Baytree Community Development District

Agenda

November 4, 2026

AGENDA

Baytree
Community Development District

219 E. Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

October 28, 2026

Board of Supervisors Meeting
Baytree Community Development District

Dear Board Members:

The Board of Supervisors of the Baytree Community Development District will meet **Wednesday, November 4, 2026 at 1:30 p.m. at the Baytree National Golf Links, 8207 National Drive, Melbourne, FL 32940.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Landscape Report
4. Engineer's Report
5. Community Updates
    A. Security
    B. BCA
    C. Baytree National Golf Links
6. Consent Agenda
    A. Approval of Minutes of the October 14, 2026 Board of Supervisors Meeting
7. Agenda
    A. Discussion of Most Appropriate Uses of Proposed BCA Contributions to the CDD
8. Staff Reports
    A. Attorney
    B. District Manager
        i. CDD Action Items
    C. Field Manager
9. Treasurer's Report
    A. Consideration of Check Register
    B. Balance Sheet and Income Statement
10. Supervisor's Requests
11. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

SECTION VI

SECTION A

MINUTES OF MEETING
BAYTREE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Baytree Community Development District was held on Wednesday, **October 14, 2026** at 1:30 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum:

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

Also present were:

Jeremy LeBrun	District Manager
Rob Szozda	GMS
Michael Pawelczyk	District Counsel
Cole Landrau *(via phone)*	District Engineer
Josh Spears	US Lawns
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.

Ms. Hill: I have a question. Do we need to get a flag?

Mr. Mills: I don't know. We'll ask Greg when we meet.

Ms. Hill: Okay because we can supply a flag.

Mr. Mills: We still have the old one.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Mills: We'll open the floor for public comments. Are there any?

Mr. LeBrun: We just ask that you state your name and address for the record and keep it within three minutes.

Resident (Richard Mercadante, 8017 Kingswood Way): First of all, I want to thank you guys for installing the plants along Kingswood Way. They were placed in the right spot but unfortunately, in the process of trimming them recently, they basically opened up the area which exposes the gap. There are trees that are dying and the landscaper has not done anything about it. In looking at the traffic on the road this morning, I saw headlights shining in my front door, front windows of the house, from the employees who are coming in. It's completely exposed.

Mr. Mills: Are you being bothered by it, Richard? You live right beside of him.

Mr. Bosseler: No.

Resident (Richard Mercadante, 8017 Kingswood Way): He is 100 feet away.

Mr. Mills: It's a tree that died on a bank. Right?

Resident (Richard Mercadante, 8017 Kingswood Way): A number of them. We really need to get that fixed because we see all of the traffic. I took some video this morning. You can see the headlights just shining right at us. We haven't seen it for 10 years. So, I would ask that we get a letter written to the Credit Union to basically hold up their end of the agreement.

Mr. Mills: Either Rob or Jeremy, would you put together a letter with regard to the Credit Union replacing the dead vegetation? Basically, there were bamboo that they had placed and died and tell them that according to the previous contract, they were supposed to fill it in and keep it filled in and they haven’t.

Mr. LeBrun: Sure.

Mr. Mills: Because we're not going to do any more on our side.

Mr. LeBrun: Yeah, I think Rob had a good contact. What was the address again?

Resident (Richard Mercadante, 8017 Kingswood Way): Mine is 8017 Kingswood Way.

Mr. LeBrun: Yeah, we can certainly ask them to do that.

Mr. Mills: Okay, please. Very good.

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

Mr. Mills: Are there any other comments? Alright, we'll move right along.

THIRD ORDER OF BUSINESS Landscape Report

A. Status of Phase 2 Irrigation System Upgrade

Mr. Mills: Landscape Report, Josh?

Mr. Spears: Howdy, howdy. The newest thing is this Friday; we have our new flowers for all of the monument signs and entranceways coming. It was supposed to be tomorrow or today, but it got pushed with the weather last week. If for whatever reason we don't have it for this Friday, it will be Monday. We're going to do red and white begonias, similar to what we did last year. Then we'll do poinsettias as we get closer to the holidays. So that will be taken care of. On October 1st, we started nitrogen again. We were in the blackout for last six or seven months and were not able to put down that nitrogen. So now we can put down nitrogen again. We already did a small dose of nitrogen. The reason why is when we first came through, obviously we want to take care of all the weeds and burn them out in Celsius prior to putting heavy nitrogen down or the weeds would take off stronger. They did the first round of the Celsius and then they're going to come back the first of next month and put that heavier dose down of nitrogen. It is important for the soil growth. It's going to really help all of that new plant material and/or plant material that did not get replaced with that nitrogen, to help bloom more out and grow more foliage. That's exciting that we can do that again. Right now, a lot of our customers are approaching the time of the year when we start going bi-weekly. We are aware that there's been plenty of services. Rob and Mel are aware of how many times we came out during the summer and were unable to service because of how saturated the turf was and we had to do something else. We are going to extend out the period. We're not going bi-weekly at this point. We have to do more than that. We're probably going to go another three weeks of mowing every week still before we go to bi-weekly, just like in previous years with Baytree. That doesn't mean we don't come every week. That just means we're not mowing the grass every week. We'll still be here weekly, to take care of weeding and to do the trimmings. Rob and Mel are aware that in the winter times, we cut back some of these vines and areas that grow over during the summer that we struggle to keep up with. We have a lot of things going on during that timeframe. We have irrigation. There are a few things that we're working on this Friday that we're going to take care of. I know earlier in the year, we went ahead and moved forward with upgrading the front entrance from conventional over to two wire. It's the newer industry of irrigation. We've been working on that this whole time. We do have our final numbers that we will present to GMS today or tomorrow. It will probably come in around $49,000 to convert from the gate all the way to the rear resident gate on

Baytree Drive to that two-wire system. What that means, is there's a clock right on the left-hand side, once you come in, where the pump house is. That clock has the opportunity to run the entire system of Baytree all the way down. Right now, we have the front clock, the second clock, the third clock and then there's a fourth one on the exit. It's going to convert everything over to one clock and convert it to two wire. That two wire is going to provide a lot of beneficial things to us and to Baytree in the future. One is going to be diagnosing. One of the big issues that we had at the front gate, which Rob and Mel are aware of, is that we got hit with lightning more than once while we were here. It caused a nightmare for us and later you guys trying to diagnose where and what happened, where the wire broke here. Why the ground was burnt up here. It blew up that decoder. It blew up a valve. What that is going to do, is it is going to eliminate all of the troubleshooting problems. That clock is going to tell us if there's an issue on Zone 12, it's going to say right then and there and we're not going to have to go look at Zone 10 or 22 and go back and forth. That system is a whole lot smarter, up to date electronically, than what it is along all of Baytree Drive. That would be the Phase 2 that we talked about. Chris' irrigation man believes that there are three. There could be two, but I think it could turn into three. This quote is the worst case, if we did have to run it to three. Like I said as well, you guys don't need a new clock like you need on the front. There are savings there that we utilize the clock that is in its place now and hook up all of the zones. There are around 36 zones that it would take over from the gate, all the way to the rear gate. Normally with our irrigation, with our supplier, prices don't change much when it comes to material for around six to eight months. If you guys are looking to budget, it will be valid for quite some time. If in the future you guys want to look into actually doing it, obviously Mel or Rob can reach out and say, *"Is there going to be a change?"* If there is, it's typically a 1 to 2% change in our pricing. At that point, we wouldn't ask for any additional, this proposal is going to stand for quite some time. We'll have it on there so you guys can see it. The other thing is there are other locations of irrigation, like down Chatsworth, down by the pool. There are other smaller locations that it's not going to financially make any sense to try to run two wire all through the community to get all the way in the back. It doesn't make sense. A lot of those times if any of those things go down in those locations, it's minimal. It's not going to make sense to do that. So that's all we have on the irrigation. We are going to defer irrigation. We talked with Mel and got the flowers. That's all I have.

Mr. Mills: When you are drilling under the road, are you putting the wires in the conduit?

Mr. Spears: Yeah.

Mr. Mills: Will you put a pull wire, in case we ever have to pull something else through?

Mr. Spears: Yeah.

Mr. Mills: That would save a lot on your behalf and our behalf as well. For those that are new, if your wives would like to have flowers that are planted out front, they're welcome to them. I know you'll probably be the ones digging them out. You're welcome to the flowers if you want them. Either tomorrow or Friday, you can start taking them out. Is that okay?

Mr. Spears: Yeah. The only other thing that I think I missed was on November 7th, we have a class going on over there at the pool area. We are going to bring some small snacks and drinks. I'll look back at everything we've gone over with Baytree now. I will try to think of a new topic that we can review and go over. But at that point as well, we'll do a plant giveaway for the residents and we also will give out some coupons, like $500 off any landscaping that you want to do at your home. You're more than welcome to do whatever you want with it. We're placing a tree right now for Jackie because she won that previous one at her house. She's getting a Crepe Myrtle. It's something that we can do to try to get back to the community.

Ms. Hill: What was the date again?

Mr. Spears: November 7th.

Mr. Mills: Does anybody have a question for Josh?

Mr. Darby: Yeah, I do. Just going back to the irrigation system, in Phase 1 we put a two-wire system in where exactly?

Mr. Spears: The pump is past the guard shack on the west side. It's essentially from the guard shack all the way up to the front.

Mr. Darby: To the front gate?

Mr. Mills: Yeah.

Mr. Spears: In front of Wickham Road.

Mr. Darby: Oh, in front of Wickham Road. Okay. Then Phase 2 will go from the guard shack all the way to the back gate.

Mr. Spears: Yes. Warren feels that he can get away with two, running across the street going down Kingswood, all the way down and then the second one would be where the second main pump station is at. There are two or three battery nodes at that second pump station. That would be the second area. I think we might have to have a third one by the exit as well. I believe

there are two battery nodes on the left-hand side. We might have to just tie it all back into each other at that last pump station.

Mr. Darby: So essentially, it's going to go all the way down Baytree Drive?

Mr. Spears: Yeah. It would go down Kingswood and the rest of Baytree and all the way up.

Mr. Darby: But areas like Old Tramway Drive and beyond, are not. You feel it's economically not worth it?

Mr. Spears: Yeah. Financially to get back there, you're going to do all of that digging all the way back there just to go through the small zones. It's not going to be worth it. It's really not. They are going to be running amok between all of the homes, going all the way out there, trying to get into their lines. Financially, it's not going to be worth it.

Mr. Darby: Okay. I just wanted clarification. Thank you.

Mr. Mills: Does anyone else have questions for Josh? I just want to compliment you and the team on how well you're keeping the preserve area confined, especially down in the South Pointe area. That area on the right-hand side, starting over by the park, looks great. Also, the hibiscuses at the front gate look really nice. So, I want to compliment you.

Mr. Spears: Thank you.

Mr. Mills: You're welcome.

