add life to the roads or we can let them go. But at that point, we would

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

have to grind and resurface them, which will be much more expensive. This way we will get more life and have our community look better, as well.

Mr. Mills: If there are no further comments, I'll entertain a motion that Resolution 2026-02 be approved.

> On MOTION by Mr. Brown seconded by Mr. Darby with all in favor Resolution 2026-02 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations was adopted.

ii. Consideration of Resolution 2026-03 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun: We also have Resolution 2026-03. Are there any public comments on imposing the special assessments? Just for the Board, I'm sure you're aware, you guys just adopted your budget with Resolution 2026-02. This resolution imposes the special assessments. This is what actually funds the budget and approves those assessments.

Mr. Mills: Are there any comments from the public? Nope. Alright, again, many thanks.

> On MOTION by Ms. Hill seconded by Mr. Brown with all in favor Resolution 2026-03 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. LeBrun: Then we just need a motion to close the public hearing.

> On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Public Hearing on the Budget for Fiscal Year 2027 was closed.

Mr. Mills: Alright. Thank you very much. Now we're back into our meeting.

B. District Goals and Objectives

i. Consideration of Resolution 2026-04 Adopting Fiscal Year 2027 District Goals and Objectives

Mr. Mills: Rob, do you want to tell us about the electrical situation, for the audience that's here? We've already basically heard about it.

Mr. Brown: What about our goals and objectives?

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. Szozda: Are you talking about the two panel replacements?

Mr. LeBrun: I think we're on 7B.

Mr. Darby: Yeah, you want to do the goals and objectives. Right?

Mr. Mills: Oh, okay. I didn't forget it. But we can do it.

Mr. Brown: I'd like to.

Mr. Mills: You can take over.

Mr. LeBrun: I can take us through the goals objectives quickly. Each year, the District has to adopt goals and objectives, according to legislation a few years back. Essentially, the Board has to adopt these goals and objectives and at the end of the year, you say if you met them or not and you just have to put them on your website. That's it. It's more of a compliance type item. For 7B, Resolution 2026-04, adopts the 2027 District goals and objectives. We just carry over the same goals as with all of our Districts. If there's no discussion, we just need a motion to approve Resolution 2026-04.

> On MOTION by Ms. Hill seconded by Mr. Darby with all in favor Resolution 2026-04 adopting the Fiscal Year 2027 goals and objectives was adopted.

ii. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form

Mr. LeBrun: The next one is the approval of the Fiscal Year 2026 goals and objectives and authorizing the Chair to execute the final form. We don't meet again until after the end of the fiscal year, so this is just authorizing the Chair to sign off on this year's goals, so we can put them on the website.

> On MOTION by Mr. Brown seconded by Mr. Darby with all in favor authorizing the Chair or Vice Chair to execute the completed Fiscal Year 2026 goals was approved.

C. Consideration of Fiscal Year 2027 Contract Renewals

i. Aquatic Management Services Agreement with ECOR Industries

Mr. LeBrun: The next item is to consider the Fiscal Year 2027 contract renewals. The first one is with our aquatics vendor, ECOR. We provided an updated contract in your agenda packet. We've got the pricing from them. We factored that already into the budget. Their price

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increase was modest. We are extremely happy with them. Your lakes probably look the best out of any District that I see. So, we would recommend continuing with ECOR and renewing that contract, if the Board is okay with that. We just need a motion.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Fiscal Year 2027 contract renewal with ECOR Industries for aquatic management services was approved.

ii. Landscape/Grounds Maintenance Services Agreement with US Lawns

Mr. LeBrun: The next one is the Landscape/Grounds Maintenance Services Agreement with US Lawns. Counsel drafted all of these agreements. This is just a continuing with US Lawns for an additional year, based on the current terms of the contract.

Mr. Mills: There's no increase in price.

Mr. LeBrun: It is what was in the agreement. I believe there's a percentage increase that starts in October.

Mr. Darby: I think it is 5%.

Mr. Mills: It's minimal.

Mr. LeBrun: Yeah. Very minimal.

Mr. Mills: Josh wanted to raise it 7% and I said, *"How about 5%?"*

Mr. LeBrun: Okay. So, if the Board's okay with us continuing with US Lawns, we just need a motion to approve that agreement.

On MOTION by Ms. Hill seconded by Mr. Darby with all in favor the Fiscal Year 2027 contract renewal with US Lawns for landscape/grounds maintenance services was approved.

iii. Security Services Agreement with DSI Security Services

Mr. LeBrun: The last one that I have is the Security Services Agreement with DSI. There was no increase in price. They kept the price level for another year, which was really good. But we did add some money into the budget, because sometimes the Board likes to give raises or bonuses around Christmas time. So, we put that in there just to kind of keep that. If you don't use it, it's still there. It doesn't go anywhere. But that's kind of built in as a buffer. So, if the Board is happy with DSI Security, we just need a motion to approve that.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

On MOTION by Mr. Brown seconded by Ms. Hill with all in favor the Fiscal Year 2027 contract renewal with DSI Security Services for security services was approved.

D. Consideration of Agreement for Electrical Service and Lighting Panel Replacements with Beach Electric

Mr. Mills: Now we'll go with the electrical service. Rob?

