

MINUTES OF MEETING
INDIGO
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, September 27, 2023 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida.

Present and constituting a quorum were:

Kevin Kilian	Assistant Secretary
Ken Workowski	Assistant Secretary
Ron Brown	Assistant Secretary

Also Present were:

Jeremy LeBrun	District Manager
Katie Buchanan	District Counsel by telephone
Kurt von der Osten	Field Operations Manager
Jamie Rountree	Team Rountree

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 1:19 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Shackelford stated we have an ongoing issue I brought up at the last meeting and things haven't changed. We have two large and one small area that haven't received sod in the common areas that is the responsibility of the CDD.

Mr. von der Osten stated we had communications the last six months with Lennar and they basically said we are not finished with construction. Once finished with construction the area will be sodded.

Mr. Shackelford stated I know Team Rountree has given a price for that area a couple months ago and they have done nothing. I would like to petition the board to go ahead and do the work and back charge Lennar because we are getting nowhere, they don't return anyone's calls or emails. I know Kurt has exhausted all avenues through Lennar.

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Mr. Kilian stated I am not in favor of paying for something the developer should be doing then chasing them for the money.

Ms. Hurley stated the dirt has settled by the light post in the common area where the swimming pool and playground is.

Mr. von der Osten stated that is an HOA issue.

Mr. Tanck asked when will you be taking over? Is there a timeline?

Mr. Kilian stated when the construction is finished.

Ms. Buchanan stated the second phase they are now working on is separate from the first part, they have separate timelines. The district has acquired some of the improvements that Lennar put in but not all of them. We generally take improvements when construction is completed because we don't want the residents of the community to pay for those finishing up construction costs. We need it to be complete and in good condition, so we have a ground zero start to then apply our operation and maintenance assessments going forward. I do think that Jim, the manager, has reached out to Lennar, understands that turnover is imminent. We will happily follow-up again because we understand this is a real eyesore to you and we do want to make that better. Once Lennar says yes, we are ready for you to take all our improvements, then we will have our engineer go out and review them and put together a punch list of things that need to be corrected before the district takes them. Once those punch list items are complete the engineer certifies that the improvements are as they are supposed to be, we execute a package of documents where Lennar turns over those improvements to the district at no cost. That is a very high level, so we are essentially waiting for Lennar's trigger to say it is time for you to take them. I want to be clear that we don't just accept them, we have our engineer review it and make sure everything is in good condition because we don't want to sign up for some long-term problems.

Mr. Tanck stated no one answered by question. Do I need to do a freedom of information act for all the correspondence so I can determine myself what has been going back and forth between Lennar and this board of supervisors?

Ms. Buchanan stated it is a records request. That is fine. If you will speak with the district manager after the meeting, he can make a note and understand exactly what it is you are looking for and we will reach back out to you on whether there is a cost associated with it. Generally, those things are free but if there is a voluminous amount of information you have requested there may be a cost associated with it. Just reach out to the district manager after the meeting.

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Ms. Zapata stated there is a cinder block holding up a pipe. Is there a reason for that?

Mr. Rountree stated that is support for them to use for construction. Once they finish with that it will come off.

Ms. Zapata asked how long will that be there?

Mr. Rountree stated until they finish construction.

Ms. Zapata asked these meetings at 1 p.m. are difficult on Wednesdays. Can they be scheduled at a more decent time? Maybe 4 or 5 p.m. closer to the end of the day. I work in Lake Mary and 1 p.m. is a hard time for me.

Mr. Kilian stated we have jobs too.

Ms. Buchanan stated I don't want to discourage anyone from attending the meetings, but I want to be clear if someone has an ongoing operation and maintenance concern, please don't wait until the meeting to provide them to the district. You do have the district manager's office and they are able to review matters and correspond between board meetings and can hopefully try to get solutions in play between meetings. Also, if you haven't already found it there is a website, indigocdd.com that has a lot of information and all the contract information you might need.

Ms. Zapata asked are there minutes of these meetings?