FOURTH ORDER OF BUSINESS Engineer's Report

B. Consideration of Dewberry Work Authorization Number 2027-1 for General Engineering Services

Mr. Mills: Engineer's Report. Do we have anybody from the engineering company?

Mr. LeBrun: Yeah, I think our engineers on the phone.

Mr. Landrau: Yeah, can you hear me?

Mr. Darby: Yes.

Mr. Mills: Yeah, we can.

Mr. Landrau: Okay, great. Yeah, this is Cole with Dewberry. We prepared some bid documents for the road resurfacing project that I would like to send to you folks, if you direct me who to send those to and then schedule a time to review them. We are ready to go out to contractors to solicit bids for that work. That's all I have to report on at this time. If there are any questions, I'm happy to answer them.

Ms. Hill: Cole, we don't want to do the work until after the first of the year.

Mr. Mills: Right.

Ms. Hill: Will that all be scheduled by the time that we review the documents and do the Request for Proposals (RFP)?

Mr. Landrau: That's perfectly fine. No problem.

Ms. Hill: Okay.

Mr. Mills: We don't want to run into the situation that we ran into the last time when they did it in the fall and it was rainy. We had a hell of a time.

Ms. Hill: Yeah.

Mr. Mills: So, we decided that probably the best thing to do, is wait until either January or February.

Mr. Landrau: That works great. The target was to get those documents ready by this meeting, which they are. They are ready to send out.

Ms. Hill: Okay.

Mr. Landrau: We can definitely schedule the work for your preference. Absolutely.

Ms. Hill: Okay.

Mr. Mills: Okay, good. Are there any other questions? Jan?

Ms. Hill: No, I just wanted to make sure that our schedule lined up.

Mr. Brown: When did he say we would have the report on the roads?

Mr. Landrau: I have the bid documents.

Mr. Mills: Alright. Thank you very much. We appreciate it.

Mr. Landrau: Absolutely. Thank you. Talk to you later.

Mr. Landrau left the meeting.

Mr. Mills: I'm going to bring this up. I had a discussion with Jeremy on this. We have a new engineering firm that's right outside the gate on the right-hand side, where the accounting firm went out. Jeremy suggests and I agree, let's get through this year on what we have with the current engineers. But I would like for us to at least consider going out for proposals and have them involved in it, because they're local. We wouldn't get charged extra for travel time and all of that. It might be a better deal.

Ms. Hill: It's worth looking into.

Mr. Mills: Yes, exactly.

Mr. Brown: Based on their website, it's a full engineering company.

Mr. Mills: It is. Jeremy checked it out.

Mr. LeBrun: Yeah, I went through it. It looked like they do municipalities and government.

Mr. Brown: So, what do we do with this thing for Dewberry?

Mr. Mills: Now? We approve it for this year.

Mr. Brown: This next fiscal year, we're staying with Dewberry?

Mr. Mills: Yeah.

Mr. Pawelczyk: All this does is just approve the rates for Fiscal Year 2027. Your contract automatically extends. This looks like just a rate adjustment to me.

Ms. Hill: Yeah.

Mr. Pawelczyk: But you still have the ability to terminate with 30 or 60 days' notice for convenience.

Mr. Brown: Yeah.

Mr. Pawelczyk: So, you can time that up, if you choose to do so as you go through the RFQ process.

Mr. Mills: Okay, cool.

Ms. Hill: Jeremy double checked and the rates that we were quoted this year, are really within the range of what we had previously.

Mr. LeBrun: There were a couple of lines that went up $5. One went down $20.

Mr. Darby: Okay.

Ms. Hill: It's pretty much the same.

Mr. Mills: Alright. I guess we need a motion to approve the rates.

Mr. Pawelczyk: It would just be to approve Work Authorization 2027-1.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor Dewberry Work Authorization Number 2027-1 for General Engineering Services was approved.

FIFTH ORDER OF BUSINESS Community Updates

A. Security

Mr. Mills: Alright. Security. Rick, do you have anything?

Mr. Brown: Two things, really. The District Manager is no longer their District Manager, so they're looking for a new District Manager. But the gentleman that I have been dealing with, is still here. We still have one full-time guard that we're trying to fill. It's kind of tough with the rates and everything. The rest of the guards are doing okay.

B. BCA

Mr. Mills: BCA. Is anyone here? Okay. We've asked Greg, who is the new person here at the golf course, to come and present. If you notice, there is a lot going on with the golf course right now. The lakes are really looking good. I noticed coming in the front, they put white stone out there in front. They're making an impact.

Mr. Darby: Rick, you had a meeting.

Mr. Brown: Jackie and I met.

Mr. Mills: Can you keep us up to date?

Mr. Brown: Jackie and I had a meeting with Greg, James who is the Grounds Superintendent and Ryan, who is the operations guy. It was an outstanding meeting. They have doubled the maintenance crew. I have seen that they've manicured around the lakes. They are going to continue to do that. They have new equipment coming in. They signed a contract with the caterer. We brought up the idea of what has happened in the past with meals that they used to have, the Sunday brunch and other things. It's on their agenda, but it's not high on their agenda right now because they are in the turnover phase. We talked about the memberships. They haven't decided what their new memberships are going to look like. But I mentioned to them that if they gave Baytree residents a discount to become a member of the club, maybe they would get a lot of response. But they have been looking to hire the same company, ECOR, that we have to maintain their lakes. They want to clean up the lakes. I brought up drainage. They didn't bring up the permit stuff, but we talked about the drainage. I asked if they had drawings. The Ground Superintendent said that they have as-builts. He's not sure if they had one for drainage. All I have to do is call him and go look. I don't know what I'd be looking at, but I can look. I mentioned that the drains have been there for a number of years and where they're located, but they haven't been maintained. They put that on their list to look at all of the drains. I know the drain on Hole 7 off of the green, is now clear. I mentioned the drains behind my house, your house and Holes 10 and 15. Basically Greg said if they have not been maintained, they would take a look at them and if

they have to clean them out, they would clean them out. It was a very positive meeting and I think they want to do the right thing. They asked Jackie if it was possible for them to get a list of people who moved into the community, so they could send a welcome letter to new residents, possibly offering them to a free round of golf to try to advertise the golf course. They also would like to participate in the HOA newsletter. They have something to add to what's going on at the golf course. It was about an hour meeting and I thought it was very positive. Jackie felt the same way. We told him that we would try to set up something in another couple of months.

Resident (Sandy Schoonmaker, 403 Berwick Way): Could I ask a question? I've been told that the budget meeting is going to be here at no cost on Monday.

Mr. Brown: Greg said, *"We're not going to charge you to use the facility."*

Resident (Sandy Schoonmaker, 403 Berwick Way): So, they're not going to charge you guys?

Mr. Mills: We haven't gotten a bill at all.

Mr. Brown: He said*, "No. That's part of our responsibility."*

Resident (Bob Eksten, 8053 Old Tramway Drive): Rick, obviously I know you're talking about the drainage. That is a real nuisance because it does flood my pool. I did see somebody come out there, briefly when we had the one rain. They came out and just kind of cleared away some stuff and looked at it. Obviously, it was draining, but extremely slowly. I hope that that's going to be followed up on. It's never been blowed out.

Mr. Brown: Sometimes I have water coming in my yard, but I know exactly where the drains are behind my house. After every rain, it will sit there for a while. But I'm going to give them the benefit of the doubt. They say they're going to take a look at them. I can't believe you can now see the big drain on Hole 7. Before there was grass growing on it.

Resident (Bob Eksten, 8053 Old Tramway Drive): I just played yesterday and I'll be playing again tomorrow. Of course, every time I play, it's getting better and better. I'm very thrilled with what I see being done already. I would just ask that you keep on top of the drainage.

Resident (Not Identified): The one on Hole 15, behind my house, never drains.

Mr. Mills: Well, they want to be a good neighbor and that's a good sign.

Resident (Bob Eksten, 8053 Old Tramway Drive): I think they will be. One of the things that's kind of interesting, I was just online looking at an article that was written by my son-in-law

about Baytree being bought by Walden Golf. They said one of the first items on their agenda was to install a Toptracer range.

Mr. Darby: Yeah.

Resident (Bob Eksten, 8053 Old Tramway Drive): What the heck is that and why would that be at the top of their list?

Mr. Brown: He didn't mention the top.

Ms. Hill: What did they say?

Resident (Bob Eksten, 8053 Old Tramway Drive): It was an article written by a couple people. Mr. Steven Shore, I think is one of the executives. You couldn't tell who was really speaking. It was just a recap by some golf magazine. They referred to Baytree as a premier golf course designed by Gary Player that needed improvement and how Walden was going to do those things. They said one of the first projects was to install a Toptracer range.

Mr. Darby: Yeah. That uses the latest technology. Actually, Duran recently installed one on their range. That may have been a competitive response. They may be saying that they are trying to upgrade the range. It's hard to say.

Resident (Bob Eksten, 8053 Old Tramway Drive): I have to give them a lot of confidence because I've seen a lot of nice things that they have done.

Mr. Mills: According to what I have read also, Walden Group got the awards for the most improved golf courses that they purchased, and they purchased 28 of them. Maybe they will get a Gary Player signature back again.

Mr. Darby: Yeah, maybe. Hey, Rick, in your discussions with Greg and the group, was there any discussion about the bridge that's on our property?

Mr. Brown: I asked him if he got all the documents from Jeremy, as one of those documents was the bridge. He said yes. I said, *"The only thing that we are concerned about is that bridge is safe.*"

Mr. Darby: Right.

Mr. Brown: Because it's on our property. He said it's on his agenda. He has a big agenda obviously because it's a big turnover.

Mr. Darby: Right.

Mr. Brown: I think they're going in the right direction.

Mr. Darby: Okay.

Mr. Mills: You have to be careful also that you don't tell him all of the negatives.

Mr. Brown: No. I said, *"If we have a hardwood that we have to take down, we are required to put a hardwood somewhere. In the past, there was one year when we had five hardwoods that we had to take out and I offered them to the golf course. We'll give you the trees and you plant them. They didn't want it."* He was kind of amazed at that. I said, *"It's something that we have got to do, and we have it coming up again. I'm going to offer to treat you."* He said, *"I'll take it."* He was very confused about that. I think we're on the right road, but I will follow up with him. We're going to give him another six weeks or so. He's only going to be here maybe twice a week.

Mr. Mills: Are there any other questions?

Mr. Darby: Yeah, just a real quick question for Mike, actually. If, as the conversation progresses on this bridge and we decide to deed that small property where the bridge is over to the golf course, so they can have full control of both the property and the bridge, can that be done and how difficult is it?

Mr. Pawelczyk: The CDD really doesn't have the power to deed property to a private entity. We might be able to do a land swap, as long as the CDD is getting property, it's probably okay. We make certain findings, which we could obviously make here, that's in the best interest of the District to do so.

