

**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 19, 2026** at 9:00 a.m. at Circle Square Commons, 8395 SW 80th St, Ocala, Florida.

Present and constituting a quorum:

Terrance Solan
Frank DiPiero
Bob Hutson
Marla Ziino
Sarah Logue

Appointed as Chairman
Appointed as Vice Chairman
Assistant Secretary
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

George Flint
Rachel Wagoner
Robert Szozda
Gerald Colen
Bryan Schmalz
Andy Jorgenson

District Manager
District Counsel
Field Manager
District Counsel
BLCDD
On Top of the World

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. Gysen: Board members, what a difference after 15 years to stand in front of the table and not behind the table. It has been a great pleasure for the last 15 years to be on the Board. I thank George for the good leadership you have shown us.

Mr. Flint: Thank you.

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Mr. Gysen: I would also like to thank the counsel who guided us all those years. And then they performed in another deal. Two weeks ago today, Rachel married me with my new wife, Allison. And that's one of the reasons I had to resign because we moved to OTOW Central, and I had to leave Indigo East CDD. So, thanks again and I wish everybody luck. Thank you.

Mr. Flint: Thanks, John. I really appreciate it. And thank you for all your service. I am happy that you'll continue to serve on Bay Laurel. So, we'll get to see you.

Mr. Flint: Is there any other public comment? If you could, if you would state your name and address and try to limit your comments to three minutes.

Resident (8171 SW 80th Terrace): Yes, sir. We live at 80th Terrace on Top of the World, Indigo East.

Mr. Flint: Name and address, please, sir.

Resident (SW 80th Terrace): Our island, the palm trees have not been trimmed in 14 years. You guys are supposed to do it every year. It hasn't been done in 14 years. They just came out and did it. We had to contact the county commissioner. The county commissioner contacted Orlando. Orlando contacted one of you guys. It says here that you maintain it all the time. It's never been maintained. We have hedges that are about this high. The county came in and put a stop sign in. You cannot see going around the curb. You have to go on the oncoming lane to go around the curb because you can't see. All the neighbors sent emails. Nothing gets done about it. What can we do?

Mr. Flint: If you would, this isn't a dialogue, sir. If you want to provide your comments and then the Board can address any concerns you raise.

Resident (8171 SW 80th Terrace): Okay. We've been trying for 14 years to get stuff done. This never gets done. We have a palm tree behind the house. I maintain that myself because nobody does it. So why are we paying for the maintenance that never gets done?

Mr. Flint: Thank you. We can address this under other business, unless the Board wants to discuss it now.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 17, 2026 Board of Supervisors Meeting

Mr. Flint: Approval of the minutes from your February 17, 2026 meeting. Did the Board have any comments or corrections to those?

Mr. DiPiero: I make a motion to accept it.

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On MOTION by Mr. DiPiero, seconded by Mr. Hutson, with all in favor, the Minutes of the February 17, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Supervisor John Gysen

Mr. Flint: Unfortunately, as Mr. Gysen mentioned in his comments, he moved out of Indigo East and therefore can no longer serve on the Board. Anytime a vacancy is created during the term of office, the remaining Board members appoint that replacement through the end of the term. His seat is expiring in November of this year. We did receive a letter of interest which is included in your agenda, and that's for Ms. Sarah Logue. There's no prescribed process that you have to follow as far as filling the vacancy. You have received an email of interest to serve. If the Board is inclined, you could consider a motion to appointment Ms. Logue, or you can continue to look for other folks.

Mr. Hutson: I make a motion that Sarah fill John Gysen's term.

Mr. Flint: I jumped ahead of myself. I apologize. Let's consider a motion to accept John's resignation.

Ms. Ziino: I'll make that motion.

On MOTION by Ms. Ziino, seconded by Mr. DiPiero, with all in favor, Accepting the Resignation of Supervisor John Gysen, was approved.

B. Consideration of Letter of Interest

Mr. Flint: Now, you do have a letter of interest to fill that vacancy.

C. Appointment of Individual to Fulfill Seat Vacancy

Mr. Flint: I believe there was a motion by Mr. Hutson.

Mr. Hutson: Yes.

On MOTION by Mr. Hutson, seconded by Mr. Solan, with all in favor, Appointing Ms. Sarah Logue to the Board Seat Vacancy, was approved.

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D. Administration of Oath to Newly Elected Supervisor

Mr. Flint: Ms. Logue, if you could come join the Board up here at the table. As a citizen of the State of Florida and of the United States of America, and as an officer of the Indigo East Community Development District and recipient of public funds as such officer, do you hereby solemnly swear or affirm you support the Constitution of the United States and of the State of Florida?

Ms. Logue: I do.

Mr. Flint: If you wouldn't mind printing your name and then signing where it says Board of Supervisor. Congratulations. This seat does have a term expiring in November. So, if you're interested in continuing to serve or run for that seat, you will need to go through the qualifying period and qualify with the Supervisor of Elections. We'll discuss that later on the agenda. I provided you some additional information. One is just your contact information which would come to my office. We have some of it, but if you wouldn't mind just filling that form out and you can scan it and email it to me. And then behind that is some information. As a Board member, you are a public official, similar to a city commissioner, county commissioner, school Board member. In Florida, there's a requirement that you do annual financial disclosure to the Commission on Ethics. So that's information on that. We'll enter your name into the system. The Commission on Ethics will generate an email to you with the form. You'll need to file that within 30 days of today, and then you update that annually. There's also a requirement that you do four hours of ethics training annually. You won't have to fulfill that this year because you were appointed after March 31 of this year, so that won't come into play until next year. As a public official you also are subject to government in the Sunshine Law, which means that you cannot communicate with the other Board members regarding CDD business outside of a publicly noticed meeting. That includes written, verbal communication through third parties, texts, any form of communication. Also, any documents that you have in your possession that are CDD related would be considered a public record. In Florida, you could be subject to a public records request. So, we typically suggest things like agendas and things like that that I keep copies of. You don't need to keep those. You can dispose of those as long as I've got the documents. If you choose to keep the documents, you will just want to keep them separate from your personal and business-related documents. Anything else, Rachel?