Mr. Szozda: There are actually three panels that need to be replaced. This is for two of them, including the electrical panel for the back gate. The entire bottom is rusted out and it needs to be replaced, just strictly from a safety issue. Then the other one is for the main entrance, where we have the timer. It's doing the same thing. The bottom is basically rusted out. Those panels need to be replaced. I believe these are aluminum. The third one is actually at the pool. They just need to give me the bid for that one. From last year to this year, we went through every electrical panel, everything that needs to be replaced to keep it up to code.

Mr. Mills: So, they are definitely using aluminum now instead of steel?

Mr. Szozda: I can confirm that but I believe that's what I saw.

Mr. Mills: Yeah. Let's make sure that's true.

Mr. Szozda: They're pretty diligent. They actually replaced all of their stainless steel screws.

Mr. Mills: Just from my experience, I have aluminum timer boxes outside. The rivets that are holding the door on, are all broken off. So, make sure that they have stainless steel rivets.

Mr. Szozda: Okay.

Mr. Darby: Rob, would this solve the GFIC issues that we have when the Christmas lights are on?

Mr. Brown: No.

Mr. Szozda: I don't think so. It's rain, it's weather. It's just the sensitivity, the cheapness of the GFIC, is what I would say.

Mr. Darby: So how can we address that?

Mr. Szozda: I will re-address it. We replace almost everything. The power could be coming in really dirty. That's a possibility. Then it's simply between coming on and what is tripping it.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. Mills: But I remember from the meeting after December, we talked about that there is a compound that they can put between the positive and the negative, where they plug them together. You can get it at the Home Depot, so that the water doesn't get into that. I think that's been the issue.

Mr. LeBrun: We were going to ask the vendor to put a cover inside of it where the connection is.

Mr. Mills: Yeah.

Mr. LeBrun: Inside of a case or a box. We can request that.

Mr. Darby: So, have we done that? Jeremy, are they able to do that?

Mr. LeBrun: When they start getting to the installation of them, we're going to ask them to do that.

Mr. Mills: That would be for Rick to handle.

Mr. Brown: That's on the October agenda.

Mr. Szozda: It’s not that far away.

Mr. Darby: No.

Mr. Brown: But this proposal is just for two of the panels, right?

Mr. Szozda: Yes.

Mr. Brown: So, we still have to do the one at the pool.

Mr. Szozda: Yes. They're a small company. They scramble to do a lot of work. I’m just waiting for them.

Mr. Brown: But this proposal covers the two? Front and back?

Mr. Szozda: Yes.

Mr. Brown: Okay.

> On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Agreement for Electrical Service and Lighting Panel Replacements with Beach Electric was approved.

E. Consideration of Agreement for Gate Motor Replacement with Gate Control Technologies

Mr. Szozda: The next one for me as well, is the placement of the gate arm up front. Rick has already been ripping me about its performance. It has been a little bit troublesome. He's been

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out here a few times. I don't know if he's going to get out here today. I've already notified him about that. I do my tour after this meeting. It's been working on and off. So, we'll make sure he checks it. We approved all of this at the last meeting. So, we're just clarifying. The contract has been approved.

Mr. Brown: Yes.

Mr. LeBrun: We need a motion to accept the gate motor replacement with Gate Control Technologies.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Agreement for Gate Motor Replacement with Gate Control Technologies was approved.

Mr. Mills: I thought that was already budgeted.

Mr. LeBrun: At the workshop, there was consensus to move forward. Counsel drafted the actual agreement.

F. Ratification of Dewberry Work Authorization Number 2026-03 for 2026 Roadway Resurfacing Project

Mr. Mills: Now we do the ratification of the Dewberry Work Authorization. Do I hear a motion?

Mr. Brown: I have a comment. In talking with Greg, I mentioned that we were looking at re-sealing some of the roads. He would like to be advised about that, because he may want to see if he could have them also do the roads coming into the golf course. It would help defray some of the mobilization costs. So, I think as we move forward, we should keep him advised of what's going on.

Mr. Mills: I agree. The only problem is that the roadway needs to be ground and repaved. It's so rough.

Mr. Brown: Maybe parts of it they can seal.

Mr. Mills: Yeah.

Mr. Brown: I can give them the name of our engineer and have him come out and take a look at it.

Mr. Mills: Okay.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. Brown: We're not going to do this until after October, right?

Mr. Mills: Right.

Mr. Brown: I would do it after the hurricane season.

Ms. Hill: We don't want it done when it's raining. The last time it was done was in September and that was a mistake.

Mr. Mills: Don't you think maybe we should wait until January?

Ms. Hill: Yes.

Mr. Brown: I would think.

Mr. Mills: Yeah, let's wait until January to do that.

Ms. Hill: Yeah. That would be much better.

Mr. Mills: We need to ratify that and then we'll just have them start in January.

Ms. Hill: Well, they have to do a bid, an RFP. That's paperwork. The actual structure won't start until January.

Mr. Mills: Yeah.

Mr. Brown: Have we outlined to them what we want done?

Mr. Darby: I think we're waiting for them to do a plan and tell us what needs to be done.

Mr. Brown: Okay. I just wanted to verify.