Mr. Pawelczyk: So, I think it's a possibility. I wouldn't say we can't do it.

Mr. Darby: But we could sell it, could we not?

Mr. Pawelczyk: You can't sell it.

Mr. Darby: Okay.

Mr. Pawelczyk: If you sell it, you're putting it out for bid to everybody in the world. But really, it's just not in our powers to sell public property.

Mr. Mills: While we're on that subject, I have another thought, Mike. I was going to wait until later. We've had issues across the lake, in Suntree. Would it be possible to have an arrangement with the Suntree Master Homeowners Association, where we give them that land on that side of the lake?

Mr. Pawelczyk: No. We don't have the power to do it. The only people you have the power to give property to are a government. That's probably going to have to be by a land swap. But there might be ways that we can explore their use of the property. There might be a way we

can work it out. If it's part of our stormwater system and it's close to the lake, it needs to be maintained a certain way. There has to be sod there to maintain the grade. There's usually a swale at the top of the bank, so that water can run down to the lake. You could set certain parameters to use the property, such as a License Agreement, that you can lift at any time you want to, if there was ever a problem. It might be something that you could explore going forward, just to make sure the property is maintainable. You can't just give it to them or say, *"Do what you want,"* because we don't have power to do so.

Mr. Mills: Well, I think it's worth looking into, because we're paying to have it mowed. If a tree falls down, we're paying to have a tree replaced or have it cut down. It's becoming a nightmare.

Mr. Pawelczyk: I remember discussions that happened years ago about those properties, and my concern would be to make sure that those plants are maintained, and they are not storing stuff in those areas. Even though it's not lake parcel, it's part of the stormwater system, in terms of the water that it runs off.

Mr. Mills: Okay.

Mr. Pawelczyk: Whether we can come up with something, because I'm sure the Maintenance Agreement is with the HOA.

Mr. Mills: Think about it and maybe we can have a further discussion on it for the next meeting.

Mr. Pawelczyk: Why don't you, Jeremy and I have a conversation.

Mr. Mills: Okay.

Mr. Pawelczyk: See what we can come up before next meeting.

Mr. Mills: Alright. Maybe Rick can get some headway with the new manager. I did call about the shrubbery on the sidewalk on Baytree Drive, which is getting overgrown. I did call them three weeks ago and they said that they were going to take care of it. They still haven't taken care of it.

Resident (Not Identified): Are you talking about the dead trees that are falling?

Mr. Mills: No, I'm talking about the left side. But the right side is owned by the county.

Resident (Sandy Schoonmaker, 403 Berwick Way): I'm not sure that I should say this, but the Schoonmakers trimmed the bushes that we're hanging down because they almost hit us on the head and knocked our eyes out, as you're going out on the right.

Mr. Mills: Yeah, that's the one I called about.

Resident (Sandy Schoonmaker, 403 Berwick Way): We trimmed those.

Mr. Mills: But there is a tree that's coming right out into the roadway.

Resident (Sandy Schoonmaker, 403 Berwick Way): No, we trimmed the branches, because they were going to knock somebody's eye out. As we were doing it, the resident came along and thanked us, because even walkers were hitting that.

Mr. Bosseler: Are you talking about the north side where the sidewalk is?

Resident (Sandy Schoonmaker, 403 Berwick Way): Yes, on the south side, as you are walking out and making a turn to get back into the street.

Mr. Bosseler: Right. Where the sidewalk is?

Resident (Sandy Schoonmaker, 403 Berwick Way): Yeah. There were bushes.

Mr. Bosseler: Mel is talking about on the other side of the road. There are more trees.

Resident (Sandy Schoonmaker, 403 Berwick Way): We talked about trimming those.

Mr. Bosseler: There are four trees that are down. I called the county. They said that they would get back to me in 10 to 14 days and let me know what they're going to do.

Resident (Sandy Schoonmaker, 403 Berwick Way): Who is responsible for the dead ones that are falling down?

Mr. Mills: That's the county's problem. That's not Suntree. That's the county.

Resident (Sandy Schoonmaker, 403 Berwick Way): Okay. It's in the road too.

Mr. Mills: Right.

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

Mr. Mills: Are there any other questions? If not, let's move along.

SIXTH ORDER OF BUSINESS Consent Agenda

A. Approval of Minutes of the August 5, 2026 Board of Supervisors Meeting

Mr. Mills: I need a motion to approve the minutes, unless there were any changes that need to be noted.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Minutes of the August 5, 2026 Board of Supervisors Meeting were approved as presented.

SEVENTH ORDER OF BUSINESS Agenda

A. Consideration of Fiscal Year 2026 Audit Engagement Letter from DiBartolomeo, McBee, Hartley & Barnes

Mr. Mills: Next is the consideration of the Fiscal Year 2026 audit engagement letter from our auditing firm.

Mr. LeBrun: This is our standard audit agreement letter with the auditors for the year that just ended.

Mr. Mills: Do we have to approve it?

Mr. LeBrun: Yeah.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Audit Engagement Letter with DiBartolomeo, McBee, Hartley & Barnes for the Fiscal Year 2026 Audit in the amount of $3,500 was approved.

B. Discussion of BCA Contributions to Infrastructure Projects

Mr. Mills: BCA contributions to infrastructure projects. Rob, you probably have some information on this with regard to the pricing of the shuffleboard courts.

Mr. Szozda: Yeah. I'm working with Jackie. I saw the bids. Jackie collected bids from Ivy Coastal Courts, and she independently contacted somebody else. She has those three bids. I know the Nidy bid was $21,000. The decision was that the existing concrete does not work. The firms recommended putting the shuffleboard court on top of that. But if you want to put it there, you have to remove the concrete and then put in the new court. So she has the bids for those.

Mr. Mills: Alright. Then we'll wait to discuss that with her at the next meeting.

Mr. Szozda: I sent to you the bids for the shade sails. I contacted two companies. I gave them three areas and Apollo gave me a bid of $75,000. What I take away from that is the sails are engineered structures. They basically put ties in the ground. They're running $20,000 to $25,000 a piece. The ARC put in the playground. We need to replace the bollards on the playground. There is a warranty on the monkey cage. It's rusted. We are going to do something with that. They have shade sails too. He hasn't provided me with an estimate.

Mr. Bosseler: Alright, so we're waiting on him for two things. One, some of the playground equipment is rusting and there is a little bit of rusting on the swing set. We're also

waiting on the warranty. It is for five years. We're at the four-year point and we expect them to make amends and get that corrected.

Mr. Mills: Good.

Mr. Bosseler: Number two, we're getting a bid on the shuffleboard courts and we're getting bids on sails, et cetera. I have asked Rob to set up a meeting with Jackie. We need to get Jackie's information to you. They don't buy anything. We need to buy it. We need to control it.

Mr. Szozda : She let me know that she would not be here.

Resident (Sandy Schoonmaker, 403 Berwick Way): For the shuffleboard court, is that a high priority for our community?

Mr. Bossler: It was the request of the BCA. It's been sitting around for 25 years. They requested it to be put in.

Resident (Sandy Schoonmaker, 403 Berwick Way): Maybe you should take a survey.

Mr. Darby: I can shed some light on that. When we were doing the bid on the pickleball courts we asked Nidy, who was going to do the painting, and said, *"Well, you have the concrete. Why don't you just make a shuffleboard court out of it?"*

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

Mr. Darby: It would cost $2,500 or $3,000. That's it, right? Well, there's no compelling need for shuffleboard. We're just trying to make do with the slab of concrete that's been sitting out there.

Ms. Hill: Utilize what we have.

Mr. Mills: Jackie and I talked last week and her and I both sort of are in agreement that it's too expensive to do that. For the amount of people that are going to play on it, it's a waste of money.

Mr. Darby: It is.

Resident (Sandy Schoonmaker, 403 Berwick Way): Absolutely.

Mr. Brown: I think one of the things to keep in mind, it's nice that the HOA is offering to contribute. But we're going to have to come up with the funds. I don't think they're going to give us $75,000 for sails. They're going to want us to spend $35,000 or $40,000 or $50,000. I think it's something that we need to keep in mind too.

Mr. Mills: The other thing that we talked about at the last meeting, was the benches on Bradwick Way in Turnberry. Again, Jackie and I talked about it as a dead issue. Because if you

put the bench there, you're going to be staring right into the neighbor's window. If you turn the bench the other way, you're going to look into the preserve. So what's there to look at? Nothing. So, we're not going to do that.

Mr. Darby: Okay.

Mr. Szozda: I did get pricing. A bench is $1,500. The concrete is about $1,500. The installation of the bench is about $3,000.

Mr. Mills: It's a dead issue.

Mr. Darby: Do we know how much the BCA is willing to contribute to this?

Mr. Mills: We really don't, at this point in time.

Mr. Brown: My sense is and we've talked to Artie, maybe up to $35,000 or $40,000.

Resident (Sandy Schoonmaker, 403 Berwick Way): Could the BCA please have a meeting so that I can provide an opinion, because I have an idea?

Mr. Brown: Their next meeting is in two weeks?

Resident (Sandy Schoonmaker, 403 Berwick Way): Well, the budget meeting is on Monday, and I'll bring it up there. I will put it out in the open. I think our covenants are outdated. The community was built in the 1990s and Jackie was telling them the cost would be to review, update and make our covenants relevant.

Mr. Brown: The thing to keep in mind though, if you amend the covenants, we need 60% of the homeowner's approval. You have as much chance as a snowball in you know what.

Resident (Sandy Schoonmaker, 403 Berwick Way): Not necessarily, because I think we're reaching a point where the covenants are not current with the needs of the modern-day people. I think you may be wrong. We might need to get it done. I think it's up for discussion, rather than throwing away $35,000.

Mr. Mills: Well, Mike you probably know more about that. When you're starting and ending those things, you need to be careful. You need to make sure that all of the statutes are in line.

Mr. Pawelczyk: Well, I mean that's why your Association counsel will review it. Mike doesn't do that.

Mr. Mills: Well, I think that the BCA needs to tell us how much money they're going to concretely give us.

Mr. Darby: I agree.

Mr. Mills: Then we can have a brainstorming session as to where it goes.

Mr. Darby: Right.

Resident (Sandy Schoonmaker, 403 Berwick Way): I think that the BCA needs to have a meeting before they approve it.

Ms. Hill: When they talked about it before, that was the day that Artie was having his hand surgery.

Mr. Darby: Yeah.

Ms. Hill: So, Jackie didn't make a commitment.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Mills: Alright, moving along. Mike, you have anything you want to bring up to us?

Mr. Pawelczyk: I do not.

Mr. Mills: Okay.

B. District Manager

i. CDD Action Items

Mr. Mills: Jeremy?

Mr. LeBrun: Just a road report. It is on the Action Items List. It sounds like that was the first time I was hearing from the engineer, that they have the bid documents. If he sends them to me, I can send them to you guys as well.

