

MINUTES OF MEETING  
INDIGO  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, November 15, 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:

Jeremy LeBrun	District Manager
Katie Buchanan	District Counsel by telephone
Kurt von der Osten	Field Operations Manager
Jamie Rountree	Team Rountree
Don Shackelford	Resident
Vickie Hurley	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order at 1:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Mr. Shackelford stated I was hoping to save a little time at the end of the meeting because it is going to take more than three minutes to discuss the pond islands in the Preserve as to what investigation has been done for alternative methods and what is proposed to be done in the future. Kurt gave me an app that showed what was CDD and what was HOA and I'm still confused about the center entrance feature and on the road we have three different authorities involved, the CDD, International HOA and the HOA. I would like to know who is responsible for what so I can address any concerns with the proper authority. Lennar did sod those areas next to the pond, they did pull the trees out, they are working on the curbing and gutters to get ready to pave.

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**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the September 27, 2023 Meeting**

On MOTION by Mr. Brown seconded by Mr. Killian with all in favor the minutes of the September 27, 2023 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Landscape & Irrigation Maintenance Proposals**

- A. Rountree**
- B. The Greenery**

Mr. LeBrun stated all five board members handed in their scoring sheets and I will read for the record the total scores, Mr. McCommon had 100 points for Rountree and 70 for Greenery, Mr. Brown had 100 for Rountree and 50 for Greenery, Mr. McCarthy had 100 for Rountree and 0 for Greenery, Mr. Killian had 100 points for Rountree and 80 points for Greenery and Mr. Workowski has 100 points for Rountree and 80 points for Greenery. All five supervisors ranked Rountree as the number one bidder based on the evaluation criteria.

On MOTION by Mr. Killian seconded by Mr. Brown with all in favor the ranking of Rountree no. 1 and Greenery no. 2 was adopted and staff was authorized to negotiate the final contract with Rountree and the chairman was authorized to execute the contract.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01 Amending the Fiscal Year 2023 General Fund Budget**

Mr. LeBrun stated we are required to amend the budget within 60-days of the end of the fiscal year if an amended budget is necessary that we submit that via resolution. Some line items were over budget, and some were under budget and this resolution balances the budget.

On MOTION by Mr. McCommon seconded by Mr. Workowski with all in favor Resolution 2024-01 was approved as amended.

**SIXTH 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**

There being none, the next item followed.

**D. Field Operational Manager**

Mr. von der Osten stated FDOT finalized the conceptual layout of the four-lanes, the interchange and the bridge. There are a series of roundabouts all the way down the long stretch of LPGA Boulevard. There is an FDOT website you can go on to see all the conceptual designs and renderings.

Lennar is installing entrance lights and decorations at the Preserve. I didn't get a proposal for that entrance I had them look at the other CDD entrances and received a proposal. Basically, it is light installation including some electrical upgrades and it came in just under \$15,000. There have been requests throughout the years to do more with holiday decorations at the entrances. We never have, we talked about it, and we located a company and they came out. The way I understand it you are leasing it for the season.

Mr. LeBrun stated if the board is interested, we can add that to the budget for next year holiday lights at the entrances.

On MOTION by Mr. Workowski seconded by Mr. Killian with all in favor staff was authorized to have holiday lights installed at specified entrances in an amount not to exceed \$15,000.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Public Comments**

Mr. Shackelford stated at the entrance of the Preserves we have three separate entities involved, the International Homeowners Association, the Homeowners Association and the CDD. I'm interested in getting the FDOT five- or ten-year plan, in the interim getting a stoplight put up at the entrance at Royal County Boulevard. It is a dangerous curve.

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Mr. McCommon asked can we tell the county we have safety concerns, what can they do about it?

Mr. von der Osten stated I will do that.

Mr. Shackelford stated I have asked at other meetings if are there alternatives to these unattractive islands. I don't know that they do any good because I don't see anybody monitoring the water. Have you done any investigation into alternatives to these islands? Is it working? What is the water quality? Is there a less expensive way to handle this?

Mr. von der Osten stated Jim did speak to Lennar and Mike on that they agreed to look into alternatives.

Mr. McCommon stated this year there was no expense to the CDD or homeowners, that will start next year.

Mr. von der Osten stated I haven't looked at a retrofit, maybe they have. The permit is still under the developer because all the lakes are in the construction phase. I recommend having the district engineer investigate alternatives.

Mr. McCommon stated there was prior discussion about the developer by the clubhouse and now on Hills with their entrance signs. They have now put one up that looks the same as the one on Champions on the hillside, white stucco with black letters. I know you had a discussion with them. They are technically in violation of the covenants at least with the one on Hills.

Mr. von der Osten stated we did have a conversation; they did change the font style on Legends Preserve but my understanding is that it was going to have a background like the other signs in the community and they did not do that. It is probably under the IROA and the developer not the CDD. I will check.

**EIGHTH ORDER OF BUSINESS**

**Approval of Check Register**

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

**NINTH ORDER OF BUSINESS**

**Financial Statements as of October 31, 2022**

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

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**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – January 24, 2024 at 1:00 p.m. at the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida**

Mr. LeBrun stated the next meeting is scheduled for January 24, 2024 at 1:00 p.m. in the same location.

On MOTION by Mr. Killian seconded by Mr. Workowski with all in favor the meeting adjourned at 1:44 p.m.

DocuSigned by:  
*Jeremy LeBrun*  
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Secretary/Assistant Secretary

DocuSigned by:  
*John McCarthy*  
BBE007244C9C478...  
Chairman/Vice Chairman