Ms. Hill: They are going to do an RFP and that's what we're going to look at, to make sure that it is really specific. It should be detailed all the way down.

Mr. Darby: One thing which may be a consideration, under Paragraph 3, where they talk about review and improve the maintenance of traffic, which I assume is a plan for how to manage traffic during the construction but not necessarily the administration of traffic management while under construction.

Mr. Mills: Right.

Mr. Darby: So, due to the issues that we had last time, we need to give that some serious consideration as to exactly how it's going to be done, who's going to do it and how much it's going to cost.

Ms. Hill: Right.

Mr. Mills: Yep. Okay, very good.

Ms. Hill: The contract includes 20 hours of coordination.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. Darby: Yeah, that 20 hours of coordination, just as a matter of point, is for $5,000 at $250 an hour, which is their upper rate for all of their engineers and services. So there's no bargain there. But the total project is $46,000 and it's pretty much just planning.

Mr. Mills: Yes.

Mr. Darby: And administration, to a certain extent.

Ms. Hill: I think the important part is to have better communication.

Mr. Darby: I agree.

Ms. Hill: Make all of the homeowners aware of what's going on, not to park their car on the street and all of that. It will make it so much better.

Mr. LeBrun: We need a motion to ratify.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor approval of Dewberry Work Authorization Number 2026-03 for 2026 Roadway Resurfacing Project was ratified.

G. Review and Acceptance of Fiscal Year 2025 Audit Report

Mr. Mills: Next is the review and acceptance of the Fiscal Year 2025 audit report. I was impressed with this report, compared to what we had been getting in the past. These guys really did an outstanding job. By the way, our audit is exceptional.

Ms. Hill: Yes.

Mr. Mills: We have met every obstacle there could be. So, we had a perfect audit, which says a lot about GMS and our Board. They did a thorough audit.

Resident (Jackie Curley, 8040 Kingswood Way): We should put that in the newsletter.

Ms. Hill: Yeah, we should.

Mr. Brown: The management letter has no recommendations.

Mr. Mills: Nope, none whatsoever. What I liked, was they even listed our assets and liabilities, which a lot of times gets missed. I will entertain a motion to approve the audit.

Mr. LeBrun: We need a motion to accept the audit and allow staff transmit it to the State of Florida.

On MOTION by Ms. Hill seconded by Mr. Darby with all in favor accepting the Fiscal Year 2025 Audit Report and directing staff to transmit it to the State of Florida was approved.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

H. Approval of Fiscal Year 2027 Meeting Schedule

Mr. Mills: Alright. The meeting schedule is next.

Ms. Hill: I have a special request.

Mr. Mills: Yes.

Ms. Hill: Can we move October's meeting one week, to the 14th, instead of the 7th?

Mr. Mills: I have no problem with that. Moving the October meeting to the 14th from the 7th. Is that okay with everybody?

Mr. Darby: Yep, I'm okay with that.

Ms. Hill: I'm going to be out of the country.

Mr. Mills: Do you want to call in? I'm just teasing.

Resident (Jackie Curley, 8040 Kingswood Way): Could you give us the dates?

Mr. Mills: Yes. October 14th, November 4th, December 2nd, February 3rd, April 7th, May 5th, June 2nd and August 4th. There are workshops on January 13th, March 10th and July 14th.

Mr. LeBrun: Once this is approved, it will be on the website.

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

Mr. Darby: While we're looking for requested changes, could the May 5th meeting be moved to the 19th or is that too close to the June 2nd meeting?

Mr. LeBrun: We only need three supervisors.

Mr. Darby: Okay.

Mr. LeBrun: Just to keep that in mind.

Mr. Darby: I can't call into that meeting. I can call in on June 2nd. Can we move it to May 19th?

Ms. Hill: Sure.

Mr. Mills: I wouldn't know why not.

Mr. Darby: That's a Wednesday.

Mr. Mills: Do you have a different day before May 5th?

Mr. Darby: I'm available from May 13th to May 20th.

Mr. Mills: Okay.

Ms. Hill: When did we move it to?

Mr. Mills: Well, we haven't decided. We're just discussing that.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. Darby: Discussing moving the May 5th meeting, which is Cinco de Mayo, to May 19th.

Mr. Mills: I have no problem with that. Is the rest of the Board okay with that?

Mr. Brown: That's May 19th?

Mr. Mills: Changing May 5th to the 19th. Is that all right?

Mr. Darby: Yeah. I'll call in on the June one.

Mr. Mills: Alright, we're good.

Mr. LeBrun: So, we are changing the October meeting to October 14th and the May meeting to May 19th.

Mr. Mills: That's right. Now we need to vote on it?

Mr. LeBrun: Yes. We just need a motion to approve it as amended.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Fiscal Year 2027 meeting schedule as amended, moving the October meeting to October 14, 2026 and the May meeting to May 19, 2027 was approved.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

i. Memorandum Regarding 2026 Legislative Update

Mr. Mills: Alright, Scott, sorry for the long delay. Do you have any information for us?

Mr. Cochran: No problem on the delay. Yeah in your agenda books, you'll find our annual legislative update memo. Throughout each year, we track the legislation that is done in Tallahassee that affects special Districts, including CDDs, but also other types. It was kind of a busy year.