Ms. Hill: Oh okay.

Mr. Darby: Yeah, we'd like to see them.

Mr. LeBrun: I haven't seen them yet. That was the first I heard that they have them.

Mr. Mills: Okay, cool.

Mr. Darby: In the bid document, Jeremy, do they address traffic control?

Mr. LeBrun: Usually. I haven't seen the one that he's referencing.

Mr. Darby: Oh okay.

Mr. LeBrun: Usually that's a part of it.

Ms. Hill: They did not last time.

Mr. LeBrun: So, the engineer might look at their Traffic Control Plan. But I believe the contractor usually does the traffic control, whatever that may be, cones, arrows.

Ms. Hill: We tried to do traffic control ourselves, but they wouldn't let us do it because they said that it had to be done by somebody who knew how to do it.

Mr. Brown: Yeah, they had to be certified.

Ms. Hill: Yes.

Mr. Mills: State certified.

Mr. LeBrun: That's usually part of the bid.

Mr. Brown: We volunteered to do that, but they told us to stop. They said we couldn't do it. They are paying somebody $200 an hour to do that.

Ms. Hill: Yeah, because they're union.

Mr. LeBrun: I'll send it out and then we'll make sure that that's included.

Mr. Mills: Alright. There was only one action item.

C. Field Manager

i. Consideration of Pressure Washing Proposal

Mr. Mills: Let's move on to the Field Manager's Report. You have a fairly good list there, Rob.

Mr. Szozda: We will start with the pressure washing proposal, which is with Ken Horn. What I remember is we couldn't do it until after hurricane season, which in my mind is November 1st. Do we want to proceed with power washing this year again?

Mr. Brown: We do it every year, don't we?

Mr. Mills: Yeah, we do it every year.

Mr. Szozda: Yeah. We have done it every year. We did it last year, but not the year before.

Mr. Mills: Yes, we did. Because it wasn't that bad.

Mr. Szozda: We will move forward with the annual power washing.

Mr. Darby: Hey, Rob, how do these costs compare to prior years?

Mr. Szozda: I would have to look, but it is very close. I remember that it was at least $9,000. I will have to get back with you on that.

Mr. Brown: No, it was $10,000 or $11,000 last year, the previous time that we did it.

Mr. Mills: It's not up that much.

Mr. Darby: Okay.

Mr. Brown: He does a good job.

Mr. Darby: He does.

Mr. Mills: He does an outstanding job.

Ms. Hill: Okay and you're saying November 1st?

Mr. Szozda: If that's good for the Board, that's the recommendation, not to do it until after hurricane season. To me, that's November 1st. Some people say its December 1st.

Mr. Mills: Do we need to certify this by a vote?

Mr. LeBrun: It's in the budget.

Mr. Mills: Alright.

Mr. Pawelczyk: You should still approve it.

Mr. Brown: I would rather do it later.

Mr. Szozda: Okay. November 1st?

Mr. Brown: Go to December.

Mr. Szozda: December 1st. Okay.

Mr. Mills: Let's do it right before Christmas, if we can.

Mr. Brown: So, the holiday lights reflect off of it.

Mr. Szozda: December it is.

Resident (Sandy Schoonmaker, 403 Berwick Way): Are you doing all of the common sidewalks?

Mr. Mills: All of the common sidewalks.

Resident (Sandy Schoonmaker, 403 Berwick Way): Got it.

Mr. Mills: The tables at the pavilion are really raunchy. Does he do that?

Mr. Szozda: He did it separately in the past.

Ms. Hill: The Christmas party is very early in December, so make sure that gets done before we have our get together.

Mr. Mills: Yeah. Let's have him do the pavilion before the others.

Ms. Hill: Yeah. Check our calendar. I don't remember, but it's early.

Mr. Szozda: I will give him a full day's work and include the pavilion.

Mr. Mills: Yeah.

Mr. LeBrun: I guess we can have a motion to approve that.

On MOTION by Mr. Darby seconded by Mr. Bosseler with all in favor the Pressure Washing Proposal from Kenneth Horn in the amount of $8,900 was approved.

ii. Consideration of Painting Proposal for Pool Structures

Mr. Mills: Alright, now you're up, Rob.

Mr. Szozda: Okay, the next item is the painting of the pool structure. This is the bid that we received years ago from Integrity. The pavilion was added in at $875, which puts the total amount at $6,505, to do the pool and the pavilion.

Mr. Mills: Do you remember what the other bids came in at? They were significantly higher, weren't they?

Mr. Szozda: Yeah, most of them were. This was the lowest. I went back went back to them. I think I had three or four other bids.

Mr. Mills: They were close to $10,000.

Mr. Szozda: Most of them were $7,000. Are we ready? Is there a motion to approve it?

Mr. Darby: One quick question.

Mr. Brown: Did we put this in the budget?

Mr. Mills: Yeah.

Mr. Brown: We did?

Mr. Darby: This would be a maintenance item?

Mr. Mills: Yes, maintenance.

Mr. Darby: Rob, does this include painting of the gutters and downspouts? I did not see it specifically in the proposal. They said that they were going to detach them.

Ms. Hill: It says downspouts will be re-hung.

Mr. Szozda: I know that they will be detaching them at the pavilion.

Mr. Darby: Well, they reference the fact that they're going to remove them and then re-hang them. I don't know if that's just a typo.

Ms. Hill: Oh, it says remove so we can paint the surface. Oh, behind it.

Mr. Darby: Behind. Just double check it.

Mr. Szozda: Okay.

Mr. Darby: They shouldn't be painting the whole thing and not have the gutters and downspouts painted. It will look terrible.

Mr. Szozda: Okay.

Mr. LeBrun: I will make a note as well. Depending on when the pressure washing happens, they may be able to cut us a deal. If they just pressure wash the pool structure, the painter won't have to pressure wash. That might knock some cost down.

Mr. Darby: Right.

Mr. Szozda: Okay.

Mr. Mills: Alright. Do you need a motion for this painting?

Mr. Szozda: Yes, if the Board is okay with it.

On MOTION by Mr. Darby seconded by Mr. Bosseler with all in favor the Painting Proposal from Integrity in the amount of $6,505 was approved.

iii. Consideration of Proposal for Replacement of Back Swing Gate Operators

Mr. Mills: Next are the backswing gate openers.

Mr. Szozda: So, at the entrance, the gearbox according to our maintenance guy, is on its last leg and they suggested that we replace the whole unit. Within that conversation, he briefly was talking about the fact that new gate arm up front only has the light on the bottom. It doesn't switch colors. So, we're going to get a lift gate arm. We'll take the old arm and put the light in the middle. This is a little bit more expensive than the one we had bought in the first place. They will put the existing gate arm in it. It will have a red and green light in the middle of the gate arm, versus just on the bottom where it's red. We're going to move the one that you replaced on the exit up here to the entrance out back. Then when the next gate arm goes out, we will put the cheaper one at the back. The two back ones will match and the four front ones will match and we'll be in good shape.

Mr. Mills: You didn't get a quote from a vendor in Orlando, did you?

Mr. Szozda: No. His installation cost is $700.

Mr. Mills: Okay.

Mr. Brown: They also charge for travel time.

Mr. Szozda: Yeah, he does.

Mr. Mills: We need to vote on this as well.

Mr. Szozda: Yeah.

Mr. Brown: Very good.

Mr. Mills: So, Sandy, the reason that the back gate arm is up, is the old unit needs to be replaced.

Mr. Brown: The motor died.

Resident (Sandy Schoonmaker, 403 Berwick Way): Okay, so the mismatched gate arm on the front and the mismatched gate in the back, matches what we installed.

Mr. Brown: Right.

Resident (Sandy Schoonmaker, 403 Berwick Way): Got it.

Mr. Mills: Okay.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Proposal from Gate Control Technologies for Replacement of Back Swing Gate Operators in the amount of $5,160 was approved.

iv. Consideration of Tennis/Pickleball Court Rule Signage

Mr. Mills: The recreation area improvements. I think we pretty much discussed that.

Mr. Darby: No, no signage.

Mr. Mills: Oh, the signage.

Mr. Szozda: The signs are $137 each. One is for the pickleball court. I'm not sure where the request came from, but play is limited to one hour, if others are waiting. Then the insurance company had recommended that we provide a caution gate arm closes sign behind each vehicle.

Mr. Brown: We got them up front now. Nobody pays any attention to it.

Mr. LeBrun: They want them further back so you can read them before you get close to the gate where they are now. That was their recommendation.

Mr. Brown: Another sign.

Mr. Mills: Are we going to take the other signs down?

Mr. LeBrun: No. They said that by the time you get to the gate operator, which is where the sign is, you might not have read it. You might have a chance to read it by then. You're already too close to the gate arm. So, they just said to add one before the guard house, like on the island. That was the insurance recommendation.

Mr. Mills: So, we have a community of signs.

Mr. LeBrun: That way there's more time to be aware of it.

Mr. Mills: Let me ask a question. Is it mandatory that we do it? Is our rate going to go up if we don't do it?

Mr. LeBrun: Anytime we hit a gate arm, if its damage reported to them, the person would argue that it was too close, they didn't see it and they were already at the gate arm when it came down. Usually if they're recommending it, we tend to follow insurance recommendations, because it helps us when we're fighting something to say, *"Hey, we followed your recommendation and it still happened."* Where if we don't follow it, they can say, *"Look, we told you to do this and you didn't do it."* It's not expensive. It's the same sign, just further back. The pickleball one is straight from our rules. That's just a request from a resident. People were playing for too long and there is a rule.

Mr. Mills: Yeah, I can see the other one.

Mr. Darby: How many of these signs do you need, Rob?

Mr. Szozda: Well, you tell me. I was thinking for the pickleball, just put it on the entrance near there.

Mr. Darby: Well, there are two entrances.

Mr. Szozda: If you want one at each entrance, we can do that.

Mr. Darby: Well, I don't know.

Mr. LeBrun: I think two would be good.

Mr. Darby: What about the gate arm? How many?

Mr. Szozda: We just need one.

Mr. Darby: Okay.

Mr. Mills: One at the exit.

Mr. Darby: Yeah, but you also have it in the back gate, right?

Mr. Szozda: Yes.

Mr. Darby: Okay.

Mr. LeBrun: Does the Board want to approve the signage?

Ms. Hill: Yes, I approve.

Ms. Hill MOVED to approve the Proposal for four signs in the amount of $137 each and Mr. Darby seconded the motion.

Resident (Sandy Schoonmaker, 403 Berwick Way): So, we're going to limit the play on pickleball/tennis courts to one hour.

Mr. Darby: Yes.

Mr. LeBrun: That's already in the rules.

Mr. Mills: If there are people waiting.

Mr. Darby: The sign says if others are waiting.

Mr. Mills: If others are waiting.

