

MINUTES OF MEETING  
INDIGO  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, October 19, 2022 at 1:00 p.m. in the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida.

Present and constituting a quorum were:

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| <ul style="list-style-type: none"> <li>John McCarthy</li> <li>Mark McCommon</li> <li>- Kevin Kilian</li> <li>Ken Workowski</li> <li>Ron Brown</li> </ul> | <ul style="list-style-type: none"> <li>Chairman</li> <li>Vice Chairman</li> <li>Assistant Secretary</li> <li>Assistant Secretary</li> <li>Assistant Secretary</li> </ul> |
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Also Present were:

- |                                                                                                                                           |                                                                                                                                                                    |
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| <ul style="list-style-type: none"> <li>James Perry</li> <li>Katie Buchanan</li> <li>Kurt von der Osten</li> <li>Jamie Rountree</li> </ul> | <ul style="list-style-type: none"> <li>District Manager</li> <li>District Counsel by telephone</li> <li>Field Operations Manager</li> <li>Team Rountree</li> </ul> |
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**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Perry called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the August 24, 2022 Meeting**

On MOTION by Mr. Kilian seconded by Mr. Workowski with all in favor the minutes of the August 24, 2022 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01 Amending the Fiscal Year 2022 General Fund Budget**

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Mr. Perry stated next is consideration of Resolution 2023-01 amending the fiscal year 2022 general fund budget. You can see increases in the revenue items being interest and the carry forward surplus that we had to utilize during the year. You will also see adjustments to the various line items for expenses, including administrative expenses, maintenance expenses and the general maintenance expenses of the community. Overall, about a \$50,000 increase in expenses over the approved budget.

On MOTION by Mr. McCarthy seconded by Mr. Workowski with all in favor Resolution 2023-01 was approved.

## **FIFTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. District Counsel**

There being none, the next item followed.

### **B. District Engineer**

There being none, the next item followed.

### **C. District Manager**

Mr. Perry stated we do have three seats that will be expiring next month, Mr. McCarthy's, Mr. McCommon's and Mr. Brown's. No one qualified for the election, the two remaining board members can appoint the supervisors in November.

### **D. Field Operational Manager**

Mr. von der Osten stated the dominating issue is the hurricane. Everyone lives here and knows what went on and where we currently stand. Things are getting back to normal but there are still a lot of repairs. We are keeping track of storm related expenses, keeping them segregated. Overall, we did very well, and I haven't heard of any residences that flooded. The biggest expenses coming to the district are the trees and damages to the electrical and irrigation resulting from large trees falling and pulling up infrastructure predominately on International Golf Drive. The city was in the middle of a sidewalk program, and I have gone back and forth with the city director of roads and their contractor.

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We are looking at about \$63,000 in expenses incurred and paid and close to that still coming. We are looking at about \$120,000 to \$130,000 in total cleanup and repair.

Mr. McCommon asked will FEMA help in this?

Ms. Buchanan stated maybe. I know FEMA is cautious and really advocates for a bid process even though we don't have time to do a formal bid. I think there is probably some merit to sending out requests for projects to multiple companies so we can demonstrate to FEMA that we made the effort to try to have some sort of bid process in place.

Mr. McCommon asked will the expenses from all our vendors seeking them today stand up to scrutiny?

Ms. Buchanan stated maybe is the best answer I have.

Mr. von der Osten stated what we have done to date has been more of emergency actions. We do have some items coming up, replacement items that I can get multiple bids. We have to replace a minimum of 14 big oaks, Rountree stood back up 52 trees with 2 X 4's.

Mr. McCommon asked what is the plan to replace the trees?

Mr. Rountree stated the 4" I can get right now and because it is so hard to find 6" trees and it doubles the price to go 2" bigger, get the 4" while we can get them. Because everybody else is going to do the same thing we do. We will try to find bigger ones for International Drive.

Mr. McCommon asked what is the timing, 30-days, 60-days, 6-months?

Mr. Rountree stated on the bigger trees, first I have to find them. It might take three days or it might take two weeks. I have already found the 4" trees.

Mr. von der Osten asked if we do a not to exceed will that put us in a position where we can't get reimbursed?

Mr. Perry stated I'm not sure. A lot of the grant is for cleanup and not so much restoration. There might be some costs that you can flow into there like the stump grinding and things of that nature, but I'm not positive.

Mr. McCommon asked what do we have in the budget if we are not reimbursed at all?

