

MINUTES OF MEETING
INDIGO
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, May 24, 2023 at 1:00 p.m. in the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach

Present and constituting a quorum were:

Mark McCommon	Vice Chairman
Kevin Kilian	Assistant Secretary
Ken Workowski	Assistant Secretary
Ron Brown	Assistant Secretary

Also Present were:

James Perry	District Manager
Katie Buchanan	District Counsel by telephone
Kurt von der Osten	Field Operations Manager
Jeremy Lebrun	GMS
Jamie Rountree	Team Rountree
Mike McQuarrie	Lennar

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order at 1:00 p.m. 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 March 29, 2023 Meeting

On MOTION by Mr. Kilian seconded by Mr. Workowski with all in favor the minutes of the March 29, 2023 meeting were approved as presented.

Lennar Phase 2 Plat

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Mr. Perry stated there is a plat that needs to be considered by the board for approval. This is the second phase of Lennar’s development and has 270 lots. We just received the plat the other day. We looked at the plat briefly before the meeting and it is consistent with the Phase 1 that was provided to the board. There are areas in it that will be greenspaces and ponds that will be maintained by the community development district. My understanding is that the stormwater system will have the same agreement for maintenance for the first three years at no cost to the developer.

Mr. McQuarrie stated it is consistent with Phase 1. The final plat was approved by the city commission this past week. I thought we sent it to counsel earlier.

Mr. Perry asked Katie do you have any issues if we sign the plat? There is a formality for the district to acknowledge the plat.

Ms. Buchanan stated I don’t have any concerns. Make sure we have access to the stormwater ponds to maintain them, if the board is comfortable continuing along the same path as phase 1 with no ownership or maintenance responsibilities for the stormwater improvements then I don’t see a problem approving it.

Mr. McCommon stated this is a relatively new method of treating stormwater. Do you have anybody who has a history of these and how successful they have been?

Mr. McQuarrie stated only with Phase 1. The water management district is becoming increasingly strict in stormwater items. There are new processes and solutions that are coming out all the time. This is something that has been tested through UCF through water management districts so it has been tested, but I have not had experience in the field with it.

On MOTION by Mr. Workowski seconded by Mr. Kilian with all in favor the district manager was authorized to sign the Lennar Phase 2 plat consisting of 270 lots.

FOURTH ORDER OF BUSINESS

Consideration of Proposals

A. Sod Replacement – Team Rountree

Mr. Rountree outlined the proposal to replace the sod under the oak trees with a drought tolerant sod and soil amendments to be done in three phases and after discussion staff was directed to come back with the three phases outlined in a spreadsheet along with other options.

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B. Arbitrage Rebate Computations – AMTEC

Mr. Perry stated we are required to do this calculation each year and the proposal from AMTEC is low for all those calculations.

O MOTION by Mr. Workowski seconded by Mr. Brown with all in favor the proposal from AMTEC to prepare the arbitrage rebate calculations for the 2021 bonds was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06
Approving a Proposed Budget for Fiscal Year
2024 and Setting a Public Hearing Date for
Adoption**

Mr. Perry stated Resolution 2023-06 approves the proposed fiscal year 2024 budget and sets the public hearing for August 23, 2023 and between now and August 23rd we will update certain line items and make changes. We will also provide a methodology report with regard to some of the costs we have talked about before for the Lennar project.

Mr. Perry gave an overview of the proposed budget and highlighted the increase in revenues, increase in the maintenance expenses and stated we will add \$38,000 for fertilizer and pest control and \$28,000 for sod and take the additional dollars out of surplus.

At the end of 2023 we estimate to have about \$1 million in funds available. We have been eating away at that a little each year and unless we have other developments come online we will probably have to have a rate increase in three or four years.

The county has been slow to provide an updated roll that reflects all the activity out here so we are working through that with them.

There will be mailed notices for those lots that will be affected by an increase, not all lots will be affected.

On MOTION by Mr. Kilian seconded by Mr. Brown with all in favor Resolution 2023-06 approving the fiscal year 2024 budget and setting the public hearing for August 23, 2023 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

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B. District Engineer

There being none, the next item followed.

C. District Manager – Report on the Number of Registered Voters (2,077)

A copy of the letter from the supervisor of elections indicating that there are 2,077 registered voters residing within the district was included in the agenda package.

D. Field Operational Manager

Mr. von der Osten stated the entrance monuments were repainted; I had a lot of calls about a contractor staging at 3 a.m. to pour slabs at the apartments.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Approval of Check Register

On MOTION by Mr. Killian seconded by Mr. Workowski with all in favor the check register was approved.

NINTH ORDER OF BUSINESS

Financial Statements as of April 30, 2022

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

TENTH ORDER OF BUSINESS

Consideration of Moving Next Scheduled Meeting from June 28, 2023 to Wednesday June 21, 2023 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida

Mr. Perry stated we would like to move the next meeting to June 21st, this room is not available on June 28th.

On MOTON by Mr. McCommon seconded by Mr. Brown with all in favor the June 28, 2023 meeting was moved to June 21, 2028.

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On MOTION by Mr. Kilian seconded by Mr. Workowski with all in favor the meeting adjourned at 1:42 p.m.

DocuSigned by:
Jim Perry
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Secretary/Assistant Secretary

DocuSigned by:
John McCarthy
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Chairman/Vice Chairman