

**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, **November 18, 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
Maria Ziino	Assistant Secretary

Also present were:

George Flint	District Manager
Rachel Wagoner	District Counsel
Robert Szozda	Field Manager
Gerald Colen	Colen Built

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: This is an opportunity for any members of the public to provide comment to the Board on anything on the agenda or not on the agenda you would like to bring to the Board's attention. If you do have a public comment, if you could step to the microphone, state your name and address, and we would ask you to limit your comments to three minutes, please.

Resident Frederick Jankowski (8571 SW 79th Avenue): Good morning. More question than a statement, but what I would like to see happen is hopefully we'll address the landscaping issue

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and the refurbishment at this meeting. Number two, we've seen that Yellowstone, when the change first came from MHS and Earthscapes to Yellowstone, the quality of the landscaping service declined rapidly. Eventually, after having discussed this with Mr. Colen, he was able to rectify a lot of the problem. The question now is, can they maintain the level of landscaping services that they're providing now when and if the refurbishment is done? What I'm saying is once it's done, is Yellowstone going to be able to keep up with the services to keep it looking the way it should?

Ms. Ziino: Because it's a big expense.

Resident Frederick Jankowski (8571 SW 79th Avenue in Ocala, Florida): Yes and the second line of question, I'm sure you're going to discuss it, the refurbishment cost, is that going to come out as an assessment to each residence? Is it going to come out of the operating budget and where are we with the reserves for the operating budget being that we just use \$20,000 for a road? Thank you.

Mr. Flint: Thank you. Any other comments?

Resident Sarah Logue (7989 SW 83rd Place): I just have a little bit of an addendum to what he was asking and that was it lists many zones in this large bid being done. My question is, do we have to do all of them at the same time? Are we able to choose sections? Because it looks like that's a large amount. Not saying it doesn't need to be done, but that's quite a bit to be done. Every section needs that attention.

Mr. Flint: Thank you. Any other public comments? We have the landscape item on the agenda, so we'll try to address those questions under that item. I'll just point out that this is the first time the Board has had an opportunity to discuss this landscape issue. A lot of those questions will come up during the course of the discussion. They may decide to move forward, they may not. They may decide to do part of it; they may decide to do none of it. But the purpose of the agenda item in the meeting today is to have those discussions.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 19, 2025 Board of Supervisors Meeting

Mr. Flint: The next item is approval of the minutes from August 19, 2025. Did the Board have any comments or corrections to the minutes?

Mr. Brouillard: I have no changes. I'll make a motion.

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On MOTION by Mr. Brouillard, seconded by Ms. Ziino, with all in favor, the Minutes of the August 19, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-01
Amending Fiscal Year 2025 Budget**

Mr. Flint: Item four is consideration of Resolution 2026-01 amending the Fiscal Year 2025 budget. The statutes require any time the total expenses exceed the total budget that you amend the budget within 90 days of the end of the fiscal year. We have a proposed amended budget for you. On the revenue side, we're recognizing some interest earnings in additional revenue and also \$23,022 in carry forward. As part of the budget, typically you have funds on your balance sheet. This is proposing to utilize \$23,000 of your carry forward for purposes of this budget amendment. You still have well in excess of your 90-day operating reserve in your general fund as well as the funds that you transfer to your capital reserve. You can see on the administrative side we've adjusted some items up and some down. The net effect of that is an increase of \$5,356. I think we budgeted for four meetings, I believe we had more than that this year. So, the result of that is there were some additional costs related to that. There were some additional attorney's expenses, and the attorney bills a fixed fee per meeting, but they also bill hourly for research on items above and beyond. As you know, we've got the temporary construction easement on the agenda. There are things like that to come up during the course of the year. On the O&M side, you recall that the streetlight expense increased significantly. That wasn't taken into account in the Fiscal Year 2025 budget. We did take that into account in the Fiscal Year 2026 budget, so that line item has increased by about \$21,000. The capital reserve fund, we didn't budget any projects in the capital reserve fund. We do have \$15,000 in here related to road resurfacing. We've increased the amount of interest expense that we are realizing as well. Are there any questions on the proposed budget amendment? If there are no questions, is there a motion to approve it?

On MOTION by Mr. Hutson, seconded by Mr. Solan, with all in favor, Resolution 2026-01 Amending Fiscal Year 2025 Budget, was approved.

