

MINUTES OF MEETING
INDIGO
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, June 21, 2023 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:

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

Also Present were:

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

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 May 24, 2023 Meeting

On MOTION by Mr. Brown seconded by Mr. McCarthy with all in favor the minutes of the May 24, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2024 Budget

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Mr. Perry stated included in the agenda package is the budget that has been approved by the board and it will be adopted at our August meeting. We kept the assessment levels the same for all the units that have been platted in the north and south. We will have a notice sent to the units in the LPGA Preserve, the new community by Lennar, which will be 400 homes, their assessment is going up from your assessments to fund the two items in that area, which is the costs related to the upkeep of the stormwater ponds and the additional landscaping there and the monumentation in the front. The cost approximately on those is \$200,000 per year, which equates to a \$500 per year assessment for O&M for each unit on top of what is already being assessed, which is the \$240 you have here. When we provide the notice, we are going to indicate that the landscaping costs are already hard costs being incurred, however, the pond costs will not be incurred this next budget year, but the year thereafter. We want to notice them; we won't assess them for that cost so for the first year their cost will be approximately an additional \$250, but when we do the notice, it will include the cost of the following year when we have to incur the cost for the stormwater. We don't have to re-notice them, and they will understand those costs are coming online. It is better disclosure for those homeowners and any future buyers.

Mr. McCommon asked what about the ones by the clubhouse?

Mr. Perry stated if they have been platted, they will be on the roll and fully assessed.

Mr. McCommon asked is that in this budget?

Mr. Perry stated yes. When you look at the assessments the total maintenance assessment last year was \$653,000 and the assessments for next year are \$848,000. That includes the conversion of those costs.

The Lennar project even though those units might not be on the roll as individual lots, because they platted it after January 1st, we are still billing Lennar for those lots because they have been platted, they are just not on the roll that comes from the county.

We did include in the budget a provision under landscaping that we will discuss later in the agenda the fertilizer and pest control at \$38,000 and one sod replacement at \$28,000.

Those notices will go to the affected landowners; they won't be going to you because it doesn't affect you.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

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There being none, the next item followed.

B. District Engineer

There being none, the next item followed.

C. District Manager

Mr. Perry stated you are probably more aware than I was about the Daytona Entrada project, which was on the news night before last, which is in the southwest corner of the district, LPGA and International Speedway Boulevard. It is proposed to be 104,000 square feet of office/commercial, 208 townhomes, 359 apartments and some single family. I have some communication from Elevation Development, the potential buyer and developer of that project. Evidently, they have that land under contract so they will be going forward with that development. If you will recall in years past a lot of that area is wetlands and what we are going to discuss with them is if they have to go through and do stormwater somewhat like the Preserve, then we are going to recommend that be unless DEP requires us to take it on that it be part of their HOA. We really don't want to get involved with the industrial/commercial aspect of that in that area since it is a mixed-use development.

Mr. Killian joined the meeting at this time.

Mr. Perry stated we will reach out to them and have some discussions as to what their plans are and if they are looking for anything from the district to help their development.

D. Field Operational Manager

Mr. von der Osten stated we have a small issue going on with the apartment construction site across from Publix. Some of their stormwater runoff went into our lakes. It is being addressed and the city is involved, and the contractor is aware, so I believe it has been rectified. They are doing the cleanup, the paperwork and letting everybody know. The site has multiple owners and contractors on there right now.

The fountains at the interchange are both down, almost beyond repair, they were last replaced over ten years ago. We recommend replacement rather than repair and I have a couple proposals with more coming and won't ask for a decision today. The two proposals to replace the two fountains \$76,000. The alternative for right at \$40,000 for a smaller fountain with a different

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display and I'm still researching those also. Fountains are optional and not part of the maintenance agreement with the city.

Mr. Workowski asked is there any chance we can get the city to pick up some of that?

Mr. von der Osten stated that is what I would recommend, it is a good approach. Right now the fountains have been off and on so many times over the years because of issues with all the construction around there. Who is to say that didn't play a role in the constant power surges and line cuts going into those motors. It is a decision of the board as to how you would like to address that.

Mr. Brown asked isn't a moot point if they are going to redo that interchange anyway?

Mr. von der Osten stated it is not part of the DOT grant. In the meantime, I can keep treating them for algae.

Mr. Killian stated you can ask the commercial establishments if they would participate in the cost if the city doesn't.

Mr. Brown stated there are some homeowners complaining about the Links development in Friendship. Is there going to be some type of buffer between the back of those houses that abut Champions Drive. There was vegetation but they took half of it out.

Mr. von der Osten stated the right of way ends and then the HOA begins immediately and there was no landscape buffer required that needed development approval for that neighborhood. I mentioned it to the builder and their position was that they were going to leave the area natural.

Mr. McCommon asked aren't they covered by the rules and regs for the entire development? There are some tents in backyards.

Mr. Rountree stated both those items were addressed in the Mark meeting.

Mr. von der Osten stated I was referring to the common area when I talk about the Mark.

Mr. Rountree stated the one canopy is being addressed, the storm took care of it.

Mr. McCommon asked are they still ignoring your comments on the signage?

Mr. von der Osten stated not anymore, they asked for guidelines, and I talked to them about what they are doing with their other monument on International Golf to have the same sign.

Mr. McCommon asked what about the big sign?

Mr. von der Osten stated that is being replaced. Those signs are coming down and the existing new home sales sign that has been there for years is being totally refurbished and replaced, one there and an identical one at International Golf Drive. It will be a sign that matches the LPGA

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International signage guidelines that have the LPGA logo on top, the blue and at the bottom are the builder logos and an arrow. It will be an LPGA community sign with the builder logos coming in and that is supposed to be by the end of this month.

Mr. Rountree stated all of the annual beds have now been replaced with their summer rotation. We have mixed color Pintas this year and that will be our last rotation for this fiscal year. The next one doesn't happen until November.

Soil amendments can be done several different ways. Almost everything we needed to be good is down low everything we needed to be low is up high. Phosphorus is almost always going to be high because it is a non-mobile element; it doesn't leach through the soil like the other elements. When we put down fertilizer very rarely will be put down any phosphorus. The biggest problem we had was the calcium, it changes the pH and that is what we are going to work towards a good test result. This is the availability for the plant to be able to get the nutrients it needs, instead of it being bound to the soil, we are going to put products in the soil that unbind it from the soil that makes it available for the plant to take up. In this case we are talking about the turf.

On MOTION by Mr. Workowski seconded by Mr. Brown with all in favor \$28,512 was approved for 20 pallets of sod.

On MOTION by Mr. Workowski seconded by Mr. Brown with all in favor \$12,667 was approved for soil supplements for fiscal year 2023.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Mr. McCommon asked are we done with the foreclosures?

Ms. Buchanan stated there is one.

SEVENTH ORDER OF BUSINESS

Approval of Check Register

On MOTION by Mr. McCarthy seconded by Mr. McCommon with all in favor the check register was approved.

EIGHTH ORDER OF BUSINESS

Financial Statements as of May 31, 2023

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

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TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 23, 2023 at
1:00 p.m. @ Holiday Inn**

Mr. Perry stated the next scheduled meeting is August 23, 2023 at 1:00 p.m. in the same location.

On MOTION by Mr. Killian seconded by Mr. Brown with all in favor the meeting adjourned at 1:55 p.m.

DocuSigned by:

James Perry
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Secretary/Assistant Secretary

DocuSigned by:

John McCarthy
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Chairman/Vice Chairman