Mr. Mills: Yeah.

Mr. Cochran: I'm going to review a few of them with you. We represent different types of Districts, so not all of these will apply to you all, but I'll try to highlight the ones that will. The first thing that I want to note is the first one that's on the first page of the memo, which deals with the increase in the sovereign immunity caps. That was approved by both houses of the legislature. We released this memo after that, but it hadn't yet been presented to the Governor for signature at that time. The governor did veto that bill. That bill was not approved and the sovereign immunity damage caps will stay where they are. They won't increase. The other

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provisions in that law, will also remain the same. It should keep your liability insurance premiums more level and also result in less risk as far as risk management goes. Number two, deals with rural communities. That doesn't really apply to you all. Number three, which is on Page 2 of the memo, deals with a very particular type of litigation that I don't really think this District will be involved with, so I'm going to kind of skip over that one. Number 4 on Page 3 of the memo, deals with cybersecurity services. What this new law has done, is created a way for local governments to have the possibility of applying for grants that are done at the State level to procure access to certain cybersecurity related products and services, instead of using grants to purchase those types of services through contracts that are negotiated at the State level. For most CDDs, this is not super important, as we deal with mostly public records and don't have a lot of sensitive information. So, I don't know that this will necessarily be required for this type of District or even beneficial. But we did want to present it, so your management can consider that if the need arises for those types of services. Number 5, which runs from Page 3 to Page 4 of the memo, is kind of a big one. Up until this point, the only way that a Member of a Board of Supervisors could lose their seat is either by voluntarily resigning or by having the Governor remove them, which never really happened. So, there was no way for a Board Member to be removed. But what the legislature has done now, is they've introduced a process where a registered voter within the District, can initiate a process to remove one of the Board Members. Now, there are only very specific grounds that would support a recall effort and those are outlined in the memo. It's malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties or the conviction of certain types of felonies. Even if there is one of those grounds, the process for the recall is pretty complicated. The first thing that the person would have to do, is get a petition signed by at least 10% of eligible voters within the District. Those signatures are subject to verification processes. If that hurdle gets cleared, they would then have to prepare a formal record at their own expense. If they do that, they would have to do a second petition, which would have to get approved by at least 15% of registered electors. If that succeeds, that triggers a recall referendum. The referendum is just a single-issue vote. It's similar to when you vote for individual constitutional amendments in the General Election. So, it would just be a one issue vote about removing this particular person from office. That referendum would have to be approved by a majority. In addition to those kind of procedural hurdles, the campaign finance requirements that are applicable to normal elections,

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are also applicable to these recall processes. There are significant penalties if there's any kind of fraud or abuse of the recall process. So, it's something that probably is not going to be done very often, if at all, but it does at least provide that mechanism. The case in some Districts, unfortunately, where somebody gets appointed or elected to a Board for a four-year term early on and then they just kind of go MIA, there's nothing that the District or the residents can do about it, up until this point. Now there is at least, a method to recall a person in a situation like that because sometimes it even prohibits quorums from being formed, so that the Districts can do their business. I just want to make you all aware of that one. That's kind of a significant one. There's a second Number 5 typo that runs from Page 4 to 5. This one deals with contracting. The main thing that it does, is it kind of tightens up the accountability for contractors who are doing public contracting. It requires them to pay their subcontractors and suppliers within 45 days of receiving payment for those items. It also introduces a process where if there's a contractor who repeatedly fails to do that or otherwise fails to perform public contracts poorly, they can be suspended or barred from public contracting for up to five years. So, that is something that just will enhance the accountability for contractors who are performing public contracts. Number 6 on Page 5, deals with permit fees and things like that. This doesn't directly apply with CDDs since we're not issuing those types of permits or collecting fees for them. But what it does do, is it ensures that local governments who do that, including cities, counties, etc., are only allowed to charge what they need to, to cover the actual administrative costs of doing those things. They can no longer scale those fees way up, based on the size or scope of the construction project or the cost of the construction. So, it hopefully will reduce those fees where appropriate and keep them in line. Then finally, the last one deals with electronic payments. I'm not sure if this District collects any form of payments electronically. If it does, what this law does, is starting in January of 2027, it requires an online vehicle to make those electronic payments. That's something where some Districts that collect those types of fees for certain things will be required to update their websites, probably to allow for online payments. So, I know it's kind of a lot this year, more than usual. But that's my report for now. The only other thing that I'll mention, is since we are already in August, just a reminder that your four hours of annual ethics training are due by December 31st. You just have to complete that training. You don't have to get a certificate. You don't have to take a quiz or anything like that. You just have to watch or listen to or attend one of the trainings that satisfies that requirement. Then next year, when you fill out your Form 1 financial

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disclosure, it will certify that you did that training this year. That's all I have. If any of you have any questions, I can try to tackle them or I can pass them along to Mike.

Mr. Mills: Are there any questions for Scott. Well, Scott, thank you very much. I'm going to tell my Mike that you did a better job.

Mr. Cochran: Thank you.

B. District Manager

i. CDD Action Items

Mr. Mills: Alright, moving along. District Manager.

Mr. LeBrun: Yeah. We have our Action Items List. We still have the road repair on there. The county is still supposed to be completing it.