Resident (Sandy Schoonmaker, 403 Berwick Way): Okay, so that's what your sign is going to say. That's not the thing that I'm not going to worry about because it seems like it's in there.

Mr. Mills: Yeah.

Resident (Sandy Schoonmaker, 403 Berwick Way): It's a legal thing.

Mr. Darby: Right.

Resident (Sandy Schoonmaker, 403 Berwick Way): We are warning them it's one hour, if other people are waiting.

Mr. Darby: Correct.

Resident (Sandy Schoonmaker, 403 Berwick Way): For both pickleball and tennis.

Mr. Darby: Yes.

Resident (Sandy Schoonmaker, 403 Berwick Way): Okay, got it.

Mr. LeBrun: Do you guys want to approve the signage?

Mr. Darby: Yes.

On VOICE VOTE with all in favor the Proposal for four signs in the amount of $137 each was approved.

v. Discussion of Recreation Area Improvements

Mr. Bosseler: I had a lady talk to me about the use of the pickleball and tennis courts. It kind of goes along with the timeframe, but she was concerned that somebody reserved the pavilion for three or four hours and the pavilion people took over the pickleball and tennis court. She was not happy with that, because she didn't get to do whatever she wanted to do. I told her that we were going to address it and I invited her to the meeting. She didn't come. So, we have addressed that. Whether you're renting the pavilion or not, it's still going to be a one-hour rule.

Mr. Mills: Exactly.

Mr. Bosseler: Secondly, on Sunday morning, there's a lady that gives tennis lessons. I approached her and said that the water aerobics lady gives us 5% of her income. I asked, *"Would you consider doing that?"* She said, *"No, I'm different. I'm a resident here, so I don't think that I should have to pay anything, because I'm a resident."* Now, she teaches anywhere from eight to 12 women every Sunday morning. They are there for about three hours and the water aerobics people are there for an hour, hour and a half. I invited her to come and state her case because I think it's only fair that she contributes 5%.

Mr. Mills: Especially if you're taking over the court for three hours.

Resident (Bob Eksten, 8053 Old Tramway Drive): In the past, we had people giving lessons. I was on the Board at that time and I said, *"You cannot make money on our courts and not have a sharing of some sort with the CDD, since we pay for the facilities and so forth."*

Mr. Darby: Right.

Mr. Mills: You know who it is, right?

Mr. Bosseler: Yeah.

Mr. Mills: She has to get with Mike and there has to be an agreement drawn up.

Mr. Bosseler: Okay.

Mr. Mills: Sorry.

Mr. Bosseler: I'm fine with that.

Mr. Pawelczyk: She has no right to use those courts. If other people were there, she couldn't just say, *"Oh, I'm teaching."* I've seen that happen where someone has said, *"Oh, well, I'm teaching today, you guys have to leave."* We said, *"Where is your permit with the city?"* She goes, *"Well, I teach here every Sunday."* I said, "*Well, where is your permit? We're not leaving until you show me that you have an agreement with the city to teach on these courts. If you don't, you're just taking those courts away from residents who pay for them."*

Mr. Darby: Interesting.

Mr. Mills: Alright.

vi. Discussion of Survey to Determine Ownership of Banyon Tree

Mr. Szozda: I have one more item.

Mr. Mills: Go ahead, Rob.

Mr. Szozda: The Banyon tree, Jeremy and I pulled it up on the map. It's not on our property. Maybe that was discussed earlier.

Mr. Mills: It's a county issue.

Mr. Szozda: Yeah, a county issue. It's been a while since we met and a lot of things have been happening. The playground mulch, we're getting a bid for that. It needs to be replaced. We're waiting on that. I think we talked about this with the restrooms. We had someone come in and clean the walls. Those things are old, but they definitely look much better. The gutters have been cleaned out. The reflectors have been installed. The electrical panel was replaced.

Mr. Mills: They were replaced with aluminum, right?

Mr. Szozda: Yes. We talked about the gate operators. The guardhouse needed a new ceiling fan. A mirror got replaced. The letterboard got ran over. We got a bid for that. We talked to our insurance company.

Mr. Brown: Why should we be telling our insurance company?

Mr. LeBrun: Our insurance is going to be going through their insurance to collect.

Mr. Brown: We shouldn't be contributing a red cent for it.

Mr. LeBrun: No, we're not.

Mr. Brown: Because she wiped it out.

Mr. LeBrun: Yeah, their insurance is going be responsible for it.

Mr. Brown: Let's get a better one.

Mr. Mills: A lighted one. Ours wasn’t lit.

Mr. Brown: One in gold.

Mr. Darby: 4k.

Mr. Szozda: A patch was placed on Baytree Drive.

Mr. Mills: Yes.

Mr. Szozda: I have heard no complaints. So, I assume that means everybody is happy with that.

Ms. Hill: It will look better once the roads get resurfaced.

Mr. Szozda: Monument Repairs have been completed on Balmoral Way and South Pointe Court. We had to put new hardware on the back gate flagpole.

Mr. Mills: Rob the depression down in Balmoral, where that pipe was broken...

Mr. Szozda: Yeah.

Mr. Mills: That needs to be looked at. It's getting worse.

Mr. Szozda: Okay. What we did on the last two issues that we had, we had a company come in and evaluate. I'll get them to come take a look at it.

Mr. Mills: Okay, good. Is that it?

Mr. Szozda: That's it.

vii. Discussion of Converting Bocce Ball Court to Shuffleboard

This item was not discussed.

NINTH ORDER OF BUSINESS Treasurer's Report

A. Consideration of Check Register

Mr. Mills: Treasurer's Report. Consideration of Check Register.

Mr. Darby: Wait a minute. What about Items 5, 6 and 7?

Mr. Mills: We already discussed it.

Mr. Darby: We didn't talk about the survey and the ownership of the Banyon tree.

Mr. Mills: We just did. The county owns it.

Mr. Szozda: If you go on the Property Appraiser's website, you can see the tree is outside of the boundaries of the CDD.

Mr. Mills: We just talked about it.

Mr. Darby: Really? Okay. Sorry.

Mr. LeBrun: That's what they were talking about.

Mr. Darby: I'm sorry.

Mr. Mills: Alright, Jeremy.

Mr. LeBrun: The Check Register is for two months, as we didn't meet last month. Your Check Register is a little bigger than it usually is. In the Check Register for July, you have Checks #302 through #316. Your ACH utilities total $74,133.36. For the Payroll Fund, you have Checks #50766 through #50770. The total amount is $923.50. In August you have Checks #317 through #333 and your ACH utilities, the total was $95,459.53. Then you have Checks #50771 through #50775 from the Payroll Fund, in the amount of $923.50. The grand total is $171,439.89.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Check Register for July and August 2026 in the amount of $171,439.89 was approved.

B. Balance Sheet and Income Statement

Mr. Mills: Balance Sheet and Income Statement.

Mr. LeBrun: You have your unaudited financials through August 31st. We just have the last fiscal year. The last month of the fiscal year is not showing, due to the timing of the meeting. Overall, we trended really well this budget year, which is good. No action is required.

Ms. Hill: How much revenue?

Mr. LeBrun: I don't know yet. I have to see the final one for the end of September. We have to pay all of the September invoices.

Ms. Hill: Oh, okay.

Mr. Brown: You don't expect any unusual items?

Mr. LeBrun: There is nothing that's out of the ordinary that I have seen.

Mr. Mills: In conclusion, I want to thank all of you that attended today. It's great to see residents coming and getting involved. I put it in the newsletter, but I want to thank all residents for not complaining about the increase in assessments, because we have spent a lot of money trying to bring our community up to the standards that it should be. With the community being formed in what, 1990 something, things are going to go wrong and we have to make replacements. But I do want to make sure that the residents know that we greatly appreciate their understanding.

Resident (Bob Eksten, 8053 Old Tramway Drive): You guys do a terrific job and we all appreciate it. There are some amazing things that happen in this community that you don't find in most communities. I think you guys have done a great job.

Mr. Mills: Thank you, Bob. We appreciate it.

TENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Mills: Are there any comments from the Board? Jan, do you have anything?

Ms. Hill: No.

Resident (Not Identified): Coming into Baytree, the purple lights that are there, are those the county's?

Mr. Mills: They are FPL's.

Resident (Not Identified): They need to be replaced.

Mr. Darby: Yeah.

Mr. Brown: Supposedly if they change color, that means they are on their way out.

Mr. Darby: Yeah.

Mr. Mills: Richard, do you have anything?

Mr. Bosseler: No.

Mr. Darby: I have a quick one for Rob. Remember when Nidy was doing the resurfacing of the tennis/pickleball courts? They were talking about trimming back the trees on the back edge. Have we done that?

Mr. Szozda: Yeah, we went and cut it back. We also put in drainage back there.

Mr. Darby: Okay. Good.

Mr. Szozda: It's something that we will be doing every six months.

Mr. Darby: Okay, thank you.

Mr. Mills: Anything else?

Mr. Brown: I have one.

Mr. Mills: Yeah.

Mr. Brown: Can we change the January 13th meeting to the 20th?

Mr. Darby: Is that a workshop?

Mr. Brown: It's a workshop.

Mr. Darby: I'm good on the 20th.

Mr. Mills: I'm good.

Ms. Hill: What do you want?

Mr. Darby: He wants to change the January 13th meeting to January 20th.

Mr. Brown: I think it's at 1:00 p.m.

Mr. Darby: I have 1:30 p.m.

Mr. Mills: It's at 1:30 p.m.

Mr. Brown: Is that alright?

Mr. Mills: Yes. Alright, I have a few things.

Mr. LeBrun: So, we are moving the January meeting from January 13th to January 20th. Is it the same time?

Mr. Mills: Yes, the same time.

Mr. LeBrun: Just so the board is aware, we will have to pay to re-advertise the new date.

Mr. Mills: I have a few things. Sandy, we still have residents that are letting people tailgate in behind them at the rear gate.

Resident (Sandy Schoonmaker, 403 Berwick Way): Yeah, it happened to me.

Mr. Mills: In fact, there was a resident sitting there the other day when I came in, waiting for this person to come in and then they let them in.

Resident (Sandy Schoonmaker, 403 Berwick Way): Oh, somebody was doing it on purpose?

Mr. Mills: Yep. Don't forget the seminar on the 7th with US Lawns.

Resident (Sandy Schoonmaker, 403 Berwick Way): I got that.

Mr. Mills: We have to change the time. I talked to Rob about the front gate. The lights have not been on the front monuments, because it's getting darker sooner. He is going to have them come on at 6:30 p.m. Then we'll have to change them again the 1st of November. That's all I have. Is there anything else?

ELEVENTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

SECTION VII

SECTION A

RESULTS FROM THE RECREATION AREA SURVEY

Statistical Results

Total Number of Responses:	149
Total Number of Property Owners:	461 Homes
% Response:	32.3%

Specific Questions Results:

The specific survey questions are in *italics*.

