

MINUTES OF MEETING  
INDIGO  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo Community Development District was held Wednesday, March 20, 2024 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
Ken Workowski	Assistant Secretary
Ron Brown	Assistant Secretary

Also Present were:

Jeremy LeBrun	District Manager
Katie Buchanan	District Counsel by telephone
Brett Witte	District Engineer 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 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 January 24, 2024 Meeting**

On MOTION by Mr. Workowski seconded by Mr. Brown with all in favor the minutes of the January 24, 2024 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal for Fountain Repair**

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Mr. von der Osten stated this is the fountain at the Grand Champion entrance off of ISB and is the original fountain and this is a full rebuild, new motor, a higher hp pump and control panel. I also recommend we change out the lights while they have the entire system out of the water.

On MOTION by Mr. Workowski seconded by Mr. McCommon with all in favor the proposal from Solitude Lake Management in the amount of \$14,644.30 was approved.

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Ms. Buchanan stated Lennar has reached out to the district's underwriter and requested that the district move forward with the process of issuing bonds for the next phase of the property. We previously issued bonds on Phase A1 and now they want to move forward and include B1 and C1, which is identified to be 276 units. You previously completed an assessment resolution to put an assessment lien on the property. What we will likely do is come back to you at your next board meeting with an engineer's report that describes the improvements that Lennar wants to install and an assessment methodology to show how the financing is anticipated to work and the level of assessments that would go on the individual lots within that assessment area. The proposed bond issue only impacts the lands owned by Lennar it wouldn't impact assessment levels for anyone else in the community. I don't have anything for you to take action on today but wanted to give you a heads up.

#### **B. District Engineer – Memorandum on Stormwater Treatment Option**

Mr. LeBrun stated Brett is on the phone and in our agenda package you have the memo that was circulated electronically.

Mr. Witte stated you have my memo that talks about Phase 1 where they are meeting their treatment criteria with the floating islands that are expensive to maintain. In their permit documents they did look at several options that ultimately did not meet the criteria they needed, which is why they ended up with the floating islands. They originally were doing some nutrient removal filtration system, essentially boxes with media at their outfalls and tried to treat it that way but that was insufficient for what they needed for the area. They looked at another option of

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a side bank filter and were going through the motions with St. Johns with that and ended up going to what they have now, which is a combo of the floating islands and nutrient filtration system.

Phase 2 it was believed that they were also going to use the wetland islands but they are using combinations of wet and dry ponds, swales and the nutrient boxes. They currently are not permitted to use the wetland islands for Phase 2.

Looking back at Phase 1 trying to retrofit to remove the islands there are a couple options but would come with constraints and try to do additional swales and dry areas to do pretreatment. It doesn't look like there is very many good areas that we could fit those in without taking out the backs of people's yards to get a long linear swale.

Mr. McCommon stated the issue we were concerned about at the last meeting was the substantial cost that Phase 1 was having on the community and if this would be the case with the new areas it would be even more expensive for each resident. They are going to use our normal way of putting in lakes, which is a lower cost. We don't know what that is yet. Is there any way to estimate the difference of costs?

Mr. von der Osten stated this system that is going into the next phase will not have floating mats. It is not a traditional system we are used to; it still requires some level of maintenance by the outfall.

Mr. Witte stated that is correct, the media gets replaced every couple of years. It is not as labor intensive as those wetlands.

Mr. McCommon asked at what point will we know the maintenance cost? On one end we are going to need to budget for that for those residents.

Mr. Witte stated I can reach out to the manufacturer and get some estimates on that.

Mr. LeBrun stated getting landowner permission to do the construction would be a challenge.

Mr. Brown stated I'm not sure we wouldn't be able to do that as long as we replace their yard to the way it was.

Mr. Witte stated you would be creating some storage back there. We would need an easement as well.

Mr. McCommon stated plus whatever cost it would be, we would be bearing to do that.

Mr. LeBrun stated Brett will look into the maintenance cost of the new system. Did the board want to direct Brett to come up with potential costs of the retrofit?

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Mr. Brown stated the potential cost and the potential to take care of it after it is done.

Mr. McCarthy stated it is worth investigating.

**C. District Manager**

Mr. LeBrun stated I reached out to Ms. Cantu's office about attending a meeting and she is interested and couldn't make this meeting but plans to attend the May meeting.

**D. Field Operational Manager**

Mr. von der Osten stated the palm trees at the interchange have been trimmed. We have lost quite a few palm trees; we took down about 20 palms that were either leaning toward the roadway or leaning down the hillside.

Mr. Rountree stated as you will remember we started a soil amendment program last year. We are two applications in and are coming up to the third application and we will wait an additional three months before we actually do the soil test. The program is ongoing and needs no action on your part.

The sod replacement was partially approved the oak trees are creating this huge canopy which is beautiful but not conducive for growing new grass. The drawing has the portions that have already been done and the two areas we want to start working on next. We are going to be using Seville, which is a shade tolerant variety. It is not tall growing and we can keep a more manicured look longer. Once we get to Phase 3 of the project we will start using some jasmine and ferns and the island just east of the drive going into the clubhouse we utilized ferns there and they have done extremely well and it is bordered by jasmine, which we won't do again since the ferns took over so we will plant just jasmine when we plant jasmine and just ferns when we plant ferns.

On MOTION by Mr. McCarthy seconded by Mr. McCommon with all in favor the sod replacement in the amount of \$28,512 was approved.

Mr. Workowski stated in places it is impossible to grow sod, maybe in the future we should consider instead of sod replacement we replace them with jasmine. I defer to you on aesthetics.

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Mr. Rountree stated over the last 25 years along the conservation area, the three primary ponds on Champions Drive that run adjacent to the Tomoka Tributary, on the tributary side the overgrowth from the river is now in some areas 1/3 of the way into our lake bank. This is not something you mow; we are going to have to use a boom type mower because you can't take a machine down the hill. We are going to prune this jungle back eight to ten feet. We want to get it to where we can maintain it. I would like the initial cut approved and if you want to take time to approve a bi-annual schedule that is okay.

Mr. Workowski asked how does this relate to our budget?

Mr. LeBrun stated the board did not allocate a specific expense for this budget, but we can add it to the next budget as a line item. You have the flexibility if you want to approve this.

Mr. Rountree asked could we not add it to the conservation area line item that already exists?

Mr. LeBrun stated we could and bill the expense into the new budget.

On MOTION by Mr. Workowski seconded by Mr. Brown with all in favor a one-time cut was approved for the overgrowth on the bank in the amount of \$8,446.

**SIXTH ORDER OF BUSINESS**

**Supervisors Requests and Public Comments**

Mr. McCommon stated I think we need an agenda item for when Commissioner Cantu comes to the next meeting, otherwise how are we going to have any conversation? A specific item and what the discussion points are going to be. The public won't be allowed to interject in that, that will be specific for the board members.

Mr. LeBrun stated if the board members want to provide their list of discussion points to me, I will forward them to Commissioner Cantu prior to the meeting.

Mr. Brown stated the ethics course has to be done before December 31. You have to do it and next year when you fill out the financial disclosure form there will be a box for you to check that you have completed your requirement. It will be on the one you fill out in the summer of 2025.

**SEVENTH ORDER OF BUSINESS**

**Approval of Check Register**

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

**EIGHTH ORDER OF BUSINESS**

**Financial Statements as of February 29, 2024**

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

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – May 22, 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 scheduled meeting is May 22, 2024 at 1:00 p.m. in the same location. At that meeting we will present the proposed budget and we will adopt it at the July meeting.

Mr. Workowski stated I will be out of the county on that date as will Mr. McCommon.

Mr. LeBrun stated I will check on the meeting space for the May 15<sup>th</sup> and let you know what works.

On MOTION by Mr. Workowski seconded by Mr. McCarthy with all in favor the meeting adjourned at 1:47 p.m.

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Secretary/Assistant Secretary

DocuSigned by:  
  
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Chairman/Vice Chairman