Ms. Hill: They were doing it that Thursday.

Mr. Szozda: They called me twice, to tell me it's not being done. They are supposed to call me again next time. I appreciate them communicating.

Ms. Hill: Is there anything that we can do?

Mr. Szozda: I'm just happy that they're going to do it and do it all in one piece.

Mr. Brown: Do we know who the County Commissioner is that represents this area? Is it Lichter?

Ms. Hill: He’s up for re-election.

Mr. Mills: Is it Feltzner ?

Mr. Brown: I don't know. I'm just curious.

Mr. Mills: I'm not sure. Do you know who it is? Is it Feltzner?

Ms. Hill: Yeah.

Mr. Mills: He's up for re-election?

Ms. Hill: Yes.

Mr. Mills: Maybe we should give him a call.

Mr. Brown: I was going to say the same thing.

Ms. Hill: Send them a nice little letter as well.

Mr. Brown: No better time than election time.

Mr. Mills: Jeremy, would you have any opposition in calling the commissioner?

Mr. LeBrun: Sure, if that's what you want to do.

Mr. Mills: I would just make him aware.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. LeBrun: I don't know if you want to use your one phone call on this or you want to save it for something a little more safety related.

Mr. Brown: Well, why should we only be allowed one?

Mr. Mills: I know.

Mr. LeBrun: No, I meant like, if you wanted to use that card for this. I'm just guessing that they don't see it as like a hazard safety issue, so it's at the bottom of their list.

Mr. Mills: It could be, because it's getting deeper and deeper.

Mr. LeBrun: I'm okay doing that. Yeah, if that helps.

Mr. Mills: I could see a kid on a golf cart hitting that hole and upsetting the golf cart.

Mr. LeBrun: Okay. However, you guys want to proceed.

Mr. Mills: Yeah, if you wouldn't mind doing that. Rob can give you all the specifics. Then just call.

Mr. Brown: You are representing 461 homes.

Mr. Mills: We take care of our own roads, except this is their problem, not ours.

Mr. Brown: We have 1,000 votes.

Ms. Hill: If they had done it right in the first place, we wouldn't be in this situation.

Mr. Brown: Well, they only sent five trucks. Maybe they need to have sent six or seven to do it the right way.

Mr. Mills: They sent five trucks, 10 men and five working.

Mr. LeBrun: I'll do a phone call.

Mr. Brown: Seven were on their phones.

Mr. LeBrun: I'll also send an email, so we have a paper trail.

Mr. Mills: Thank you.

Ms. Hill: Absolutely.

Mr. Mills: That's perfect.

Resident (Jackie Curley, 8040 Kingswood Way): Do you have his phone number and contact information?

Mr. LeBrun: Yes.

Mr. Brown: Do you have them on speed dial?

Mr. Mills: Ask Jackie. We need to hire her.

Resident (Jackie Curley, 8040 Kingswood Way): It is Feltzner .

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. Mills: Alright. Anything else, Jeremy?

Mr. LeBrun: No. I appreciate the kind words on the audit. There are hundreds of hours that go into the financials. I'm not doing it, but they're going through documents and invoices and making sure everything goes together.

Mr. Mills: Please pass that on to your staff.

Mr. LeBrun: I will, absolutely. I'll let them know.

Mr. Mills: Okay.

C. Field Manager

Mr. Mills: Field Manager, Rob.

Mr. Szozda: I received a call last week from 5544 Deerfield Street in Suntree about some trees over there that need to be raised up. Apparently, we've done it several years ago. She actually called Jason and asked if we can do this again, as it's been a couple years. Josh gave me a bid for it. There are four trees and then another area that is next door to her, that she said is overgrown and she would like for that to be taken care of as well. Do we want to proceed?

Mr. Mills: If it's not ours, no.

Mr. Szozda: Well, it's our property that goes around, just like we had to cut the tree down. Remember the tree that fell over there?

Mr. Mills: Yep.

Mr. Szozda: That same 15 feet off the bank that the CDD owns. I don't look over that way a lot. It's pretty. There are other areas that are a lot worse, but its 15 feet. I think most people there, kind of take care of it down to the water. This lady, when she called me, she's like, *"Yeah, you did this before."*

Mr. Mills: You know, I've never brought this up at a meeting. Maybe we should put it on the agenda. How could we deed the land that we own over there back to the residents, so that we don't have to be bothered with this bull every time? I mean it's a royal pain.

Mr. Szozda: Oh yeah.

Mr. Mills: Not only that, we have to pay the mowers to go over there and do that side. They catch all kinds of flack. So, I think we need to maybe put it on the agenda for us to discuss that with Mike.

Mr. Szozda: Okay. Do you want to hold this matter?

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. Mills: No, I would go ahead and do it if it's ours.

Mr. Szozda: Okay. Will do. I think I've already talked to various Board Members, but I have a crew coming out next week to put in new reflectors and clean out the gutters on both guardhouses. I pulled out the growth, but there is still a lot of stuff in the gutters. So, we'll get those cleaned. I just want to mention, you guys have probably looked at the pool. One umbrella has a hole in one of the poles. I want to replace that umbrella. I will see what I can do to get another green one. I assume that they are the same age and we would just want to replace both of those and keep one as a spare. I will give you pricing.

