

**MINUTES OF MEETING
INDIGO
COMMUNITY DEVELOPMENT DISTRICT**

The Indigo Community Development District audit committee met Wednesday, **May 20, 2026** at 1:43 p.m. in the Fairfield by Marriott Daytona Beach, 1820 Checkered Flag Boulevard, Daytona Beach, Florida.

Present were:

Mark McCommon
Kevin Kilian
Ken Workowski
Ron Brown
Ron Byrne
Jeremy LeBrun
Katie Buchanan by telephone
Kurt von der Osten
Jamie Rountree

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the audit committee meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Audit Services

A. Approval of Request for Proposals and Selection Criteria

B. Approval of Notice of Request for Proposals for Audit Services

Mr. LeBrun stated the audit criteria complies with the statute and is used in all of our districts. When you approve that it will also approve the notice.

On MOTION by Mr. Workowski seconded by Mr. Byrne with all in favor the request for proposals and the selection criteria including price along with the notice of request for proposals were approved.

C. Public Announcement of Opportunity to Provide Audit Services

Mr. LeBrun stated I will publicly announce that we are going to look for proposals for the Indigo CDD audit.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Killian seconded by Mr. Workowski with all in favor the audit committee meeting adjourned at 1:46 p.m.

**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 20, 2026** 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:

Mark McCommon	Chairman
Kevin Kilian	Vice Chairman
Ken Workowski	Assistant Secretary
Ron Brown	Assistant Secretary
Ron Byrne	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 and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Shackelford stated I haven't heard any discussion on any improvements that the CDD is going to make to benefit residents of all the communities. You have an audit committee appointment. If that is not strictly for board members I am available.

Ms. Lewis stated I'm president of the Jubilee HOA. The board appreciates the ponds that have been treated recently; however, they don't seem to be working and some of the ponds don't seem to be treated at all. On May 12th I spoke with Scot from Solitude who is treating the pond behind our house, which is pond 20. He has been spraying with a backpack and the one he used on the backpack didn't touch part of the algae, because the wand in the backpack only goes so far.

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I asked him about the algae in the middle of the pond and around the fountain, he said this is not the proper way to treat these ponds. I asked him why he wasn't using the boat anymore and he said kept getting stuck so he stopped using the boat. He finally got in the pond with a boat and sprayed a portion of the pond but for some reason didn't go to the end of the pond where all the algae was that he couldn't reach with the wand. Two fountains in both ponds No. 20 and 21 have been shut off for several weeks as a recommendation of The Lake Doctors due to the algae in the ponds. Pond no. 21 doesn't appear to have been sprayed in a long time. The grass is very high, growing around the perimeter and into the pond. If it was sprayed the grass would not be green and would not be that prolific. Residents along pond no. 22 said the pond was not sprayed on May 12th. They are very concerned about health hazards of the algae growing in the pond and have again threatened a lawsuit. I was told by the aquatic toxins department, part of the department of health, that there were many different species of algae that should be tested by the company that treats the ponds to find out if it is a health hazard or not. I left a message and asked for a return call but did not receive a call back. This is a continuing issue with all ponds. I appreciate what has been done so far, but it seems like some of the ponds are being missed and I don't know why.

Mr. LeBrun stated we will discuss that as we go through the field manager's report.

Ms. Picarillo stated on May 12th Solitude was out and I spoke to Scott and my patio faces the largest portion of the pond and he was spraying a little bit and I don't think he came across the pond and sprayed because the algae is still built up and he said he was going to do it. They are not doing their job as expected. At the last discussion here you were going to review his contract and decide how to proceed. If he is not doing the job another company is available.

Ms. Blodgett stated if anyone wants to look at our pond is full of red algae now. They said they sprayed, but he has not. There are 12 houses on that pond with cameras facing the back. No one came to spray in May when they said they did. Let's hope it is not toxic. It butts up to Tournament.

Mr. LeBrun stated I made notes and we will address them as we go through the agenda.