Do you feel the open, undeveloped area in and around the pavilion should be left undeveloped?

YES: 38.9% **NO:** 61.1%

If you answered "No" to the above, do you feel the CDD should invest in any combination of the following:

Responses are as a percentage of residents who want the Recreation Area developed (91) and not the total number of respondents (149). The preferred improvements are listed in order of preference:

Re-install upgraded playground equipment	42.9%
Modify the tennis courts to accommodate pickleball	*39.6%*
Install a half-court basketball court	*36.3%*
Remove the bocce ball court completely	*30.8%*
Install grills and additional picnic tables near the pavilion	*30.8%*
Offer swimming/life-saving/scuba lessons at the pool	*30.8%*
Install a water slide at the pool	*20.9%*
Invest in cornhole equipment	*16.5%*
Replace the bocce ball court with a shuffle board court	*16.5%*
Install permanent handicap access	*14.3%*
Other:	
Install tennis hitting wall	*4.4%*
Dog Park in undeveloped area	*4.4%*
Tennis wind screens and awnings	*2.2%*
Upgrade bocce ball court	*2.2%*
Install horseshoe pit	*1.1%*
Handball/paddleball courts	*1.1%*
1st Aid and CPR courses	*1.1%*
Outdoor fitness trail	*1.1%*
Direct access to Brevard Zoo Linear Trail	*1.1%*
2 more tennis courts	*1.1%*
Croquet/badminton area	*1.1%*
Sail cover over playground equipment	*1.1%*

Some residents allege that non-residents have used the tennis courts without being guests of residents. Do you believe this is a problem? (Responses are the percentage of residents (121) responding to this question):

YES: 62.0% **NO:** 38.0%

If you answered "Yes," do you feel the CDD should restrict access to the tennis courts by a key card system similar to the one currently used at the pool? (Responses are a percentage of residents (127) responding to this question):

YES: 62.2% **NO:** 37.8%

The following is a synopsis of open-end comments. The number in parenthesis is the number of residents making the same or similar comments.

- The playground equipment should be the same as previously installed.
- Remove the flowering trees from next to the pool which are causing leaves to unnecessarily fall into the pool area.
- Would like more community events
- Never used the recreation facilities in 11 years.
- Wants key code access to the pool
- Spend more to maintain streets, trees and gutters and less on pavilion and bocce ball courts.
- Appreciated the survey (3).
- Wants free-standing pickleball court.
- Suggested vending machines in Rec area
- Against removing bocce ball court; water slides are unsafe. Lessons should not be available for non-residents.
- Resurface pool deck installing dedicated swim lanes
- Save money and do not develop Rec area (2).
- Fix bocce ball court.
- Water aerobics should use parking lot and not park in the street.
- Complained about tailgating at back gate
- Non-resident use of the pool is a problem as well (2).
- Stop sign at Old Tramway and Baytree is obscured from old Tramway.
- Extend the guard shack roof to provide protection when raining.
- Want more shade at the pool (3).
- Wants better upkeep at the pool. Looks dirty.
- Liked the idea of scuba lessons
- Wants clock at the pool
- Wants lights at the pavilion
- Likes the idea of improving the Rec Area but hates the speed humps
- Outlaw basketball hoops in driveways
- Landscape the undeveloped area.
- All improvements are OK, will residents use them?

Open-end comments (continued):

- Install grills only
- Scuba tanks will damage the pool especially corners and steps.
- How to control use of grills?
- Don't agree with lessons at the pool as it restricts other residents' use of the pool.
- Lessons should be free the cost should be included in the assessments.
- Observed non-resident use of tennis courts many times.
- Provide golf cart parking at the pool.
- Purchase the golf course and bring up to former glory.
- Non-residents should be charged to use tennis courts (2).
- Wished playground and water slides were installed sooner.
- Strongly endorsed pickleball as the fastest growing sport in the US.
- Drainage at the NE and SE perimeter of the tennis courts is not good
- Alleges non-resident coaches are using the tennis courts causing excessive wear.

Respectfully Submitted,

Jerry Darby

January 20, 2020

SECTION VIII

SECTION B

SECTION i

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments
1	Road Report	Engineer	Updated Report Repair Areas per Work Authorization	7/1/26	Spring 2027	TBA	Engineer Working on repair list and map, work authorization approved
2	Pool Structure Painting	Rob Z	Approved Quote	10/14/26	TBA	TBA	proposal approved
3	Pressure Washing	Rob/Ken H	Approved Proposal	10/14/26	TBA	TBA	proposal approved

SECTION IX

SECTION A

Baytree

COMMUNITY DEVELOPMENT DISTRICT

Summary of Check Register

Fiscal Year 2026

Fund:	*Date:*	*check #'s:*	*Amount:*
	Sep 2026		
General Fund	**Bank United GF**	**334 - 344**	$64,678.52
	Utilities	**ACH**	$6,660.59
			$71,339.11
		TOTAL	**$71,339.11**

*** CHECK DATES 09/01/2026 - 09/30/2026 *** BAYTREE GENERAL FUND
BANK H BAYTREE- BU GF #2896

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME / DESCRIPTION	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/22/26	00004	8/31/26	200337	202608	310-51300-31500		*	1,540.00		
						AUG 26 - LEGAL SERVICES				
						BILLING COCHRAN, P.A.			1,540.00	000334
9/22/26	00224	9/10/26	22502605	202608	310-51300-31100		*	1,857.50		
						AUG 26 - RDWY RESURFACING				
		9/10/26	22502609	202608	310-51300-31100		*	2,508.26		
						ENGINEERING SVCS - AUG 26				
						DEWBERRY ENGINEERS, INC			4,365.76	000335
9/22/26	00200	9/16/26	16989	202609	320-53800-34500		*	4,429.84		
						SECURITY-(09/10-09/16/26)				
						DSI SECURITY SERVICES			4,429.84	000336
9/22/26	00085	9/14/26	34001	202609	300-15500-10000		*	28,962.00		
						FY27 INSURANCE POLICY				
						EGIS INSURANCE ADVISORS, LLC.			28,962.00	000337
9/22/26	00276	9/18/26	8712	202609	320-53800-41400		*	320.00		
						9/18 PWR BK GATE BRKR PNL				
						GATE CONTROL TECHNOLOGIES			320.00	000338
9/22/26	00021	8/31/26	574	202608	320-53800-49000		*	506.86		
						INST ST FIRE HYDRANT RFLC				
		8/31/26	575	202608	320-53800-49000		*	550.00		
						CLEAN GUTTERS				
		8/31/26	576	202608	320-53800-48000		*	592.89		
						DEEP CLN BR PARTITIONS				
		8/31/26	577	202608	320-53800-49000		*	436.28		
						RP SPD BUMP & RAISED MTR				
		8/31/26	578	202608	320-53800-47200		*	935.00		
						FX STACKED STONE MAIN ENT				
		8/31/26	579	202608	320-53800-51500		*	275.00		
						RVSD MSG BOARD AT POOL				
		8/31/26	580	202608	320-53800-41400		*	183.40		
						RP MIRROR GRDHSE BATHROOM				
		8/31/26	581	202608	320-53800-41400		*	537.00		
						INST CEILING FAN GRDHSE				
		8/31/26	582	202608	320-53800-49000		*	368.88		
						RP FLAG POLE ROPE				
		9/01/26	572	202609	320-53800-34000		*	3,021.17		
						SEP 26 - FIELD MANAGEMENT				
		9/01/26	573	202609	310-51300-34000		*	4,311.83		
						SEP 26 - MANAGEMENT FEES				
		9/01/26	573	202609	310-51300-35200		*	175.33		
						SEP 26 - WEBSITE ADMIN				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/26	573	202609	310-51300-35100		*	175.33		
			SEP 26 - INFO TECHNOLOGY							
		9/01/26	573	202609	310-51300-51000		*	.03		
			SEP 26 - OFFICE SUPPLIES							
		9/01/26	573	202609	310-51300-42000		*	.38		
			SEP 26 - POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES			12,069.38	000339
9/22/26	00252	7/30/26	40338	202607	320-53800-47400		*	1,310.00		
			RP 2 VALVE ENT SADDLEWOOD							
						US LAWNS OF BREVARD			1,310.00	000340
9/28/26	00266	8/31/26	202370	202608	320-53800-49000		*	2,300.00		
			FRNT ENT LGTNG PANEL REP							
		9/18/26	202369	202609	320-53800-49000		*	3,550.00		
			REAR GRDSHK EQUIP REP.							
						BEACH ELECTRIC INC.			5,850.00	000341
9/28/26	00200	9/23/26	17335	202609	320-53800-34500		*	4,429.84		
			SECURITY-(09/17-09/23/26)							
						DSI SECURITY SERVICES			4,429.84	000342
9/28/26	00039	9/24/26	526675	202609	320-53800-47000		*	1,060.00		
			SEP26-NAT VEGETATION MGMT							
						ECOR INDUSTRIES			1,060.00	000343
9/28/26	00052	7/31/26	692133	202607	320-53800-47500		*	341.70		
			LED FLOOD KNUCKLE/MOUNT							
						FLORIDA BULB & BALLAST INC.			341.70	000344
							TOTAL FOR BANK H	64,678.52		
							TOTAL FOR REGISTER	64,678.52		

*** CHECK DATES 09/01/2026 - 09/30/2026 *** BAYTREE GENERAL FUND
BANK Y BAYTREE BU AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/30/26	00005	9/08/26	112400-J	202607	320-53800-43200				*	81.13		
			JUL26- W&S-201 BAYTREE DR									
		9/08/26	118058-J	202607	320-53800-43200				*	179.08		
			JUL26- W&S-8207 NATN'L DR									
								CITY OF COCOA UTILITIES			260.21	000101
9/30/26	00009	9/03/26	4139750-	202608	320-53800-43200				*	55.01		
			AUG 26 - FL CITY GAS									
								FLORIDA CITY GAS - AUTOPAY			55.01	000102
9/30/26	00255	9/11/26	AUG26FPL	202608	320-53800-43000				*	1,802.81		
			AUG 26 - ELECTRICITY									
		9/11/26	AUG26FPL	202608	320-53800-43000				*	3,700.33		
			AUG 26 - STREETLIGHTS									
								FPL - AUTOPAY			5,503.14	000103
9/30/26	00253	8/07/26	12335290	202609	320-53800-41000				*	214.25		
			AUG26 SPEC-630 BAYTREE DR									
		8/22/26	12308970	202609	320-53800-41000				*	346.99		
			SEP26 SPEC-201 BAYTREE DR									
		8/29/26	11726770	202609	320-53800-41000				*	225.21		
			SEP26 SPEC-8207 NTN'L DR									
								SPECTRUM - CHARTER COMMUNICATIONS			786.45	000104
9/30/26	00225	8/27/26	0291087-	202609	320-53800-43300				*	55.78		
			SEP 26 - TRASH REMOVAL									
								WASTE MANAGEMENT CORPORATE SERVICES			55.78	000105