Mr. Mills: Have you had any contact with Suntree, with the people that are running that now?

Mr. Szozda: No.

Mr. Mills: If you go out the back gate, of course when you come out of our community on the sidewalk, all of those trees on the Suntree side need to be trimmed. They are becoming a hazard. So, you might want to contact the Suntree Homeowners Master Association. I did have the phone number of the gentleman that used to be there, but he's no longer there. He left and I don't know who the new person is, but those trees definitely need to be trimmed. I've gotten two calls and I keep telling our people, *"I'm sorry, that's not ours."*

Mr. Szozda: Okay. I'll reach out to them. I did my landscape light reviews. The lights are basically on, but they need to be put up into a lighting post and a new light needs to be put in. That is going to happen next Thursday. When they put in a lot of lights up front, they just put them in junction boxes. They are starting to fall over. They need to be put into lighting posts.

Mr. Mills: The light on the Turnberry Monument, right before you get to Old Tramway Drive, is out.

Mr. Szozda: Is it? Okay. Alright. That thing in the back, US Lawns got that fixed so now you're aware of it. There is another irrigation issue by the big tree. Josh is going to get that sidewalk repaired. And that is it for me.

Mr. Mills: Are there any questions for Rob?

Mr. Szozda: Are there any questions for me?

Mr. Darby: Yeah, just one, Rob. We had a couple complaints on the lawn cutting or grass cutting on Bradwick Way, on the CDD property. For some reason, US Lawns just happened to miss it. I got a couple phone calls about it. Have we now solved that problem?

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. Szozda: Mel and I both resolved it. During my tour with them was last week I said, *"Call me or call Mel."* They were skipping them. They get jammed up.

Mr. Mills: I called Everardo.

Mr. Szozda: I told him we had a few other complaints. We have a contract and they have to meet the contract. We spoke a couple times about that.

Mr. Mills: Also, the fronds coming in on the right-hand side to the golf course, the deadwoods, they should be picked up.

Mr. Szozda: I will push them to do it.

Mr. Mills: Is there anything else for Rob? Hearing none, we'll move along.

NINTH ORDER OF BUSINESS Treasurer's Report

A. Consideration of Check Register

Mr. Mills: Check Register, Treasurer's Report, Jeremy?

Ms. Hill: I just have a question. I see on June 4th, it looks like the same checks were cut twice?

Mr. Darby: It went to different accounts. We got a negative balance here and a positive balance here.

Mr. LeBrun: Yeah, one was voided and another was recut. The first one has the negative balance.

Ms. Hill: Okay. Thank you.

Mr. LeBrun: In the Check Register for June, in your General Fund you have Checks #286 through #301 and ACH payments for utilities in the amount of $71,658.26. In the Payroll Fund, you have Checks #50762 through #50765, in the amount of $738.80. Your total Check Register is $72,397.06. I can take any questions on it? If none, we just need a motion to approve the Check Register.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Check Register for June 2026 in the amount of $72,397.06 was approved.

B. Balance Sheet and Income Statement

Mr. Mills: Balance Sheet and Income Statement.

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Mr. LeBrun: Yes. We have your unaudited financials through June 30th. We are in the final two months of the fiscal year. We're trending pretty good in most categories. At the end of the fiscal year, we'll go back and double check and recode things that might fit in a better category or if we underspent one area, we can prevent having to do a budget amendment. So, we'll make sure that everything is coded in the right spot. I talked with Jan before the meeting. I have an updated snapshot of the CDs, the maturity dates and what's in there. I'll send that over.

Ms. Hill: Yeah, there's a couple CDs that are maturing this month. We earned $3,500 in interest that we wouldn't have had, if we hadn't taken it out of the money market and put it in CDs.

Mr. Mills: Yup. Great idea.

TENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Mills: If there's nothing further, we'll go to Supervisor's Requests. Richard?

Mr. Bosseler: I want to ask Rob, did we receive the check for the insurance damage?

Mr. LeBrun: Yep, we got it. We cashed it. We're good.

Mr. Bosseler: What was the final cost on the pickleball/tennis court resurfacing?

Mr. Darby: It was exactly as quoted, whatever that was. I think it was $29,000. Whatever that Nidy quote was, that's what it was. I think it was $29,000. Did we get money from the BCA?

Mr. Brown: Yes.

Mr. Darby: Okay.

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

Mr. Bosseler: Good job on that

Ms. Hill: Yeah.

Mr. Darby: Has anybody used the pickleball court?

Mr. Mills: Oh yeah.

Mr. Bosseler: Yeah.

Mr. Darby: Good.

Ms. Hill: They did a really nice job.

Mr. Darby: It did look nice.

Resident (Jackie Curley, 8040 Kingswood Way): The ones that have played reported that the balls being all over was not an issue.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. Mills: Fantastic.

Mr. Darby: Good.

Mr. Mills: I received two phone calls right after that pickleball court was done, to thank the Board for doing that.

Ms. Hill: Good.

Mr. Mills: Anything else?

Mr. Bosseler: No.

Mr. Mills: Jan?

Ms. Hill: No.

Mr. Mills: Jerry?

Mr. Darby: No sir.

Mr. Mills: I do.

