Docusign Envelope ID: 7D0DF076-5F89-82B4-825D-2363A661083E

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 23, 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
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
Scott Dye	Solitude
Taylor Kidney	Solitude

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**

Ms. Lewis stated I'm here again regarding the disgusting pond issue with the Jubilee HOA. Our ponds are not being treated properly, Solitude does not spray all the ponds. I sent pictures to Kurt yesterday, pond no. 1 was not treated on August 29th, which was our last treatment date. No. 19 is totally disgusting; people can't even see the water it is so full of algae. That pond hasn't been treated in a very long time. The lady at the last meeting showed pictures of her pond and I took pictures yesterday and it doesn't look any different. I sent some information to Kurt and to Jamie a while back regarding bio pond treatments, I don't know if the board may be interested in looking into. Breakaway Trails has used that system and has had very good luck; it is pods that are put into

Docusign Envelope ID: 7D0DF076-5F89-82B4-825D-2363A661083E

the ponds and eats the algae muck and everything and there is no need for treatments after that. As far as the partial treatment of the ponds by Solitude, I wonder if you are paying full price when not all the ponds are being treated properly. Kurt mentioned he was painting all the street posts and we didn't know if the ones at the corner of Tournament that show Carnival Drive would be included or not. We are having our posts painted at some point and don't want to do double duty.

Mr. Shackleford stated I would like to speak to you later about people parking in the parkway between the sidewalk and the curb and part of your ponds you have to maintain and it is causing Rountree not to be able to mow properly. It is tearing up 90% the sod and what can we do about having them towed or the other solution would be to resod every three months. 1228 Sand Crab Court, 1247 Sand Crab Court have five vehicles parked there every night. We have contacted Solaris Management and have gotten no response other than it is the city's responsibility. We contacted the city police department, they haven't done anything about it. I know Rountree has contacted the police department, we still haven't gotten anything. I know there are predator towers out there, all it would take is a phone call from you to say tow this off the property. It only takes once and they won't park there again. It is a 5-bedroom house and there are renters in there and six cars and two can fit in the driveway. It is a real problem for Rountree. I would like to see what you can do about that.

THIRD ORDER OF BUSINESS Approval of the Minutes

A. July 22, 2026 Audit Committee Meeting

> On MOTION by Mr. Brown seconded by Mr. McCommon with all in favor the minutes of the July 22, 2026 audit committee meeting were accepted.

B. July 22, 2026 Board of Supervisors Meeting

> On MOTION by Mr. McCommon seconded by Mr. Brown with all in favor the minutes of the July 22, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS Consideration of Annual Fountain Management Services with Solitude Lake Management

Docusign Envelope ID: 7D0DF076-5F89-82B4-825D-2363A661083E

Mr. von der Osten stated this is the fountain as you come in Grand Champion, it is a large 15 hp fountain. We used to have a maintenance agreement on it and it expired and we did not renew it, but we are running into issues now and it needs regular maintenance.

> On MOTION by Mr. Brown seconded by Mr. Kilian with all in favor the proposal from Solitude Lake Management for annual fountain maintenance services in the amount of $1,250 was approved.

FIFTH ORDER OF BUSINESS **Consideration of Pond Maintenance Agreement with Solitude Lake Management**

Mr. von der Osten stated we have had discussions at every meeting about Solitude, and their contract is up for renewal in October. We have two representatives here from Solitude to talk about this. One thing I discussed with Jeremy is the original base document is probably 12 – 15 years old. As the community grows, we have added ponds. It is almost to the point where you are trying to figure out what is covered and what is not in this agreement. We are considering asking the board to scratch the old contract and enter into a one-year new agreement with Solitude, that lists everything in the community in one document. We spell out who is responsible for what and some of these ongoing problems can be addressed. It is not necessarily a money issue, but we would like to have area maps, scope of work, everything in one document instead of an old document with 15 addendums. Also, I have a list of problem we have been having with Jubilee throughout the summer and the ponds there. Maybe they can explain what is going on there and why this seems to be impossible to get corrected.

The Solitude representative stated there will be no pause in service. We are trying to get accurate mapping. I want to make sure we have the right acreage on the ponds.

Mr. McCommon asked I understand we are spraying the ponds, but it is not our obligation.

Mr. von der Osten stated the obligation is throughout the LPGA community. There has been an agreement with the City of Daytona Beach that the Indigo CDD will provide treatment of the ponds and right now we have an agreement that is one-time per month. For most ponds it works. We are in a situation in Jubilee where it is not working and I would like this contractor to address how we are going to address this because we have a neighborhood that requires very intensive treatment versus neighborhoods that do not. Obviously, there is an expense to that. I don’t know if that gets broken out separately. You need to explain to us what is happening.

Docusign Envelope ID: 7D0DF076-5F89-82B4-825D-2363A661083E

The Solitude representative stated this is my first summer dealing with Jubilee as branch manager. What I have seen over the summer is you are far beyond our capabilities we can do inhouse. Those lawns are close to 30-years old. Every year you are getting more and more organic material building up, you are losing depth in the ponds because of sediment, which becomes muck at the bottom of the ponds. Fertilizer runoff, grass clippings have been a huge issue there. The nutrient load is at its max. We come in, a copper treatment is applied, that algae dies off but as it dies off it is releasing phosphorous and nitrogen, that is what is growing on the pond. What is happening is that pond reaches a certain nutrient load and we are now stuck in this cycle because these blooms are within two weeks and tells me the phosphorus and nitrogen levels are extremely high. This is fairly normal in Central Florida ponds that are this age. What we need to do there is look at remediation. We need to turn the clock back on these ponds. There are options to reduce the sediment layer reduce the amount of nitrogen and phosphorus and those are going to be the extra treatments aside from our regular base contract. Jubilee seems to be the only true algae problem in the CDD. The depth of the pond was probably 5-6 feet deep with it was dug and over time it fills in and now it holds very little water.

Mr. LeBrun stated we ae only treating the pond, we are spraying the water that is in it. A depth issue is not necessarily under our jurisdiction.

Mr. Kilian asked is anything going to fix the problem short of digging out the ponds?

The Solitude representative stated dredging would be the ultimate fix, but we do have a chemical to start reducing that muck layer. These are additional costs. We have some solutions that vary in price that we are willing to look at but I believe those ponds are at the point where they are going to need something additional aside from what we are currently doing.

Mr. McCommon asked can all these issues be addressed with the new contract. We are waiting to hear back from Jubilee to the letter we wrote stating that our obligation is strictly spraying and nothing else and we haven’t heard back from them.

Ms. Buchanan stated I sent it this morning so they may not have checked their email. I did include all our back correspondence.

Mr. Rountree stated I will remind the board also a lot of what has happened is seasonal. In May our lakes on Champions Drive were 4-feet down. These ponds are only fed through rainfall. There is nothing keeping the water level up.

Docusign Envelope ID: 7D0DF076-5F89-82B4-825D-2363A661083E

On MOTION by Mr. Kilian seconded by Mr. Brown with all in favor the chair and vice chair were authorized to work with staff on a completely new agreement with Solitude.

Mr. von der Osten stated this is a proposal to clean out a basin at the end of the system at Grand Champion before it goes into the Tomoka River. The culvert is blocked and needs removal of vegetation, and we do it about every five to ten years.

On MOTION by Mr. Kilian seconded by Mr. Brown with all in favor the proposal to clean out a basin as outlined in the amount of $4,700 was approved.

SIXTH ORDER OF BUSINESS **Consideration of Second Amendment to Landscape and irrigation Services Agreement with Team Rountree, Inc.**

Mr. LeBrun stated counsel prepared this amendment and it will allow the agreement to automatically renew each year until the board decides they wish to cancel or go out to bid.

On MOTION by Mr. Brown seconded by Mr. McCommon with all in favor the second amendment to the landscape and irrigation services agreement with Team Rountree, Inc. was approved.

SEVENTH ORDER OF BUSINESS **Discussion of Installation of 3-Way Stop at Tournament Drive and Champions Drive**

Mr. Kilian stated I put that on the agenda for discussion. My wife was in an accident there July 8th and anybody who has been on the corner of Tournament Drive and Champions coming from the west and gets to that intersection you know people are speeding. I understand there have been accidents there in the past. Does the board have an issue with us checking with the city to see if they can document any issues there?

Mr. Brown asked would they have to do a feasibility study?

Mr. von der Osten stated they may have that already. We can certainly approach the city and ask about this.

It was the consensus of the board to direct staff to approach the city about a 3-way stop at Tournament Drive and Champions Drive.

Docusign Envelope ID: 7D0DF076-5F89-82B4-825D-2363A661083E

EIGHTH ORDER OF BUSINESS **Ratification of Engagement Letter with Grau & Associates**

On MOTION by Mr. McCommon seconded by Mr. Kilian with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2026 audit was ratified.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. McCommon stated we have had that email traffic back and forth and a document from you related to National Stormwater Trust and getting their permitting. Have we done everything on our end? Is it in their hands now?

Ms. Buchanan stated I don't do permitting. I have sent all of that to the district engineer because he handles the permitting process. I know Mr. Littlejohn identified some initial issues and district staff, Kurt myself, Jeremy and the engineer have had several conference calls on how to handle it and I think he was working directly with Brett to get it submitted. I think they have submitted it; I don't know that the water management district has accepted it. They may still have comments.

Mr. LeBrun stated we have sent them everything they asked for to keep the process going.

Ms. Buchan stated this process has made me wonder about the status of the permits throughout and entire project. I don't know that is an undertaking we want to do. When the developer walked away from this project he left the development unfinished and in kind of a mess, Pre-Lennar. Every time a new builder or developer comes in for a new section the water management district is probably going to pull the existing permit and realize that it may have problems and they would potentially look to us to help resolve that.

Mr. McCommon stated I would like to get an update to know where we are.

Mr. Kilian stated if St. Johns has issues with the permit I would like to know what they are.

Mr. McCommon stated I think we resolved that. When I met with Mr. Littlejohn and we had this discussion one of the things he said was in fact they were moving forward with the speedway to have the same type of thing at One Daytona. Do we know if that ever happened?

Ms. Buchanan stated I do not know. I know the lawyer who represents them and I'm happy to reach out.

Docusign Envelope ID: 7D0DF076-5F89-82B4-825D-2363A661083E

Mr. LeBrun stated we had a question from an audience member about cars parking on the sidewalk and grass. They asked what can be done and I don't think we can do anything if they are not on CDD property if they are on city right of way. I would think they have to go to the city with complaints. Is that correct?

Ms. Buchanan stated if the CDD does not own the property we don't have the ability to enforce it. From what you described it sounds like the city right of way.

B. District Engineer

There being no comments, the next item followed.

C. District Manager

There being no comments, the next item followed.

D. Field Operational Manager

Mr. von der Osten stated all the new posts installed were standard issue city posts and throughout the community we have the black aluminum acorn top upgraded posts. We received several calls from residents and the total price to replace everything at both intersections is $11,900. When we have new developers come in putting in new intersections, we may want to make it a condition to have the correct style street post.

Mr. LeBrun stated there are some line items with excess that we could use.

On MOTION by Mr. Kilian seconded by Mr. Brown with all in favor an amount not to exceed $12,500 was approved for new decorative signposts.

Mr. von der Osten stated we have a request form our landscape vendor on fuel surcharges due to the increase in price of diesel.

Mr. LeBrun stated it is already in the budget.

TENTH ORDER OF BUSINESS Financial Statements

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

Docusign Envelope ID: 7D0DF076-5F89-82B4-825D-2363A661083E

ELEVENTH ORDER OF BUSINESS Approval of Check Register

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

TWELFTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisors Requests and Public Comments

Mr. Shackleford stated I may be able to help you on the fuel issue. The DOT publishes a fuel price index every month and you can get it online and it shows the increase or decrease every month.

In the Preserves of LPGA we don't have any decorative posts, they are all the DOT standard stop sign aluminum posts. If we could ask the board to send a letter to the city police department requesting they look into the issue of these vehicles parked on the sidewalk.

Mr. von der Osten stated we will talk to the board in the Preserve, HOA also about maybe off duty police officers.

Ms. Lewis stated I failed to mention the storm drain on pond no. 1 seems to be very overgrown with grass. I understand Solitude only sprays that grass, but that has not been done either. That could be an issue if we get heavy rains.

Mr. von der Osten stated we will look into that.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – November 18, 2026 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 18, 2026 at 1:00 p.m. in the same location.

FIFTEENTH ORDER OF BUSINESS Adjournment

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

Docusign Envelope ID: 7D0DF076-5F89-82B4-825D-2363A661083E

Signed by:
Jeremy LeBrun
665CD7AA7BB8455...

Secretary/Assistant Secretary

DocuSigned by:
Mark Mccommon
49A2134A702F447...

Chairman/Vice Chairman