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THIRD ORDER OF BUSINESS**Approval of the Minutes of the March 27, 2026 Meeting**

On MOTION by Mr. Killian seconded by Mr. Byrne with all in favor the minutes of the March 27, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-01
Approving the Proposed Fiscal Year 2027
Budget**

Mr. LeBrun stated Resolution 2026-01 approves the proposed fiscal year 2027 budget and sets a public hearing. A copy of the proposed budget is included in the agenda package. There is no proposed increase in assessments and they will stay level this year similar to last year.

Mr. LeBrun gave an overview of the different sections of the budget and stated this sets the ceiling on the assessments and we can move money between line items.

On MOTION by Mr. Workowski seconded by Mr. Killian with all in favor Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-02 Relating
to the General Election and Qualifying
Procedures**

Mr. LeBrun stated there will be some seats up for election. The district doesn't handle the election; it is through the Supervisor of elections office. It will be on the ballot in November and the seats up for election, seat 1 held by Mr. Byrne, seat no. 3 held by Mr. Brown and seat no. 5 held by Mr. McCommon. If you are interested in running for those seats the qualifying period is from noon June 8th to noon June 12th.

On MOTION by Mr. McCommon seconded by Mr. Byrne with all in favor Resolution 2026-02 Relating to the General Election and Qualifying Procedures was approved.

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SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-03 Setting a Public Hearing for Updated Rules of Procedure**

Mr. LeBrun stated Resolution 2026-03 sets the public hearing for the updated rules of procedure.

Ms. Buchanan stated they are rules of procedure that we propose for all of our districts. We provide updates every three or four years and they incorporate statutory changes and lessons learned. There were voting changes, rulemaking provisions and some changes to the way public procurement process works. We can send a red line but you are setting a hearing today and we can continue to revise the draft that you have up until we actually adopt the rules. We are trying to line up your rule adoption hearing with your budget hearing so we don't have to have any extra meetings.

On MOTION by Mr. Workowski seconded by Mr. McCommon with all in favor Resolution 2026-03 Setting a Public Hearing for Updated Rules of Procedure was approved.

SEVENTH ORDER OF BUSINESS**Appointment of Audit Committee and Chairman**

Mr. LeBrun stated the auditor usually has a two, three or four year cycle and we are at the end of that cycle. We have an independent auditor to audit the district's book. You will adopt criteria and we will publish that and at the following meeting we will bring back proposals and the audit committee will rank them.

On MOTION by Mr. McCommon seconded by Mr. Killian with all in favor the board members were appointed to serve as the audit committee and Mr. McCommon as chairman.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. McCommon stated the last I recall the company we were going to contract with for replacing the Beemats, it sounds like that process is getting extended or delayed more than we understood. I want to get an understanding of where that is and what is the expectation.

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Mr. LeBrun stated the agreement was signed and given to them and they are starting their process. A week or two ago I was copied on some communication from the water management district asking for some information from National Stormwater Trust. The ball is rolling on the permit. I don't think we have an exact date; it depends on the information they are requesting and how fast they get it.

Mr. von der Osten stated it was an associate of the gentleman who was here and he is in charge of the permitting. They have submitted to modify the permit and the questions were related to that. Those lakes have not been transferred from construction status to operational status by the original developer. It is basically a one-page signoff. The question was who is this entity that pulled the permit and I told them it was no longer viable, it was an investor that picked up the property from the bank and then sold it to the next entity. He was going back to the water management district and explain the situation that entity is not around. It should be in operation phase anyway. If fell off the radar when developers went belly up, a situation not totally unlike what happened in Jubilee.

B. District Engineer - Report

There being no comments, the next item followed.

C. District Manager

- i. Presentation of Amtec Rebate Report, Series 2021**
- ii. Presentation of Amtec Rebate Report, Series 2024**
- III. Presentation of Amtec Rebate Report, Series 2005**

On MOTION by Mr. Killian seconded by Mr. McCommon with all in favor the arbitrage rebate calculation reports for the series 2021, 2024 and 2005 were accepted.

iv. Presentation of Number of Registered Voters 3,035

A copy of the letter from the supervisors of elections reporting that there are 3,035 registered voters residing in the district was included in the agenda package.