Mr. Darby: There wouldn't be a meeting without it.

Mr. Mills: I had a request for a speed hump for the Board to consider on National Drive. I told the individual that I would bring it up before the Board. But due to all of the harassment that we all received when we did the other ones, I was doubtful that we would. If we decided that we would, we needed to cooperate with the new owners of the golf course. So, I'm bringing it up for discussion. Do we want to consider that? If we do, we need to absolutely get the golf course involved.

Ms. Hill: Yeah.

Resident (Jackie Curley, 8040 Kingswood Way): I think that we should also bring it up at the first meeting with the golf course.

Mr. Brown: I don't think you're going to get a lot of pushback from anybody in the community because the pushback that we got about the speed humps on Old Tramway Drive, were all from people that live in the back, from Balmoral, Southpointe and Arundel.

Mr. Mills: The only problem that I have with that is the expense with regard to satisfying three people.

Mr. Darby: Yeah.

Mr. Bosseler: Yeah.

Mr. Brown: That's true.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. Darby: You know, I would ask the question, sort of devil's advocate, how much speeding is actually going on when you have a relatively short distance from the stop sign at Old Tramway and National Drive to the golf course?

Mr. Mills: Exactly.

Mr. Darby: I mean it's not like you can get a good run down Old Tramway, a good run down Baytree Drive or even Balmoral Drive.

Mr. Mills: I know that the speed humps were like $12,000?

Mr. Brown: $15,000.

Mr. Darby: What I would suggest, if you can do a speed hump, do it at the time that you pave the road. Just throw it all in one project, if you're going to do it.

Mr. Mills: Yeah, but still, to satisfy three people, it will cost $15,000.

Ms. Hill: It doesn't make sense because there's such a short distance.

Mr. Mills: Exactly.

Ms. Hill: Between the stop sign and the parking lot.

Mr. Mills: Exactly.

Ms. Hill: That's not a good use of our money.

Mr. Darby: We did it one time on Kingswood Way and I think a couple other streets, put those monitors on to see how much speeding's actually happened. Kingswood Way was terrible, but you had a 20 mile an hour speed limit, so almost everybody was speeding. If this is really a serious thing, I would say let's find the data first, see if it's really warranted and then think about it. I'm not adverse to it if it's warranted.

Mr. Mills: I've only had one person call me.

Mr. Brown: I know kids on that street.

Resident (Not Identified): I would say if you're looking at National Drive, you really then would need to talk also to those on Kingswood Way that are really upset because of the speeding. It's pretty bad.

Resident (Not Identified): It’s very bad.

Mr. Mills: It's the nature of the situation. Go out on I-95. Who travels at 70 miles an hour?

Resident (Not Identified): Its ridiculous.

Ms. Hill: We've done two speed bumps on there and that doesn't slow them down?

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Resident (Not Identified): We have one.

Mr. Mills: So what direction does the Board want to give me to give to this resident?

Mr. Bosseler: I don't want to spend that money. I say no.

Mr. Darby: I think I can say that the Board feels it's not warranted at this time without further information.

Ms. Hill: Yes.

Mr. Mills: Okay, very good.

Mr. Brown: Tell them that Jerry didn't want them.

Mr. Mills: No, I'm going to tell him that I didn't want them.

Mr. Darby: Better yet.

Mr. Mills: Jan, do you feel the same way?

Ms. Hill: Yes.

Mr. Mills: Okay.

Resident (Not Identified): What was the consensus?

Mr. Bosseler: No.

Mr. Mills: The consensus is no, not to do it.

Ms. Hill: It's not a good use for our money.

Mr. Brown: Put one in Saddlewood.

Resident (Jane Mercadante, 8017 Kingswood Way): The people in Saddlewood are the ones who are speeding.

Resident (Not Identified): I think right now in view of the fact that we're having what appears to be a very good relationship with the new owners, it might be appropriate to again limit the drainage permits. I again looked up what I had from the St. John's River Water Management District. I had a copy of the original permit to the CDD, dated March 7, 2002, which was a two-year permit. You've seen this before? I sent this to you.

Mr. Mills: I have it.

Resident (Not Identified): I looked at it again and under the requirements of the permit, Item Number 13 is, *"If an entity,"* in this case I'm speaking of the golf course, *"Other than the permittee, which is the CDD, has been approved as the operation and maintenance entity, the permit team may request a transfer of the permit or completed system or an independent portion of the system."* The point of it is right there at the end, previous CDDs have overbuilt this and

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

that's why we have the problem. The golf course would still not be held responsible for some of the drainage that comes onto private citizen's property, because the CDD owns the permit. So, if I'm upset about the water that comes into my lanai, which it does during hurricane season and the people on the southern fold complain about the water coming off of the golf course onto their property, we should have the ability to give those permits to the golf course so that we can address it with the golf course and they can take care of doing things like blowing out the drains, which in my 25 years of living where I live, I have never seen the drain that causes the problem on my property ever be cleaned or maintained, nothing. The lawyer should have looked into this.

Mr. Mills: I think it's a great idea, but I'm just going to make the suggestion that we wait for a little bit and let them get their hands steady. I don't feel that we should give them a lot of negative right now.