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FIFTH ORDER OF BUSINESS**Consideration of Renewal of Agreement
for Landscape Services with Yellowstone**

Mr. Flint: Item five is the renewal of your agreement with Yellowstone for landscaping maintenance services. You had bid out landscape maintenance going into Fiscal Year 2025. You selected Yellowstone. You approved one year with two additional one-year extensions of that contract. The first year was completed on September 30. The second year of the three years starts on October 1. This renewal extends the term of the contract for an additional 12 months and adjusts the price based on the amount that you all approved in your budget. This is retroactive back to October 1. Are there any questions on the renewal or extension of the landscape maintenance services agreement?

On MOTION by Mr. Solan, seconded by Mr. Gysen, with all in favor, the Renewal of Agreement for Landscape Services with Yellowstone, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Temporary Construction
Easement Agreement with Marion County
Related to Widening of SW 80th Avenue**

Mr. Flint: Item six is consideration of a Temporary Construction Easement Agreement with Marion County related to the widening of SW 80th Avenue. I handed out the latest version of the exhibit to the agreement. The primary area that is impacted as far as the CDD goes is the entranceway from the tip of the island back 61.4 feet. The area between the County's right of way and our property is owned by the Master Association. I understand there's a separate temporary construction easement between the Master Association and the County. So, this would cover the entrance. The monument at the tip of that island is actually owned by the HOA through a license agreement with the CDD, but the agreement that we are proposing with the county, they are going to remove it and set it aside and reinstall it. In the event it gets damaged during the course of removing it, the county will bear the expense of replacing it and any damage to the landscaping as well would be covered by the county. They would pay those expenses. The other area, the other primary area that this agreement covers is not covered on this map. But farther to the north, there's a dry retention area. The county currently has the authority to discharge into that dry retention area. They're going to be adding two additional discharge pipes and mitered ends. Although they have the legal right to go in and install that, we're trying to make sure we button up in the

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agreement that the county would have the obligation to maintain those structures going forward and the CDD would not inherit that responsibility. Anything else, Rachel? Mr. Colen? What we would be asking you to do today is approve this in substantial form because there are still some minor adjustments that may be made.

Mr. Gysen: Eventually the west entrance is going to be closed if they take that area?

Mr. Flint: No, this area is not going to be closed. This is an agreement that allows the county when they're widening they're going to impact this area, but the area is going to be restored to its current condition.

Mr. Gysen: Okay.

Mr. Flint: This just gives them the legal authority to come on CDD property during the course of the widening, but it obligates it to be restored to its existing condition at the end of the project.

Mr. Colen: If you look at item number 11 in the agreement, second line, I believe where it says, "liability of either county" there should be "or Indigo East" added. That's it.

Mr. Flint: For the Board's benefit, there are going to still be some minor changes to this agreement. This is proposed to go on the county commission agenda in December. We had two or three Zoom calls with the county engineer and the county attorney's office going through this agreement. We're still waiting on the county's final review of the document. We're hung up on a couple issues, but we would ask the Board to approve it in substantial form, understanding there may be some minor changes to it. The main thing is that this would give them the right to impact this area, but it obligates them to restore it. Then on the retention area, they already have the right to impact that area, but we want to make it clear that they have an ongoing responsibility to maintain their infrastructure. Are there any questions on the proposed temporary construction easement subject to incorporation of Mr. Colen's comments as well as understanding it is in substantial form. Is there a motion to that effect?

On MOTION by Mr. Gysen, seconded by Mr. Hutson, with all in favor, the Temporary Construction Easement Agreement with Marion County Related to Widening of SW 80th Avenue Subject to Incorporation of Mr. Colen's Comments, was approved in substantial form.

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SEVENTH ORDER OF BUSINESS

Consideration Proposal to Straighten Road Signs

Mr. Flint: I was hoping to have a proposal for this item. We got a request from Mr. Hutson or Mr. Gysen regarding some of the street signs leaning in the community. I'll continue to follow up on that proposal, but unfortunately I don't have it for you today.

EIGHTH ORDER OF BUSINESS

Review of Landscape Refurbishment Conceptual Plans and Estimated Costs

Mr. Flint: Item eight is review of the landscape refurbishment conceptual plans and estimated costs. Let me preface the discussion on this item as just saying that your landscaping, the southern portion, there's less of it. It is newer, but the northern portion is going on 20 years old.

Mr. Gysen: 21.

Mr. Flint: Landscaping over time tends to age out. There are situations where plant material may have died and has not been replaced. The nature of the landscaping changes over time. Your oak trees and your canopy increase, and then the landscaping that's under those trees no longer have the sunlight that they might have had 20 years ago. So, there's a number of reasons and we've gotten a lot of comments about the condition of the landscaping. I reached out to Yellowstone, who's your landscape maintenance vendor, and they have in house landscape design capabilities. They went through all of the areas that the CDD maintains that have landscaping and they prepared these renderings of proposed adjustments. I like the concept that they've come up with because I think in areas where you have a lot of shade and canopy, they're recommending you just remove the plant material rather than trying to reinstall something that may or may not survive. They've tried to reduce some areas where you have pine straw. The pine straw expense is one of your larger expenses. The vegetation and the plant material that they're proposing is consistent with what you have and a lot of that native Florida vegetation and it's consistent with the theme of Indigo and On Top of the World. I did hand out a summary of the proposed costs of each of the renderings. The only change was the last three, 69, 70, and 71. The rest of them are all the same. I created a column for the SW 80th Avenue entrance for the landscaping that's associated with that entrance because you would obviously want to defer doing anything in that area until after SW 80th is widened.

Mr. Gysen: Yes.

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Mr. Flint: So, those have been moved over. A lot of work went into this on Yellowstone's behalf to review all the area. It's a situation where you could take this, you could leave it, you could decide you want to phase it over time. Looking at the map, which is the first page, I don't know if there's a logical spot where you would cut it for phasing. You would probably start at the north end and work your way south if you decided to phase it. You do have capital reserve and your projected balance in your capital reserve at the beginning of Fiscal Year 2026 is \$540,348. That capital reserve was primarily intended for road paving and your irrigation pump systems. You could choose to use it for landscape refurbishment. If you did that in this range of cost, we'd have to reevaluate your contribution amounts to your reserve. With all that said, I'll turn it over to you all for discussion.

Mr. Hutson: I have a question about lighting on some of the entrances. They were going to have lights installed. Are those going to be solar?

Mr. Flint: The lighting is not included in these costs, but the renderings I believe show the uplighting. Those are not included. They wouldn't be solar. They would have to tie them in somewhere. We don't have those costs built into this. If there's a desire to do uplighting, that would be an addition.

Mr. Hutson: Well, the worst end, I believe, is the north entrance. I think we should start small over there and work our way over the years back towards the clubhouse.

Mr. Gysen: Yeah.

Ms. Ziino: I noticed on many of the sections, this also goes into Phase One neighborhood. It's their circles and boulevard landscaping there as well. One of the questions I did have is there seems to be a tremendous amount of replacement sod. Our sod doesn't grow well in our yard. I'm just wondering if that is something that we would be looking at alternatives of sod because sometimes it just doesn't grow well. That's just something to consider.

Mr. Hutson: I agree. Because with all the tall trees and stuff, it isn't going to grow. That ground cover seems to be the best.

Mr. Flint: Yeah. You can see in the renderings, most of the areas where you have a heavy tree canopy they've removed the plant material. Any sod replacement you're seeing, if it's Yellowstone doing it on CDD property, they're not billing the District for that. They're doing it because under their contract they control the irrigation, they control the fertilizing and pest, and if the sod fails under their contract, they're obligated to replace it.

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Ms. Ziino: I've spoken with several neighbors about some of the landscaping. I think we all agree that some of it is scraggly and definitely in need of replacement. The impression I'm getting is that we don't have to do it all at one time and we could sort of budget for this and also kind of go over the proposed changes for the coming year, what's all going to be accomplished, and then adjust that accordingly if it's too much landscaping. I only say that because up north I had a landscaper come in and they wanted to plant like 300 plants in my backyard. They sent me a very lovely map and I said I don't need 300. I need maybe 100. I think these are great proposals. It looks lovely, but I think we need to take a look at exactly what we're going to be accomplishing for the next year and then the year after. I think it's a good plan. Do I have to make a motion or are we still discussing it?

Mr. Flint: If the Board has an idea of how you want to move forward under that scenario, let me know. I've heard some discussion of doing it incrementally. Is the desire to do that incrementally but not start until next fiscal year, or is it to do it incrementally and start now and then plan for the future? How would you want to implement that?

Mr. Hutson: One thing before that part gets answered, with all the shrubbery that's dead or almost dead, if we had that removed that would make it so much better while we're waiting for the next steps.

Mr. Gysen: Can one of the Board members, like Bob, he's familiar with landscaping, meet with Yellowstone and go over and see if you can lay out some areas.?

Mr. Flint: Yeah, as long as it's one Board member.

Mr. Gysen: Yes. I understand.

Mr. Flint: You may have heard the discussion about committees. The problem with the committee is Sunshine Law, but if the Board wanted to designate Bob as the liaison for purposes of that, you could do that.

Mr. Gysen: Would you like to do that? You know more about landscaping than maybe all of us. I'm not sure.

Mr. Hutson: I can do that. So, I would meet with Yellowstone and then at the next Board meeting what would happen?

Mr. Flint: You could meet with Yellowstone and then we could come back at the next Board meeting with the specific proposal of the areas. If the scope changed, you could come back with that as well.

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Mr. Hutson: Okay. I can handle that.

Mr. Gysen: Do we have to vote on that?

Mr. Flint: Yeah, I think you can make a motion to do that. The motion would be to designate Mr. Hutson as the Board's liaison for this landscape issue and to meet with Yellowstone and come back to the Board with recommendations.

On MOTION by Ms. Ziino, seconded by Mr. Brouillard, with all in favor, Designating Mr. Hutson as the Board's Liaison for this Landscape Issue and Meet with Yellowstone and Come Back to Board with Recommendations, was approved.

Mr. Flint: Bob, I'll be happy to help with that. I will note also we did initially start working with another company called Quality by Design, which is a company that is doing work elsewhere for On Top of the World. Their initial cost estimate was more than twice this and it didn't include the entire community. We shifted gears and went with Yellowstone, and we would have gotten proposal from Yellowstone anyway. But I just want to put that in perspective that it seems like a lot of money, but I think the pricing is competitive.

NINTH ORDER OF BUSINESS

Ratification Items:

A. Depression Behind Indigo East Clubhouse

1. Review of Geotechnical Report

Mr. Flint: There was a depression in the dry retention area. You have the geotechnical report in here.

2. Ratification of Proposal for Sinkhole Repair from Taylor & Sons

Mr. Flint: You have the ratification of the proposal for the repair from Taylor & Sons. Any questions on that? Is there a motion to ratify the proposal?

On MOTION by Mr. Solan, seconded by Mr. Hutson, with all in favor, the Proposal for Sinkhole Repair from Taylor & Sons, was ratified.

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B. Depression on 79th Terrace Road

1. Review of Geotechnical Report on Road Depression

Mr. Flint: You all know about the 79th Terrace Road depression as well. We've included the geotechnical report in your agenda for that as well and ratification of the proposal.

2. Ratification of Proposal for Road Depression Repairs from Taylor & Sons

Mr. Flint: Taylor & Sons again, we did get two proposals for that repair. They were very close. Taylor & Sons was slightly lower and frankly I thought the price was very reasonable. I expected it to be more than that. As you all know, there was not any sinkhole activity found. There were poor soils about five or six feet down, so they opened up the roadway, excavated the poor soils, put good soil back in and compacted it up and then resurfaced the road. Any questions on this proposal and if not, is there a motion to ratify?

Mr. Hutson: They did a good job.

On MOTION by Mr. Gysen, seconded by Mr. Brouillard, with all in favor, the Proposal for Road Depression Repairs from Taylor & Sons, was ratified.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports. Attorney, anything?

Mr. Colen: I don't have anything additional to report.

B. District Manager's Report

1. Consideration of Check Register

Mr. Flint: You have the check register in your agenda. Were there any comments or questions on the check register? If not, is there a motion to approve it?

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

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financial statements. You have the combined balance sheet and the statements of revenue and expenditures for each of your funds. There is no

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action required. If the Board has any questions, we can discuss those. This is through September 30, which is the end of Fiscal Year 2025. You can see that you're fully collected on your on-roll assessments. Your actual administrative costs exceeded the budget by \$2,800. Your actual O&M expenses were also in excess of your prorated budget. And you took all that into account in your budget amendment that you considered. That was primarily the street lighting expense that we talked about. Any questions on the financials?

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Flint: Are there any Supervisor requests?

TWELFTH ORDER OF BUSINESS

Other Business

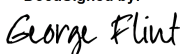
Mr. Flint: Is there any other business? Hearing no comments, we will move to the next item.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

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

DocuSigned by:

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 Secretary / Assistant Secretary

Signed by:

 C48D5F3D34884B7
 Chairman / Vice Chairman