C. Field Operational Manager

Mr. LeBrun stated one of the residents has asked what improvements are going to be made and the budget is set up for operations and maintenance. Holiday lights is something you added

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and we did extra sod replacements. Any extra things would have to come from the budget, which comes from the assessments.

i. Consideration of Proposal from Beemats, LLC

Mr. von der Osten stated the proposal from Beemats is a continuation, a one-year renewal, the amount on the proposal is \$118,406. They do need an agreement, they don't work just from a proposal.

Mr. LeBrun stated I think we need to approve the proposal but I think we should add a termination clause of 30 or 60 days. If the permitting gets finished we are not locked into the full year. I don't know if they will accept that, but we can ask for a 60-day termination clause.

Ms. Buchanan stated I think we have a 30-60-day termination at our option in all of our contracts, so I think that works.

On MOTION by Mr. Killian seconded by Mr. McCommon with all in favor the proposal from Beemats, LLC in the amount of \$118,406.40 was approved subject to 30 day/60-day termination and the chairman or vice chairman was authorized to execute the agreement for services.
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Ms. Buchanan stated I think the original agreement has the 30 day termination so I don't think this should be an issue.

Mr. von der Osten stated I have communication with Solitude weekly. I have gone back and forth with every person I can find in that company from Scott, the technician to the operations manager, his boss, the regional manager and once again May 12th was going to be the date for the latest treatment and they did backpack it but the backpack doesn't have the reach. They can't use the SUV, which has the power sprayer. It is not going to reach the middle of the lake. They need to bring the boat. All the lakes in the community are bad right now because of the drought. That being said, I just looked at the lake bank behind a home and there is green grass there it is not brown. I have threatened as much as I can, they claim to be responsive, we get the reports, but you see it better than I do. I can't disagree with the residents. I don't know if we need to do a performance notice with Solitude, but I have done what I can. We can look at the RFP process.

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Mr. LeBrun stated we are below the threshold for the public bid process. The ponds behind Gala Circle that was referenced are owned by the HOA. They have not been conveyed to the CDD. The CDD sprays the surface water. You can send the RFP out to vendors and get proposals.

Mr. von der Osten stated the majority of the ponds are not owned by the CDD.

On MOTION by Mr. Workowski seconded by Mr. Killian with all in favor staff was authorized to send a letter of non-performance to Solitude Lake Maintenance and to explore other options.

NINTH ORDER OF BUSINESS

Financial Statements as of September 30, 2026

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

TENTH 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.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Mr. Shackleford stated the audit committee is not internal, it's external?

Mr. LeBrun stated the auditor is a third-party firm, the committee selects the firm by using the selection criteria. The committee is the board members.

Mr. Shackleford stated the improvements in the community I mentioned is not necessarily take money from other items as much as at the end of the fiscal year if there is money left over to perhaps place some of that money into improvements for the residents of all the communities. The biggest thing I hear from everybody is what am I getting for this money. My answer is they are maintaining the ponds, but there is more to it than that. Put it on the website what you are doing to improve the community and people will appreciate that.

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Ms. Lewis stated you mentioned that Katie has done a deep dive about pond ownership, we have been trying to get documentation for several years and have never received documentation.

Mr. LeBrun stated I think they are looking at everything and once they get it finalized they are going to send it out and I think they are near the end.

Ms. Lewis stated as far as the algae, if it is toxic, can anything be done soon so people aren't getting sick?

Mr. LeBrun stated I'm sure Kurt is going to reach out to Solitude and make sure they put an emergency call in.

Ms. Lewis stated I don't know if contacting the toxic department would help. I left a message, but nobody got back to me.

Mr. von der Osten stated I will call the regional manager this afternoon.

Mr. LeBrun stated we will have the audit committee meeting right after this meeting.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – July 22, 2026 at 6:00 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 July 22, 2026 at 1:00 pm in the same location.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Killian seconded by Mr. Workowski with all in favor the meeting adjourned at 1:43 p.m.

Signed by:

Jeremy LeBrun

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Secretary/Assistant Secretary

DocuSigned by:

Mark McCommon

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Chairman/Vice Chairman