Mr. Perry stated luckily the district has over the years built up some large reserves and you can absorb the \$150,000 we are talking about. I think you are fine, I don't see any issues this year. It might impact you the year after next where you may have to raise assessments, but short term you are fine.

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Mr. Workowski stated with Kurt's recommendation of finding larger oak trees to come back.

Mr. Rountree stated I'm asking for a not to exceed, once I find these trees, I need to be able to get them. I can't wait another 30 days and come back because they could be gone. Keep in mind everybody is going through the same problem.

Mr. Workowski asked what is the dollar amount you are asking for a not to exceed amount?

Mr. von de Osten stated if it was all 6" the number is \$22,400 plus \$8,000 for stump removal.

On MOTION by Mr. Workowski seconded by Mr. Kilian with all in favor staff was authorized to replace 14 trees in an amount not to exceed \$35,000.
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Mr. McCommon asked what about the electrical and irrigation? How much are we talking about there?

Mr. Rountree stated until you get in there and start doing repairs, you don't know. We know in most cases we have lateral lines that we have to reconnect. It is not an overly costly endeavor. Where it can cost is when we go in and take out a big tree and it pulls a line loose 200 feet down and you won't know that until you have made repairs and turned the system back on. We are keeping it priced separately and everything due to storm damage is getting billed and marked due to storm damage. We have an operating and irrigation repair budget already in place, that we don't need to allocate extra funds for at this point. If it gets to that point I will come back to the board and let you know.

Mr. von der Osten stated I estimated a ballpark of \$4,000 to \$6,000.

Mr. Rountree stated I think we will know in a week if we can find oak trees that we can readily get at a price that fits within our budget.

Mr. von der Osten stated I would rather convey the information to Jim and decide how we move forward once he knows the tree availability.

Mr. Perry stated if the board wants to give me that authority.

Mr. McCommon stated if it is under the cap then I don't think you need to come to us. If you can't find them or the number is higher, then that is different.

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Mr. Rountree stated I would not act without more approval. If we can't make it within the parameters we set up, then I will come back to you.

Mr. McCommon asked assuming you get them by the next meeting, what is the timing on electrical?

Mr. Rountree stated the irrigation will be repaired before the oak trees go in.

Mr. von der Osten stated I would think two weeks after the trees go in the electrical will be in.

We have the entry signs. Are we tabling that or replace the one sign and keep the existing logo?

Mr. Workowski stated replace the one sign and get bids on replacing all of them with the new logo.

Mr. Perry asked do you have a number for that?

Mr. von der Osten the number from the vendor is \$4,350.

On MOTION by Mr. Kilian seconded by Mr. McCarthy with all in favor staff was authorized to have the entry sign repaired in the amount of \$4,350.
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Mr. von der Osten stated I don't have an update on where the CDD stands with Lennar in the Preserve on their common areas. I know the HOA areas have been turned over from the developer to the HOA, but there are still lake areas that need to be deeded over to the CDD.

Mr. Perry asked you provided them comments on certain things?

Mr. von der Osten stated Jamie and I met in the field with Lennar Homes, their landscape installers and representatives and toured the entire community. The trustee has an engineer that should be signing off on improvements before the district accepts it. The HOA will be maintaining all their common areas.

**SIXTH ORDER OF BUSINESS**

**Supervisors Requests and Public Comments**

Mr. Workowski stated I want to acknowledge the work Kurt and Jamie have done with the hurricane. You had your guys out there during the storm.

Mr. Brown stated during the storm Jamie was clearing the road so people could get in and out. That was going beyond what anybody would expect.

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Mr. Rountree stated one of the board members of the Lionspaw Community was out there for several hours with me with his jeep and winch helping me get some of that stuff out of there.

**SEVENTH ORDER OF BUSINESS**

**Approval of Check Registers**

- A. August – September**
- B. September – October**

On MOTION by Mr. Brown seconded by Mr. McCarthy with all in favor the check registers were approved.

**EIGHTH ORDER OF BUSINESS**

**Financial Statements as of September 30, 2022**

A copy of the financials was included in the agenda package.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – November 17, 2022  
at 1:00 p.m. at the Fairfield by Marriott  
Daytona Beach**

Mr. Perry stated the next scheduled meeting is November 17, 2022 at 1:00 p.m. in the same location.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Brown seconded by Mr. McCarthy with all in favor the meeting adjourned at 1:45 p.m.

DocuSigned by:

*Jim Perry*

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Secretary/Assistant Secretary

DocuSigned by:

*John McCarthy*

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Chairman/Vice Chairman