

**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, **May 20, 2025** at 9:00 a.m. at Circle Square Commons, 8395 SW 80th Street, Ocala, Florida.

Present and constituting a quorum:

John Gysen	Chairman
Terrance Solan	Vice Chairman
Bob Hutson	Assistant Secretary
Harold Brouillard	Assistant Secretary

Also present were:

George Flint	District Manager
Gerald Colen	District Counsel
Rachel Wagoner	District Counsel
Andy Jorgenson	OTOW
Bryan Schmalz	BLCDD
Robert Stepp	Colen Built

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: Are there any members of the public who would like to give a comment?

Resident (Frank DiPiero-7988 SW 83rd Place): The reason I am here today is because I looked at the agenda and wanted to speak on some of the landscaping issues, and especially on some of the poor work that is provided by Yellowstone. I am the type of person where you can paint a verbal picture for me, but I am better off with an actual picture. I took pictures for you guys and to make sure we are all on the same page, I have them labeled and in order. Most of these

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photos were taken April 5th, however some are newer. If you look at the first two photos, they are labeled “Street Entrance 1 & 2.” Number 1 shows the North entrance off of 80th Avenue. You will notice there is a lot of dead shrubs. The first picture is in the island and the second picture shows the shrubs along the road. They have been for a long time, and I was driving here today, and they are still there. I do believe that the dead shrubs are supposed to be removed and replaced. The next two photos are titled “80th Street Entrance.” This is the west entranceway to Indigo. If you look at the first photo, that is the island as you are coming into Indigo off of the main road. You will notice there is a lot of dead shrubs on that island as well. The second photo is showing weeds dead lantanas. Remember this was taken on April 5, 2025. The dead stuff is supposed to be trimmed in the winter, because when they come back in the spring, they are more vibrant. Since this picture has been taken, the Lantana has come back, but does not look as good as if it were properly taken care of. The next picture is taken along the main road in the area across from the dog park. This is showing the poor quality of the edging. The edging picture was taken May 2, 2025 and it shows that the edging is hit or miss, with some areas being done and some areas being not done. This photo you see here was taken two hours after the edging was done. How can that be? I saw the guy doing it, I know that they edged it. How can that be? I went along and looked, and you can see where the blade cut it and it was very shallow. What I suspect happened is that the guy was moving so fast, he pushed the stems down and never even noticed it. I was going to take a more current picture because they cut the grass last Friday, but they never edged. The grass was cut, but the edging was not done period. I have a question for you. I thought it used to be that once May rolled around, grass was supposed to be cut weekly. Is that correct?

Mr. Flint: We will address that after the public comment.

(Resident Frank DiPiero-7988 SW 83rd Place): Okay, because it was not done for two weeks. They skipped a week in other words. This week is the week that they are supposed to do it, so I am curious to see what happens. The next photo is showing the Crape Myrtle Trees off 79th Terrace, the main road. This picture was also taken in April, and I submitted a request back in February that stated February was almost over and stuff was supposed to be growing again. Crape Myrtle Trees are supposed to be cut back and they were never done.

Mr. Solan: They haven’t been cut in three or four years.

(Resident Frank DiPiero-7988 SW 83rd Place): The next photo is labeled 79th Terrace Road, and that is the sidewalk where the hedges are. What happened was they only trimmed the sides of

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the shrubs and did not trim the top of the shrubs. This picture was taken April the fifth. They came last week and trimmed the shrubs again but did the same thing. They did not trim the tops of the shrubs. The tunnel effect is now even more pronounced than it was before. The next photo is 79th Terrace Road near 83rd Place. This is not a Yellowstone issues, it has been an ongoing issue. At the end of 83rd Place, where it cuts into 79th, you can see from the picture, it is all weeds. There is no grass there, just weeds. My recommendation is I do not think putting turf in there is going to make a difference. I think it might be smarter to take the ground cover that you have to help take care of the issue. My wife and I are long-time residents here. We have been here for 16 years; it is hard to believe. This place used to be like a park and really pretty. Overtime, it has gone downhill, especially the last five years or so. We used to complaint a lot about the old company for not getting rid of dead shrubs and not knowing what weeds looked like. However, the cut and edged the grass, and that is one thing that we never had a complaint about. It appears to me that no one is checking Yellowstone's work. Neither from the Supervisors of Yellowstone themselves or from the management company. I submitted back in March that the company was not cutting grass where they were supposed to. I received a reply from the management company stating that as per Yellowstone the work was completed. That tells me that no one went and check because it was not completed. I did the same thing in February with the Crape Myrtle Trees, and I got a reply stating as per Yellowstone, the trees were trimmed. The trees were not trimmed. Someone has to be watching these guys or there will never be any improvement. I honestly do not think these guys deserve a second chance. I think you should dump these guys and get somebody else. They are just not doing the job and I do not see any prospects for improvement. I think you also should have a serious conversation with Parkway Management & Maintenance because it is obvious that no one there is checking on Yellowstone's work. That is it.

Mr. Flint: Thank you for your comment. We have an item on the agenda today and we will have further discussion at the next meeting. Any other public comment?

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 18, 2025 Meetings

Mr. Flint: You have the Board meeting minutes from February 18, 2025. Were there any comments or corrections on the minutes? If not, is there a motion to approve them?

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On MOTION by Mr. Solan, seconded by Mr. Gysen, with all in favor, the Minutes of the February 18, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Approving Fiscal Year 2026 Proposed Budget and Setting a Public Hearing

Mr. Flint: The Board has a statutory requirement to approve the proposed budget by June 15 of each year and set the public hearing date. We are recommending August 19, 2025 meeting for the public hearing. I sent the Board an email yesterday. We put the proposed budget out and there were still some questions. The main issue is street lighting, and you can see, in the current year, the street lighting falls under electric expense. You can see we are projecting end of the year expenses as \$51,000. The first six months is \$25,000. It is double than what it used to be. I initially thought that we were getting bill for streetlights that are in Indigo. We contacted SECO and learned that there was a significant rate increase starting October 1, 2024. I was hoping that we would be able to resolve that issue, but unfortunately, they have doubled their streetlight costs. We do not have a choice but to pay. We also have the landscape discussion that we need to have. In my email yesterday, my suggestion was for the purposes of the June 15, 2025 requirement, that you approve a budget today, but hold a special meeting on June 17 or continue today's meeting to June 17 and revisit the proposed budget once I have had a chance to look at the Capital Reserve Fund, paving costs, striping costs, any costs that deal with landscape refurbishment, and review the assessments. Unfortunately, I think the streetlights are going to result in a significant increase in your assessment to be able to fund it. There is no way around that. I want to see if you skip a year on the Capital Reserve, if you can still do all the things you had planned. We will have a better idea going into the June 17 meeting for the Board. If it is determined at that point that adjustments need to be made, there will still be time to meet any notice requirements. I have a discussion item on here related to landscape maintenance concerns because we all understand that is a valid issue. Mr. Hutson has been raising concerns for some time. We are also dealing with landscaping that is aging out. The development is over 20 years old and this landscaping after a period needs to be replaced. If the Board is ammittable to my recommendation, I do not know if you want to have that discussion today or if you want to wait June, that is the Board's prerogative.

Mr. Hutson: We can approve it today and then amend it then, right?

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Mr. Flint: Right. I think that would be the most efficient way to handle because there is going to be changes to that document, but we will fix all of that and revise the changes needs. I think then, we will be able to have a meaningful discussion at the June meeting. Is there a motion to approve?

On MOTION by Mr. Brouillard, seconded by Mr. Gysen, with all in favor, Resolution 2025-03 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing Date, was approved.

FIFTH ORDER OF BUSINESS

Presentation of 2024 Audit Report

Mr. Flint: You are required to perform an independent audit report, and you selected Grau & Associates as your independent auditor. The good news is it is a clean audit. If you refer to page 29, you will see that there are no current or prior year findings or recommendations and we have complied with the provisions with the audit general that they are required to review. Any questions on the audit? Is there a motion to accept?

On MOTION by Mr. Gysen, seconded by Mr. Hutson, with all in favor, Accepting the 2024 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Discussion of Landscape Maintenance Concerns

Mr. Flint: Bo Stepp and Andy Jorgenson are here. Bo, did you want to address the Board?

Mr. Stepp: Thank you, Mr. Flint. I am the Vice President of On top of the World Communities. The reason I am addressing you today, we have a new team member that was added to our team less than 90 days ago. We were able to sweet talk him away from a higher-end property on our end of the town. While over the past three months, he has been getting a grasp on everything, he was asked if he could look into what is going on at Indigo. He has a very detailed list of suggestions, but before we can monetize those, the direction we would be looking for today is that as he presents it to me, we have two options. Option one, we could do a plant replacement plan, which would take the aging or aged out and replace it with same, similar or recommended replacement material. That could be done in house. Option number two is to build a full-blown landscape redesign, and that will take in desires of the Board. You have two very different options that you can go with. I would suggest, having been here a little over 20 years now, foregoing the

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efforts and expenses of a full-blown redesign. We would need in-house suggestions for plant replacements and enhancements. I am sure by the special meeting; we can have some suggestions and scope of cost associated with that. While I am up here speaking to you, Bob did notice the same things that you pointed out in his inspection. He sent me a very detailed list of what he thinks the contractor could be strengthened under the current contract conditions. We will share that with Parkway so those can be dealt with while we are working on the landscape.

Mr. Hutson: As far as some of the landscaping goes, like some of the shrubs have vines that look like grapevines. When they trim them, they do not pull them out, they just cut them off the top, and six weeks later, they have grown back.

Mr. Stepp: Yes sir, I understand. That is a little deeper than the scope of work we were asked to dive into. Specifically, we were asked about the enhancements and replacements, however we did notice some of those items and we have or will shared those with Parkway.

Mr. Solan: It's almost like there are too many trees on the end of 83rd Street. Because they have not trimmed them, the Crape Myrtles are 20 feet high. It does not look like a park anymore; it just looks overgrown. All along 79th, the viburnum hedges have gotten out of control.

Mr. Stepp: I will ask about that and look deeper into those maintenance items and share those with the Board, as well.

Mr. Flint: We really have two different issues. One is the management of the existing contract performance of the contractor. Parkway has historically provided that service. You also have the plant replacement and refurbishment issue, which I think the new person can help with this. I think the management of the contract issues needs to be addressed immediately, and then we will have another month between now and the June meeting. Hopefully, in the next few weeks, we can get an order magnitude on cost related to plant replacement that we can incorporate into the capital reserve. If we have proposals in June they can be acted on, if not, at least they can be incorporated into the budget, and we can come back with proposals for the actual plants after that.

Mr. Stepp: Yes sir. If the consensus is that you are more inclined to replacement, instead of redesign, that is the direction I will put my time and effort into.

Mr. Flint: Thank, Mr. Stepp.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Any attorney's report Rachel?

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Ms. Wagoner: I have nothing additional to report at this time.

B. District Manager's Report

i. Consideration of Check Register

Mr. Flint: You have consideration of the check register for the general fund and the Board compensation, totaling \$8,399.92. The detailed register is behind the summary. If there are any questions, we can discuss those. If not, I would ask for a motion to approve it.

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

ii. Balance Sheet and Income Statement

Mr. Flint: The next item is the unaudited financial statements through the end of March. Were there any comments or questions?

iii. Presentation of Registered Voters- 929

Mr. Flint: You have 929 registered voters in the District. There is not action required for that.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Mr. Flint: Were there any Supervisors requests?

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business the Board would like to discuss?

TENTH ORDER OF BUSINESS

Continuation of Meeting

Mr. Flint: Does counsel have a preference on a special meeting versus continuing this meeting?

Mr. Colon: I like continuing the meeting.

Mr. Flint: We can save on the legal add. Is there a motion to continue this meeting on June 17, 2025?

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On MOTION by Mr. Brouillard, seconded by Mr. Hutson, with all in favor, Continuing the Meeting to June 17, 2025, was approved.

DocuSigned by:

George Flint

Secretary / Assistant Secretary

Signed by:



Chairman / Vice Chairman