TOTAL FOR BANK Y 6,660.59

TOTAL FOR REGISTER 6,660.59

SECTION B

Baytree

Community Development District

Unaudited Financial Reporting

September 30, 2026

Table of Contents

1	Balance Sheet
2-3	General Fund
4	Capital Projects Reserve
5	Pavement Management Fund
6	Community Beautification Fund
7-8	Month to Month
9	Cash & Investment Report
10	Assessment Receipt Schedule

Baytree
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Capital Reserve Fund	Pavement Fund	C. Beautification Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Fund	$ 57,196	$ -	$ -	$ -	$ 57,196
Accounts Receivables	14,814	-	-	-	14,814
Due from Community Beautification	66,745	-	-	-	66,745
Due from General Fund	-	-	77,146		77,146
Investments:					
US Bank Custody	264,188	-	-	-	264,188
MMA - Bank United - Surplus	3,738	-	-	-	3,738
MMA - Truist Bank - Capital Reserves	-	125,347	-	-	125,347
MMA - Truist Bank - Community Beautificatior	-	-	-	45,428	45,428
MMA - Regions Bank - Pavement Management	-	-	237,880	-	237,880
CD - Seacoast Bank - Pavement Management	-	-	176,610	-	176,610
CD - Seacoast Bank - Community Beautificatior	-	-	-	47,687	47,687
Prepaid Expenses	28,962	-	-	-	28,962
Total Assets	**$ 435,644**	**$ 125,347**	**$ 491,636**	**$ 93,114**	**$ 1,145,741**
Liabilities:					
Accounts Payable	$ 13,089	$ -	$ -	$ -	$ 13,089
Due to General Fund - Comm. Beautification	-	-	-	66,745	66,745
Due to Pavement Mgmt	77,146	-	-	-	77,146
Total Liabilities	**$ 90,235**	**$ -**	**$ -**	**$ 66,745**	**$ 156,980**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 28,962	$ -	$ -	$ -	$ 28,962
Assigned for:					
Capital Reserves	-	125,347	-	-	125,347
Pavement Management	-	-	491,636	-	491,636
Community Beautification	-	-	-	26,369	26,369
Unassigned	316,447	-	-	-	316,447
Total Fund Balances	**$ 345,409**	**$ 125,347**	**$ 491,636**	**$ 26,369**	**$ 988,761**
Total Liabilities & Fund Balance	**$ 435,644**	**$ 125,347**	**$ 491,636**	**$ 93,114**	**$ 1,145,741**

Baytree

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Maintenance Assessments	$ 1,177,624	$ 1,177,624	$ 1,183,205	$ 5,581
IOB Cost Share Agreement	59,257	59,257	59,257	0
Miscellaneous Income	9,250	9,250	32,108	22,858
Interest Income	10,000	10,000	20,893	10,893
Total Revenues	**$ 1,256,130**	**$ 1,256,130**	**$ 1,295,463**	**$ 39,332**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 10,400	$ 1,600
FICA Expense	918	918	796	122
Engineering	30,000	30,000	35,500	(5,500)
Attorney Fees	24,000	24,000	28,350	(4,350)
Annual Audit	3,500	3,500	3,350	150
Assessment Administration	8,765	8,765	8,765	0
Management Fees	51,742	51,742	51,742	(0)
Information Technology	2,104	2,104	2,104	0
Website Maintenance	2,104	2,104	2,104	0
Telephone	250	250	-	250
Postage	2,500	2,500	1,962	538
Printing & Binding	1,000	1,000	32	968
Office Supplies	500	500	101	399
Legal Advertising	4,000	4,000	360	3,640
Insurance General Liability	39,442	39,442	34,398	5,044
Tax Collector Fee	23,557	23,557	23,626	(69)
Property Taxes	450	450	488	(38)
Property Appraiser	350	350	281	69
Other Current Charges	1,800	1,800	2,733	(933)
Dues, Licenses & Subscriptions	175	175	175	-
Subtotal General & Administrative	**$ 209,157**	**$ 209,157**	**$ 207,267**	**$ 1,890**

Baytree

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Field Management Fees	$ 36,254	$ 36,254	$ 36,254	$ 0
Security Contract	235,374	235,374	206,248	29,126
Gate Maintenance	25,320	25,320	14,968	10,352
Security Gatehouse Maintenance	10,000	10,000	4,621	5,379
Telephone/Internet - Gatehouse/Pool	9,000	9,000	9,137	(137)
Transponders	4,500	4,500	3,850	650
Utility - Electric	68,250	68,250	58,355	9,895
Utility - Water & Sewer	18,025	18,025	5,905	12,120
Utility - Gas	9,350	9,350	16,419	(7,069)
Maintenance - Lakes	49,750	49,750	46,600	3,150
Maintenance - Landscape Contract	141,612	141,612	129,811	11,801
Maintenance - Additional Landscape	25,000	25,000	22,590	2,410
Maintenance - Pool Contract	18,000	18,000	12,834	5,166
Maintenance - Pool Parts & Repairs	10,000	10,000	9,711	289
Maintenance - Pool Painting	6,000	6,000	-	6,000
Maintenance - Irrigation	17,000	17,000	11,737	5,263
Maintenance - Lighting	18,000	18,000	18,565	(565)
Maintenance - Monuments	4,000	4,000	4,618	(618)
Maintenance - Fountain	1,500	1,500	2,395	(895)
Maintenance - Recreation	2,500	2,500	4,795	(2,295)
Amenity - Refuse Service	800	800	614	186
Amenity - Janitorial Services	7,500	7,500	7,334	166
Holiday Lighting	17,500	17,500	17,122	378
Operating Supplies	750	750	1,409	(659)
Sidewalk/Curb Cleaning	12,000	12,000	12,255	(255)
Misc. Contingency	30,600	30,600	28,087	2,513
Subtotal Operations & Maintenance	**$ 778,585**	**$ 778,585**	**$ 686,233**	**$ 92,352**
Total Expenditures	**$ 987,741**	**$ 987,741**	**$ 893,500**	**$ 94,242**
Excess (Deficiency) of Revenues over Expenditures	$ 268,389	$ 268,389	$ 401,963	$ 133,574
Other Financing Sources/(Uses):				
Transfers				
Capital Projects- Paving - Baytree	$ (83,907)	$ (83,907)	$ (83,907)	-
Capital Projects - Paving - IOB Funds	(19,000)	(19,000)	(19,000)	-
Capital Projects - Reserves	(149,100)	(149,100)	(149,100)	-
Community Beautification Fund	(45,265)	(45,265)	(45,265)	-
First Quarter Operating	(48,500)	(48,500)	-	48,500
Total Other Financing Sources/(Uses)	**$ (345,772)**	**$ (345,772)**	**$ (297,272)**	**$ 48,500**
Net Change in Fund Balance	**$ (77,383)**	**$ (77,383)**	**$ 104,691**	**$ 182,074**
Fund Balance - Beginning	$ 77,383		$ 240,718	
Fund Balance - Ending	$ -		$ 345,409	

Baytree

Community Development District

Capital Projects Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budge Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Interest Income	$ 2,000	$ 2,000	$ 1,865	$ (135)
Total Revenues	**$ 2,000**	**$ 2,000**	**$ 1,865**	**$ (135)**
Expenditures:				
Lake Bank Restoration/Evaluation	$ 30,000	$ 30,000	$ 30,000	$ -
Sidewalk/Gutter Repair	14,000	14,000	-	14,000
Drainage Maintenance	10,000	10,000	-	10,000
Electrical Infrastructure	20,000	20,000	4,784	15,216
Tennis Court Resurface	18,000	18,000	-	18,000
Pool Resurface	50,000	50,000	66,514	(16,514)
Benches	-	-	1,936	(1,936)
Pool CCTV & Intercom System	-	-	16,675	(16,675)
Disaster/Emergency Reserve	6,500	6,500	-	6,500
Bank Fees	600	600	-	600
Total Expenditures	**$ 149,100**	**$ 149,100**	**$ 119,909**	**$ 29,191**
Excess (Deficiency) of Revenues over Expenditures	$ (147,100)	$ (147,100)	$ (118,045)	$ 29,055
Other Financing Sources/(Uses):				
Transfer In - Baytree	$ 149,100	$ 149,100	$ 149,100	$ -
Total Other Financing Sources/(Uses)	$ 149,100	$ 149,100	$ 149,100	$ -
Net Change in Fund Balance	**$ 2,000**	**$ 2,000**	**$ 31,055**	**$ 29,055**
Fund Balance - Beginning	$ 25,164		$ 94,292	
Fund Balance - Ending	$ 27,164		$ 125,347	

Baytree

Community Development District

Pavement Management

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest Income	$ 2,000	$ 2,000	$ 7,628	$ 5,628
Total Revenues	**$ 2,000**	**$ 2,000**	**$ 7,628**	**$ 5,628**
Expenditures:				
Bank Fees	$ 600	$ 600	$ 345	$ 255
Total Expenditures	**$ 600**	**$ 600**	**$ 345**	**$ 255**
Excess (Deficiency) of Revenues over Expenditures	**$ 1,400**	**$ 1,400**	**$ 7,283**	**$ 5,883**
Other Financing Sources/(Uses)				
Transfer In - Baytree	$ 83,907	$ 83,907	$ 83,907	$ -
Transfer In - IOB	19,000	19,000	19,000	-
Total Other Financing Sources (Uses)	**$ 102,907**	**$ 102,907**	**$ 102,907**	**$ -**
Net Change in Fund Balance	**$ 104,307**	**$ 104,307**	**$ 110,190**	**$ 5,883**
Fund Balance - Beginning	$ 427,018		$ 381,446	
Fund Balance - Ending	$ 531,325		$ 491,636	

Baytree

Community Development District

Community Beautification

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 1,805	$ 1,805
Total Revenues	**$ -**	**$ -**	**$ 1,805**	**$ 1,805**
Expenditures:				
Beautification Projects	$ 45,265	$ 45,265	$ 69,701	$ (24,436)
Bank Fees	-	-	15	(15)
Total Expenditures	**$ 45,265**	**$ 45,265**	**$ 69,716**	**$ (24,451)**
Excess (Deficiency) of Revenues over Expenditures	**$ (45,265)**	**$ (45,265)**	**$ (67,911)**	**$ (22,646)**
Other Financing Sources/(Uses)				
Transfer In - Baytree	$ 45,265	$ 45,265	$ 45,265	$ -
Total Other Financing Sources (Uses)	**$ 45,265**	**$ 45,265**	**$ 45,265**	**$ -**
Net Change in Fund Balance	**$ -**	**$ -**	**$ (22,646)**	**$ (22,646)**
Fund Balance - Beginning	$ -		$ 49,016	
Fund Balance - Ending	$ -		$ 26,369	

Baytree

Community Development District

General Fund

Cash and Investment Report

For The Period Ending September 30, 2026

Account Name	Maturity Date	Bank Name	Original Investment	Yield	Balance
General Fund					
Checking Account - Operating		Bank United		0.00%	$ 13,180
Interest Checking Account - Operating		Truist Bank		0.35%	$ 44,016
Sub Total					**$ 57,196**
Money Market Account - Surplus		Bank United		3.40%	$ 3,738
Custodian Account		US Bank		3.50%	$ 264,188
Total General Fund					**$ 325,123**
Reserve Funds					
Capital Reserve					
Money Market Account		Truist Bank		1.62%	$ 125,347
Pavement Reserve					
Money Market Account		Regions Bank		2.06%	$ 237,880
12-Month CD*	8/29/2027	Seacoast Bank	$ 170,367	3.75%	$ 176,610
Total Pavement					**$ 414,490**
Community Beautification					
7-Month CD**	11/29/2026	Seacoast Bank	$ 45,180	3.50%	$ 47,687
Total Reserve Funds					**$ 587,523**

Note:
*Rolled over another 12 months maturing on 08/29/27.
** Rolled over another 7 month maturing on 11/29/26.