Resident (Not Identified): I totally agree with that. It should be on your to-do-list for somewhere in the future to address that.

Mr. Brown: When I met with Greg, I mentioned to him that there were a number of issues that the community had with the golf course, that basically went unanswered. I said one of them was drainage. I was giving him a lot of information. How much he retained, I don't know. But I know that I mentioned that there are some issues with drainage and how it affects properties. So, my sense is from my meetings with him, I think that they're going to do the right thing.

Resident (Not Identified): That's my feeling too.

Mr. Brown: But right now, he's overwhelmed.

Mr. Mills: Is he an employee of Pinnacle?

Mr. Brown: He said he's his own employee. He's a contractor to Pinnacle.

Mr. Mills: Oh.

Resident (Jane Mercadante, 8017 Kingswood Way): What about the bridge?

Mr. Brown: I told him about the bridge too.

Mr. Darby: You know Rick, when you talk to Greg again. I'm not sure how the conversation would go, but if there was a vehicle by which there was an advisory group of residents or golfers or members or whatever, to just kind of give him feedback from time to time.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. Brown: My sense would be, is to do something like that. But I would probably say that the leadership of the Homeowners Association and the CDD, speak to them. You know like one or two of us from each board.

Mr. Mills: Two of us can't be together.

Mr. Darby: Yeah. There can be only one Board Member from the CDD, due to the Sunshine Law.

Mr. Brown: One of us from the CDD.

Mr. Bosseler: That could be you.

Mr. Brown: I don't care. I would volunteer for it, but I think they would be open to that.

Mr. Darby: Yeah.

Mr. Brown: I talked about how they used to keep the golf course pristine along the lake edges and now they got all of that stuff building up.

Resident (Not Identified): I could give you one other fact from the person that was here earlier, because he's been very much involved. He said that when Scratch Golf owned the golf course, he knew what their maintenance practices were. This is back in 2000 or 2004 or whenever it was. They spent over $700,000. The next owner spent $300,000. That's why our golf course had all of these problems.

Mr. Brown: That's why Mr. Gary Player took his name off of it.

Resident (Not Identified): That's something that I don't think is going to be the case with Pinnacle Golf.

Mr. Mills: I'm going to make a suggestion that whenever there are some golf issues coming up before the Board, that we invite Greg to be here. That way he can hear from the Board and not just one individual. The same way with the BCA.

Mr. Brown: That's on the list, but it's further down.

Resident (Jackie Curley, 8040 Kingswood Way): I think that he's going to be very overwhelmed in the beginning. There are so many things. He stood right here and maybe he didn't say it here, but he told me, *"Jackie, I am trying to hire maintenance people. We've not had enough maintenance people to do anything."*

Resident (Not Identified): It probably was a budget issue. The prior owner took a lot of money from Baytree and spent it all on those private country clubs that they also wanted. The money did not stay here. But this is a money-making golf course.

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Mr. Brown: I would hope so. Why would somebody buy it, if it wasn't making money?

Mr. Mills: Last year, they made a $1.2 million net profit.

Mr. Brown: Yeah.

Mr. Mills: They made a $100,000 net profit per month.

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

Mr. Mills: And look at it.

Ms. Hill: Well, we're turning the corner.

Mr. Mills: Yeah.

Mr. Darby: Jackie, when is your next newsletter?

Mr. Mills: September.

Mr. Darby: So, you'll want to get information about the new ownership?

Resident (Jackie Curley, 8040 Kingswood Way): I already responded to them.

Mr. Darby: Great. Bring on the restaurant.

Mr. Brown: I told him about what we used to have. I said it was great. People would come here on Sundays.

Mr. Mills: Oh yeah. Linda and I used to come here on Sundays.

Mr. Brown: It's an asset to the community.

Mr. Darby: Yeah.

Mr. Brown: I think they wanted to be one.

Resident (Not Identified): Their website was kind of interesting. I would love to see it again. They were bragging about the dining facilities, compared to other golf courses. I would love to see this go back to something that would be bragged about.

Mr. Brown: Sure.

Resident (Jackie Curley, 8040 Kingswood Way): They still use the ad, *"Have your wedding here."*

Mr. Mills: Oh, I happen to understand why we are not getting billed for use of this room. That is because of the Vice President.

Mr. Brown: Chad?

Mr. Mills: Chad. I told Chad, *"Well, you're going to get a bill from us, because you're sharing the expenses. It doesn't make sense."* He said, *"Well, I'll have to look at the agreement between us."*

Docusign Envelope ID: EB06B262-9B86-8A22-8066-A15EB470366E

Resident (Jackie Curley, 8040 Kingswood Way): We have to bring a check before our meeting.

Mr. Mills: We don't have to do that. They're not charging us anything.

Mr. LeBrun: Well, they haven't invoiced us yet.

Mr. Mills: It's been a year.

Mr. Darby: There is new ownership.

Mr. Mills: Yeah.

Resident (Jane Mercadante, 8017 Kingswood Way): When we first moved here in 1997, they had a big Halloween party for the kids. I remember how beautifully maintained it was. People would come here and have parties. It really felt like it was a part of the community, even though it's separate. It is so different now, maybe they can look at that.

Mr. Mills: I hope so.

Mr. Brown: I think so.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Darby 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