Mr. LeBrun stated as they are approved, they are posted to the website and I think there is a link to the last three or four years. The district manager is on there as well if you have questions or comments between meetings.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 23, 2023 Meeting

On MOTION by Mr. Kilian seconded by Mr. Workowski with all in favor the minutes of the August 23, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Issuing a Request for Proposals for Landscape & Irrigation Maintenance Services

Mr. LeBrun stated in your agenda packet is the RFP evaluation criteria that we will ask the board to approve today after your review and discussion. Also, you have a sample timeline of the RFP process. Community development districts are required to go through the public bid process once contracts reach a certain threshold. These evaluation criteria are what the board has used in

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the past to evaluate the proposals. The timeline has a sample of the various tasks associated with the RFP. We will publish notice of the RFP in a local publication as required by statute, there will be a project manual that the vendors will use to submit their bids, there is a mandatory pre-bid meeting, deadline for information requests, deadline for sealed proposals and then board review.

Mr. Kilian stated the scope of work is extensive. Do we have a list that will be included?

Mr. LeBrun responded yes, within the actual project manual there will be a detailed scope of work.

Mr. Kilian asked is there anything in there for items outside the normal scope of work such as hurricane cleanup?

Mr. LeBrun stated typically vendors will have a section on hurricanes and it also talks about emergency response plans.

On MOTION by Mr. Workowski seconded by Mr. Kilian with all in favor the evaluation criteria were approved and staff was authorized to issue an RFP for landscape and irrigation maintenance services.

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. LeBrun stated I spoke with Jim Perry and he did meet and talked with a representative from Lennar to go through the sod issues and he said they were very receptive of the concerns of the residents. I know Kurt is trying to also get them to do their part.

Mr. Workowski stated in response to the public comments, we can't take any action until we take ownership of the property.

D. Field Operational Manager

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Mr. von der Osten stated there is an extensive project manual that has been developed over the years and the new areas will be added to it.

We were notified of an upcoming meeting regarding the LPGA. I sent that this morning to Jim for distribution to the board and we are also going to publish it on the HOA website. That meeting is October 10th at 11 a.m. an in-person meeting and virtual meeting the following day.

The matts were harvested since the last meeting. We are going to begin treatments around the perimeter of the lakes where some of the weeds are growing to a point that Jamie can no longer cut them.

Mr. Kilian asked the apartments coming in off Truman, are they going to come in on Truman Drive or is that going to be off LPGA?

Mr. von der Osten stated I have seen the plans and the way it looks is there is a larger main entrance coming in off LPGA.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Mr. Shackelford asked does the proposal you are putting out include the center islands, the floating islands that are used for cleaning the ponds?

Mr. von der Osten responded no. Currently that is being done as part of the initial installation warranty.

Mr. Tanck asked how do you know that the floating matts are working? Do you test the water? I think someone said that is the responsibility of the water management district. Is that correct?

Mr. von der Osten stated there are tests performed and sent to the water management district after each harvest.

Ms. Zapata asked what do the pods do?

Mr. Von der Osten stated it was part of the initial engineering between the developer and the water management district. When the developer was designing the stormwater system that was the filtration system they agreed upon.

Mr. Kilian stated I would say to the residents of the Preserve, I think we have been more than receptive to your issues and spent the bulk of the last few meetings on them. But there is only so much we can do. Your developer is the villain here and we have tried to help as best we can. I

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understand we are the only people who will talk to you, but we have basically exhausted the scope of our authority at this time. I appreciate that and I hope you do too.

Mr. von der Osten stated the notice will go out shortly that the Preserve annual meeting will be October 24th. You will have the Lennar board at that meeting.

SEVENTH ORDER OF BUSINESS

Approval of Check Register

On MOTION by Mr. Brown seconded by Mr. Kilian with all in favor the check register was approved.

EIGHTH ORDER OF BUSINESS

Financial Statements as of August 31, 2022

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

NINTH ORDER OF BUSINESS


**Next Scheduled Meeting – November 15, 2023
at 1:00 p.m. at the Fairfield by Marriott
Daytona Beach, 1820 Checkered Flag
Boulevard, Daytona Beach, Florida**


Mr. LeBrun stated the next scheduled meeting is November 15, 2023 at 1:00 p.m. in the same location.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kilian seconded by Mr. Workowski with all in favor the meeting adjourned at 1:51 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman