

**MINUTES OF MEETING
INDIGO EAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Indigo East Community Development District was held on Tuesday, **October 15, 2024** at 9:00 a.m. at Live Oak Hall, 8395 8413 SW 80th St, Ocala, FL.

Present and constituting a quorum:

John Gysen
Marla Ziino
Terry Solan
Bob Hutson

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

George Flint
Robert Szozda
Jerry Colen
Robert Stepp
Andy Jorgenson
CW Howard

District Manager
Field Manager
District Counsel
Colen Built
OTOW
Colen Built

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Are there any members of the public that want to provide comment for the Indigo East Community Development District? Hearing no comments, we will move on to the next item.

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THIRD ORDER OF BUSINESS

Approval of Minutes of the August 20, 2024 Meeting

Mr. Flint: We have approval of the minutes from August 20, 2024. Were there any comments or corrections to those?

On MOTION by Mr. Solan, seconded by Ms. Ziino, with all in favor, the Minutes of the August 20, 2024 Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Review of Proposals for Landscape Maintenance Services and Selection of Vendor

Mr. Flint: The Board initially bid this out. You selected Lawn Enforcement and that was in the spring with an effective date of October 1st. In the interim, staff became concerned about their ability to perform the work so after it was awarded, the Board rescinded that award and directed staff to rebid landscape maintenance services. This was handled by Andy with On Top of the World Colen Built and you can see we have provided the bids in your agenda as well as a summary. I have handed out a larger version of that summary to you. There were seven responses and we asked for three years of pricing. The responses ranged anywhere from \$120,000 to \$196,900 a year. I have reviewed this with Andy. We have gone over the responses and our recommendation would be Yellowstone and we would like the Board to consider awarding a one-year contract with two one-year options for extension. MHS currently does a fair amount of work in the community. There is some concern about their capacity and ability to perform and that is why we are not recommending them. United Land was recommending a four-person crew which we do not believe is adequate to be able to keep up with the work in the community and that is why Yellowstone is being recommended. Andy, anything else to add?

Mr. Jorgenson: Just a statement still within the proposed budget amount.

Mr. Flint: That is the other thing. When you went through the budget process and you selected Lawn Enforcement, you kept your budget at the same level that it was before. I think it is at \$140,000.

Mr. Hutson: Did Yellowstone give us an additional bid for the extra trim? I don't see it on ours.

Mr. Flint: Andy, do you recall?

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Mr. Jorgenson: I believe they were going to include at least one additional trim. They just did not state it within the contract but I can clarify that.

Mr. Flint: That would make the bids even closer at that point. They are within \$3,000 of each other, if the second trim is included. Any questions from the Board on that?

Ms. Ziino: I saw several references made to hurricane damage. Is that included in the contract or is that unexpected expenses?

Mr. Flint: It is typically an additional service.

Mr. Jorgenson: The typical minor debris removal is included within the scope of work. Typically, it is anything 4 inches or larger is going to be considered an Act of God and would be an additional expense.

Ms. Ziino: Thank you.

Mr. Flint: Any other questions or comments on the landscape proposals?

Mr. Hutson: I am sure it is extra when we decide to have some of the shrubbery replaced that are dead and stuff like that.

Mr. Flint: Yes, that would be. Yellowstone and United are good companies. Yellowstone is National. I am not sure if United is but they are a fairly large company. I think both of them are establishing themselves in this market but they are well established in other parts of the state, Jacksonville and Central Florida I deal with both companies a fair amount.

Mr. Gysen: I make a motion we accept Yellowstone.

Mr. Flint: The dollar amounts on this contract are under the statutory bid threshold so the Board is not obligated to go through a formal sealed bid process on this although we did go through a bid process, it is not the formal sealed bid and also there is no provision for any protest of your decision because you are under that threshold.

On MOTION by Mr. Gysen, seconded by Mr. Hutson, with all in favor, the Proposals for Landscape Maintenance Services and Selection of Yellowstone, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Stormwater Structure Repairs

Mr. Flint: I provided two additional sheets. One says CDD Indigo MES repair that is mitered in repair and CW Howard is here. We received proposals from two companies, Ho-Man

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Contracting and Burton Utilities. The District Engineer annually inspects the stormwater system and upon their inspection of the system they found that some mitered ends needed repair. CW do you mind presenting these?

Mr. Howard: Basically, like George said, the engineer doesn't need an inspection on this and, I got the contractors who recommended a couple of options. From what I see of the pictures and doing a visual inspection, there is just a lot of cosmetic cracking going on. I had them price out just doing a finish of that, filling in the cracks and refinishing over the top of the existing concrete. The other option would be to remove and replace the entire mitered end along with the splash pad if needed.