Baytree

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Brevard County

Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	$ 1,226,201	$ 1,226,201
Net Assessments	$ 1,177,153	$ 1,177,153
Allocation in %	100.00%	

Date	*Gross Amount*	*(Discount)/ Penalty*	**Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*Total*
11/14/25	$ 21,800	$ (1,080)	$ (414)	$ -	$ 20,306	$ 20,720	$ 20,720
12/02/25	236,600	(9,464)	(4,543)	-	222,593	227,136	227,136
12/10/25	750,401	(30,016)	(14,408)	-	705,977	720,385	720,385
12/19/25	88,300	(3,195)	(1,702)	-	83,403	85,105	85,105
01/09/26	46,400	(1,392)	(900)	-	44,108	45,008	45,008
01/30/26	-	-	-	1,679	1,679	1,679	1,679
02/12/26	18,200	(390)	(356)		17,414	17,810	17,810
03/06/26	7,800	(78)	(154)	-	7,568	7,722	7,722
04/11/26	31,931	-	(639)	-	31,292	31,931	31,931
04/20/26	-	-	-	128	128	128	128
05/12/26	9,169	254	(188)	-	9,235	9,423	9,423
06/05/26	5,200	156	(107)	-	5,249	5,356	5,356
06/22/26	10,400	312	(214)	-	10,498	10,712	10,712
08/04/26	-	-	-	90	90	90	90
TOTAL	**$ 1,226,201**	**$ (44,892)**	**$ (23,626)**	**$ 1,897**	**$ 1,159,539**	**$ 1,183,205**	**$ 1,183,205**

***Note: Commissions are posted as admin. expenditures.**

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

Baytree

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessments	$ -	$ 20,720	$ 1,032,626	$ 46,688	$ 17,810	$ 7,722	$ 32,059	$ 9,423	$ 16,068	$ -	$ 90	$ -	$ 1,183,205
IOB Cost Share Agreement	-	-	-	14,814	-	-	14,814	-	-	-	14,814	14,814	59,257
Miscellaneous Income	264	2,191	275	1,037	175	772	210	530	25,645	745	266	-	32,108
Interest Income	1,179	938	1,762	2,470	2,486	2,429	2,261	2,177	1,427	1,391	1,357	1,017	20,893
Total Revenues	**$ 1,442**	**$ 23,849**	**$ 1,034,663**	**$ 65,008**	**$ 20,471**	**$ 10,922**	**$ 49,344**	**$ 12,130**	**$ 43,140**	**$ 2,136**	**$ 16,526**	**$ 15,831**	**$ 1,295,463**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 800	$ 800	$ 1,000	$ 1,000	$ -	$ 10,400
FICA Expense	61	77	77	77	77	77	77	61	61	77	77	-	796
Engineering	613	913	2,750	1,568	1,345	4,411	3,188	7,613	2,550	3,611	4,366	2,575	35,500
Attorney Fees	2,805	2,063	2,860	2,448	3,328	1,578	2,035	3,548	1,795	3,853	1,540	500	28,350
Annual Audit	-	-	-	-	-	-	-	3,350	-	-	-	-	3,350
Assessment Administration	8,765	-	-	-	-	-	-	-	-	-	-	-	8,765
Management Fees	4,312	4,312	4,312	4,312	4,312	4,312	4,312	4,312	4,312	4,312	4,312	4,312	51,742
Information Technology	175	175	175	175	175	175	175	175	175	175	175	175	2,104
Website Maintenance	175	175	175	175	175	175	175	175	175	175	175	175	2,104
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	159	151	1	160	40	302	2	1	788	181	180	0	1,962
Printing & Binding	-	-	2	26	3	-	2	-	-	1	-	-	32
Office Supplies	13	13	0	13	13	-	13	13	13	0	13	0	101
Legal Advertising	-	-	188	-	-	-	-	172	-	-	-	-	360
Insurance General Liability	33,186	-	-	-	-	1,212	-	-	-	-	-	-	34,398
Tax Collector Fee	-	414	20,653	900	356	154	639	188	321	-	-	-	23,626
Property Taxes	-	488	-	-	-	-	-	-	-	-	-	-	488
Property Appraiser	-	-	281	-	-	-	-	-	-	-	-	-	281
Other Current Charges	117	248	259	152	178	244	267	257	337	220	213	242	2,733
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 51,355**	**$ 10,028**	**$ 32,732**	**$ 11,004**	**$ 11,001**	**$ 13,639**	**$ 11,883**	**$ 20,664**	**$ 11,327**	**$ 13,605**	**$ 12,049**	**$ 7,980**	**$ 207,267**

Baytree
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Management Fees	$ 3,021	$ 3,021	$ 3,021	$ 3,021	$ 3,021	$ 3,021	$ 3,021	$ 3,021	$ 3,021	$ 3,021	$ 3,021	$ 3,021	$ 36,254
Security Contract	17,722	22,502	18,907	18,042	22,152	13,262	22,154	22,464	17,720	13,605	4,430	13,290	206,248
Gate Maintenance	3,482	740	986	444	2,133	-	-	760	315	5,066	720	320	14,968
Security Gatehouse Maintenance	-	-	600	3,521	-	500	-	-	-	-	-	-	4,621
Telephone/Internet - Gatehouse/Pool	725	725	725	725	734	786	786	786	786	786	786	786	9,137
Transponders	-	-	-	3,850	-	-	-	-	-	-	-	-	3,850
Utility - Electric	4,756	4,835	5,064	5,587	5,455	5,423	5,115	5,525	5,513	5,580	5,503	-	58,355
Utility - Water & Sewer	1,723	968	236	570	466	341	70	1,462	70	-	-	-	5,905
Utility - Gas	903	1,731	2,787	3,190	2,384	1,309	3,136	55	555	55	315	-	16,419
Maintenance - Lakes	3,600	4,560	3,500	4,660	3,500	5,900	3,600	4,560	3,500	4,660	3,500	1,060	46,600
Maintenance - Landscape Contract	11,801	11,801	11,801	11,801	11,801	11,801	11,801	11,801	11,801	11,801	-	11,801	129,811
Maintenance - Additional Landscape	1,500	-	-	2,105	6,250	2,150	-	-	6,550	500	3,535	-	22,590
Maintenance - Pool Contract	914	1,770	1,100	900	900	900	1,250	900	1,100	1,100	1,100	900	12,834
Maintenance - Pool Parts & Repairs	4,815	823	72	-	-	36	88	3,877	-	-	-	-	9,711
Maintenance - Pool Painting	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance - Irrigation	2,312	233	1,682	130	2,096	575	249	933	363	2,921	245	-	11,737
Maintenance - Lighting	3,864	-	3,191	414	6,130	-	493	1,172	150	2,141	1,010	-	18,565
Maintenance - Monuments	-	-	-	-	-	-	23	-	1,995	2,600	-	-	4,618
Maintenance - Fountain	40	40	225	1,440	40	225	40	40	225	40	40	-	2,395
Maintenance - Recreation	-	-	1,440	246	-	-	440	51	23	1,713	275	606	4,795
Amenity - Refuse Service	56	56	56	56	56	-	56	56	56	56	56	56	614
Amenity - Janitorial Services	631	431	431	431	931	931	1,231	431	431	431	1,024	-	7,334
Holiday Lighting	-	17,122	-	-	-	-	-	-	-	-	-	-	17,122
Operating Supplies	373	990	-	-	-	-	-	-	46	-	-	-	1,409
Sidewalk/Curb Cleaning	-	10,465	-	1,390	-	-	-	400	-	-	-	-	12,255
Misc. Contingency	2,921	10,454	430	-	1,189	-	-	1,183	1,557	2,219	4,582	3,550	28,087
Subtotal Operations & Maintenance	**$ 65,159**	**$ 93,266**	**$ 56,254**	**$ 62,522**	**$ 69,238**	**$ 47,160**	**$ 53,554**	**$ 59,476**	**$ 55,775**	**$ 58,294**	**$ 30,143**	**$ 35,390**	**$ 686,233**
Total Expenditures	**$ 116,514**	**$ 103,294**	**$ 88,986**	**$ 73,526**	**$ 80,239**	**$ 60,799**	**$ 65,437**	**$ 80,140**	**$ 67,102**	**$ 71,899**	**$ 42,193**	**$ 43,370**	**$ 893,500**
Excess (Deficiency) of Revenues over Expe	$ (115,072)	$ (79,446)	$ 945,677	$ (8,518)	$ (59,768)	$ (49,877)	$ (16,093)	$ (68,010)	$ (23,962)	$ (69,764)	$ (25,667)	$ (27,538)	$ 401,963
Other Financing Sources/Uses:													
Transfers													
Capital Projects- Paving - Baytree	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (83,907)	$ (83,907)
Capital Projects - Paving - IOB Funds	-	-	-	-	-	-	-	-	-	-	-	(19,000)	(19,000)
Capital Projects - Reserves	-	-	-	-	-	-	-	-	(149,100)	-	-	-	(149,100)
Community Beautification Fund	-	-	-	-	-	-	-	-	-	(45,265)	-	-	(45,265)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (149,100)**	**$ (45,265)**	**$ -**	**$ (102,907)**	**$ (297,272)**
Net Change in Fund Balance	**$ (115,072)**	**$ (79,446)**	**$ 945,677**	**$ (8,518)**	**$ (59,768)**	**$ (49,877)**	**$ (16,093)**	**$ (68,010)**	**$ (173,062)**	**$ (115,029)**	**$ (25,667)**	**$ (130,445)**	**$ 104,691**