

**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, **February 17, 2026** at 9:00 a.m. at Live Oak Hall, 8413 SW 80th Street, Ocala, Florida.

Present and constituting a quorum:

John Gysen
Terrance Solan
Bob Hutson
Maria Ziino
Frank DiPiero

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

George Flint
Rachel Wagoner
Robert Szozda
Gerald Colen
Bryan Schmalz

District Manager
District Counsel
GMS
District Counsel
BLCDD

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is public comment for the Indigo East Community Development District. If there are any members of the public that would like to provide comments to the Board, please step forward, state your name, and try to limit your comments to 3 minutes. Hearing no comments, we will move on to the next item.

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THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 18, 2025 Board of Supervisors Meeting

Mr. Flint: Item 3 is approval of the minutes from your November 18, 2025 Board meeting. Were there any comments or corrections to those? Is there a motion to approve them?

Mr. Hutson: I'll make a motion to approve the minutes.

On MOTION by Mr. Hutson, seconded by Ms. Ziino, with all in favor, the Minutes of the November 18, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Supervisor Harold Brouillard

Mr. Flint: Section 4 deals with organizational matters. The first item is acceptance of the resignation of Harold Brouillard. Is there a motion to accept his resignation?

On MOTION by Ms. Ziino, seconded by Mr. Solan, with all in favor, Accepting the Resignation of Supervisor Harold Brouillard, was approved.

B. Consideration of Letter of Interest

Mr. Flint: I did receive an e-mail letter of interest from Mr. Frank DiPiero. You have that in your agenda. You can consider his e-mail.

Mr. Hutson: I nominate Frank DiPiero to be on the Board.

C. Appointment of Individual to Fulfill Seat Vacancy

On MOTION by Mr. Hutson, seconded by Mr. Gysen, with all in favor, Appointing Mr. Frank DiPiero to the Board Seat Vacancy, was approved.

D. Administration of Oath to Newly Elected Supervisor

Mr. Flint administered the oath of office to Newly Elected Supervisor Mr. DiPiero.

Mr. Flint: As you recall, as a member of the Board, you are a public official. In Florida, public officials are subject to government in the Sunshine Law and public records law. There are other ethics for public officials that apply to Board members. You also are required to file an

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annual financial disclosure. It's called a Form 1 statement of financial interests. The initial one gets filed within 30 days of today, and then you get emailed an update every year by July 1. I think back when you were on the Board previously, the Supervisor of Elections handled that.

Mr. DiPiero: Yes.

Mr. Flint: Now it's done directly by the Commission on Ethics and it's done online. We'll enter your information into the Commission on Ethics system. It'll generate an e-mail to you and then you can fill out the disclosure form online.

E. Election of Officers

Mr. Flint: I believe Mr. Brouillard was an Assistant Secretary. You can choose to keep the officers the same and make Mr. DiPiero an Assistant Secretary or we can reconsider the officers. What's the motion?

Mr. Gysen: I make a motion for Mr. DiPiero to replace Harold Brouillard as an Assistant Secretary.

F. Consideration of Resolution 2026-02 Electing Officers

Mr. Flint: The current officers will be filled into Resolution 2026-02 and Mr. DiPiero added as an Assistant Secretary.

On MOTION by Mr. Gysen, seconded by Mr. Solan, with all in favor, Resolution 2026-02 Electing Officers Appointing Frank DiPiero as an Assistant Secretary, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for North Entrance Landscape Renovation

Mr. Flint: The Board previously discussed a proposal for landscape enhancements within Indigo East. Yellowstone, who's the current landscape provider, has done extensive work in putting together some concepts for the community. Those were discussed at the last meeting. You all designated Mr. Hutson as the point person to work with Yellowstone to come back with a proposed initial phase of landscape renovations and I know Mr. Hutson met with Yellowstone and Andy as well to go over their concept plans. In your agenda you have the recommendation for phase one of the landscape renovations, which address renderings 1 through 12. The proposal for that work is \$25,733.75. Bob, anything you want to present to the Board on this?

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Mr. Hutson: Probably the biggest thing is that I met with Dylan and the rest of the group from Yellowstone, the canopies of the trees had to be raised up around that area. Eventually all of it's going to have to be because that's why a lot of the plants are dying, that they just don't get the sunlight when they were initially planted. They were aware of what had been raised. We just went over and reaffirmed, so both of us knew what was going to go on. We decided to keep a few of the crepe myrtles that are between the trees. The overall majority is going to be pretty much just like they have in the pictures.

Mr. Flint: Any discussion from the Board?

Mr. Gysen: I just have a question since we've had such a severe cold snap. Is our budget going to be affected by the need to replace many of the plants in our area? Is that going to impact the budget at all?

Mr. Flint: We don't know that yet because typically they recommend you wait at least six weeks until after the freeze to determine whether the plant material is still alive or not. It's probably too early to tell what is permanently damaged and what will be coming back.

Mr. Hutson: I think a lot of this stuff is already in the contract with them to remove that anyway. That should be taken care of in the next few weeks. Almost everything comes back except for some palms and special things and stuff like that. I'd recommend waiting at least six weeks.

Mr. Flint: The landscape palette here is pretty cold hardy and there's not a lot of tropical plants. You do have a small budget for plant replacement in your general fund, but you also have additional funds in your reserve too if it ends up needing to go there. Any other comments or discussion on the proposal? Is there a motion to approve the phase one proposal from Yellowstone for landscape renovations?

On MOTION by Mr. Solan, seconded by Mr. DiPiero., with all in favor, the Proposal for North Entrance Landscape Renovation, was approved.

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SIXTH ORDER OF BUSINESS

**Ratification of Proposal for Straightening
of Road Signs**

Mr. Flint: Item 6 is ratification of the proposal for the straightening of the road signs. This is from John T. Crowder; the work has been done. We just had some wind over the last week, so we may need to look again at the signs, but this work was done last fall before Christmas.

Mr. Hutson: I'll take a ride through.

Mr. Gysen: Yes, I think I know there's one when you come from the south entrance from 90th.

Mr. Flint: Is there a motion to ratify the agreement?

On MOTION by Mr. Gysen, seconded by Ms. Ziino, with all in favor, the Proposal for Straightening of Road Signs, was ratified.
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SEVENTH ORDER OF BUSINESS

Presentation of Arbitrage Reports

Mr. Flint: Next are the arbitrage rebate reports. The IRS requires that the District demonstrate that we're not earning more interest than we're paying. As a result, you've engaged Amtec to perform that calculation annually. It's about \$450 a year you pay Amtec to do that. The first report is for the Series 2016 bonds and you can see that there's a negative rebatable arbitrage of \$22,839, so there's no issue there. You've got the water and sewer revenue refunding bonds that you did on behalf of Bay Laurel. You've got a negative \$2,411 net rebatable arbitrage. There's no issues with arbitrage for either one of those. Any questions on the report? If not, is there a motion to accept them?

On MOTION by Mr. Hutson, seconded by Mr. Gysen, with all in favor, Accepting the Arbitrage Reports, was approved.
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EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports. Attorney, anything?

Mr. Flint: We had the final form of agreement with the county and that that has been finalized. You all approved it in substantial form. That's for the widening of Southwest 80th.

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B. District Manager's Report**i. Consideration of Check Register**

Mr. Flint: You have consideration of the check register. It's in your agenda from November 5, 2025 through February 3, 2026 for the general fund, the auto pay for utilities and then the Board compensation. Those all total \$147,270.24. Are there any questions on the check register? Is there a motion to approve it?

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

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financial statements through December 31, 2025. There's no action required by the Board on these. You have the combined balance sheet, which shows the general fund debt service and capital reserves. Then you have the statement of revenue and expenditures for each one of your funds. If there's any questions, we can discuss those.

NINTH ORDER OF BUSINESS**Supervisors Requests**

Mr. Flint: Are there any Supervisor requests?

TENTH ORDER OF BUSINESS**Other Business**

Mr. Flint: Is there any other business? Hearing no comments, we will move to the next item.

ELEVENTH ORDER OF BUSINESS**Adjournment**

Mr. Flint: Is there a motion to adjourn the meeting?

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

DocuSigned by:

George Flint

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Secretary / Assistant Secretary

Signed by:

Terry Solan

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Chairman / Vice Chairman