Mr. Flint: Our recommendation would be the Burton Utilities crack repair option which is \$1,000 per mitered end for \$3,000. Again, the mitered ends have cracks in them and are not to a point where we believe they need to be demolished and repoured. I think we can do some crack repair and then just keep an eye on it going forward. That would be the most cost-effective approach and I think it is the most practical. It is option 1 under Burton Utilities. Any questions on these responses?

Mr. Hutson: No.

Mr. Flint: Is there a motion to approve option 1 under Burton Utilities for \$3,000?

On MOTION by Mr. Hutson, seconded by Ms. Ziino, with all in favor, the Proposals for Stormwater Structures Repair – Burton Utilities Option 1, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Sinkhole Remediation

Mr. Flint: There is a sinkhole in one of the dry retention areas. CW is going to need to help me with the location of it. I didn't bring the map with me. Basically, we had a geotechnical engineer go out. If it is a minor small sinkhole, the landscape contractors just fill them in and take care of it but once it gets above a certain size, we have a geotechnical engineer come out and evaluate it and come up with a remediation plan. They did that and came up with a remediation plan then we went out and got three proposals. Part of that remediation plan is to do a partial excavation of the hole. It is possible once they start excavating the hole that they will find that there is what is called a chimney and, in that case, there would be some additional expenses that

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are included here. But assuming there isn't, these three responses are for repair of that. We are recommending Florida Fine Grading which is the low-cost proposal at \$4,500. Florida Fine Grading came back and we asked them in the event a chimney was found and they had to do additional work, they indicated that anything above the Geotech Report would be \$500 per load. Ho-Man Contracting indicated in the event a chimney is encountered, it will be excavated and back filled at \$1,200 per day plus truck time with the material to fill being provided by others. Even under that scenario, it appears Florida Fine Grading is still going to be the most cost-effective approach. Any questions on the proposals? Is there a motion to approve Florida Fine Grading?

On MOTION by Mr. Gysen, seconded by Mr. Hutson, with all in favor, the Proposals for Sinkhole Remediation – Florida Fine Grading, was approved.

SEVENTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

Mr. Flint: We need to rebid the independent auditing services and as part of that you have to appoint an audit committee which approves the form of a notice, selection criteria and RFP then reviews and ranks the responses and makes a recommendation to the Board. In the past, the Board has appointed themselves as the audit committee. If you are okay with doing that, then a motion to appoint the Board as the audit committee and then designate one of the Board members as the Chair would be in order.

Mr. Gysen: I make a motion that we appoint the Board as the audit committee and make Robert the Chair.

On MOTION by Mr. Gysen, seconded by Ms. Ziino, with all in favor, the Appointment of the Board as the Audit Committee and Robert Hutson as Chairman, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Jerry, anything?

Mr. Colen: I have nothing to report.

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B. District Manager

i. Approval of Check Register

Mr. Flint: You have the check register from August 6th through October 1st for the general fund and Board compensation totaling \$201,825.99. The detailed register is behind the summary.

Were there any questions on the check register?

Mr. Gysen: No.

Mr. Flint: Is there a motion to approve it?

On MOTION by Mr. Gysen, seconded by Mr. Solan, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: Next you have the unaudited financials. There is no action required by the Board. If the Board has any questions, we can discuss them. We are over 100% collected on the on-roll assessments. Our actual administrative is slightly over budget. It looks like engineering came in higher than budgeted so that pushed us over a little bit but we are still under the total adopted budget for the year. Any questions on the financials? Hearing no questions, the next item followed.

NINTH ORDER OF BUSINESS

Organizational Matters

Mr. Flint: You did have two seats whose terms are up in November of this year, seat #1 which is occupied by Ms. Ziino and seat #4 which was occupied by Ms. LaFrance. No one qualified for either of those seats. You all declared both seats vacant as of November 19th. You happen to have a Board meeting on the 19th so at your November 19th Board meeting, you will need to consider appointments to those two seats. They have to be a general elector which means it has to be someone that lives within Indigo East and that is their full-time residence and they are registered to vote with that address. There is really no action today. You do have a vacancy. You could fill Ms. LaFrance's vacancy today but then on November 19th, you are going to have to vote again to fill that so it is up to you on whether you want to take any action on her vacant seat today or just wait until the 19th.

Ms. Ziino: Just wait.

Mr. Flint: We will have organizational matters on your November 19th agenda and the Board can address those two seats.

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TENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Flint: Was there anything else the Board wanted to discuss? Hearing no comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

On MOTION by Mr. Solan, seconded by Ms. Ziino, with all in favor,
the meeting was adjourned.

DocuSigned by:

George Flint

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Secretary / Assistant Secretary

Signed by:

John Gysen

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Chairman / Vice Chairman