Ms. Wagoner: I think you covered it.

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Mr. Flint: And if you have any questions on any of that, I know it was a lot, feel free to contact me or you can contact Rachel or Jerry. They serve as District counsel.

E. Election of Officers

Mr. Flint: You do have a resolution electing officers in your agenda. And since John was the Chair, you probably want to consider all the officers.

F. Consideration of Resolution 2026-03 Electing Officers

Mr. Flint: We have populated the resolution with the existing staff members and the offices they currently hold. You're not obligated to keep that, but typically two of the Board members would serve as Chair or Vice Chair, and then the other three would serve as Assistant Secretaries. So, that's how this resolution is set up. John was Chair and Terry was Vice Chair, and then the other three Board members were Assistant Secretaries. We could handle each office separately with separate motions. Or if a Board member wants to make a motion to elect a slate of officers, you could do it in one motion. What's the Board's preference?

Mr. DiPiero: Slate would be better. But don't we need to nominate somebody to take John's place?

Mr. Hutson: That's what it's about.

Mr. DiPiero: That's what this is all about?

Mr. Flint: Yeah, you need to reconsider officers. Since John was Chair, you want you go ahead and consider the resolution electing officers. And if you want to do a slate you could name everyone in that one motion, who you want as Chair, Vice Chair and Assistant Secretary.

Mr. DiPiero: I recommend that Terry be the Chair since he's already the Vice Chair. Plus, he's been a long-term member of this organization, so he knows. He knows the ropes. Plus, he's been a resident, what, 20 years? About 20 years, right?

Mr. Solan: 21.

Mr. DiPiero: He's got a wealth of experience and knowledge. I think he ought to serve as the Chair.

Mr. Flint: Okay. Who would you like to see as Vice Chair?

Mr. Hutson: I would make a motion that Frank would be.

Mr. DiPiero: Oh, thanks.

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Mr. Flint: Okay. Instead of that being a motion, let's have a discussion. And then you could do a motion at the end. And then the other three Board members would be Assistant Secretaries?

Mr. DiPiero: Yes.

Mr. Flint: And then the staff members listed in the resolution would remain. Okay, so we have a motion by Mr. DiPiero to elect Terry as Chair, Frank as Vice Chair, George Flint as Secretary, the other three Board members as Assistant Secretary, Jill Burns Treasurer, Katie Costa Assistant Treasurer, Darrin Mossing Senior Assistant Treasurer.

On MOTION by Mr. DiPiero, seconded by Ms. Ziino, with all in favor, Resolution 2026-03 Electing Officers as slated above, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-04 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing

Mr. Flint: Item 5 is consideration of Resolution 2026-04, approving a proposed budget and setting the date, place and time of the public hearing. We're recommending your August 18, 2026 meeting at 9:00 a.m. in this location for the public hearing. Attached as exhibit A is the proposed budget. This is not binding on the Board. You would do the final adoption at the public hearing. You'll note under administrative expenses there have been some increases. One is the engineering. Again, this is a placeholder understanding that you're going to have two reports due this year. The annual trust indenture report and then the state report that is required to be updated every five years. So that went from \$4,000 to \$10,000. I will work on getting a better price from the engineer to see if that can be adjusted. The administrative management related items have been increased by 5% and then the other line items you see there. In total it went up by about \$6,500. On the O and M side, it actually decreased by about \$3,000 from \$287,434 to \$284,360. The mowing contract, Yellowstone's price is remaining the same. Next fiscal year, we've increased electric expenses based on our actuals and adjusted some of the other line items. It results in a transfer out of to the capital reserve fund at \$22,681, which went down slightly from the \$25,000 that you transferred this year. This all assumes that your per unit assessment amount would remain the same at \$644 a year per house. You also have the debt service fund and the capital reserve fund as well. In the capital reserve fund, we're budgeting for roadway resurfacing and some roadway striping and signage. We do know that we're likely going to do the second phase of the landscape

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refurbishment, which we will need to adjust this budget going into the public hearing to reflect that. Any questions on the proposed budget, understanding that you'll have an opportunity again at the public hearing? Hearing none. Is there a motion to approve Resolution 2026-04?

On MOTION by Ms. Ziino, seconded by Mr. DiPiero, with all in favor, Resolution 2026-04 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Pressure Washing Services

Mr. Flint: Each year you budget for pressure washing of the curbs and sidewalks on the CDD owned roadways, and we budgeted \$18,000 this year. We've historically used MHS companies; at least we did in the current year. You have three proposals: one from MHS, one from Infinite Exteriors, and then one from American Power Washing. And so, the MHS is \$18,000, Infinite is \$17,500 and American Power Washing is \$17,750, I believe. Andy, were you recommending Infinite?

Mr. Jorgenson: I would not recommend MHS.

Mr. Flint: Yeah, they're too busy.

Mr. Jorgenson: They are swamped right now. So, between the other two, really it's the Board's decision. Infinite is local.

Mr. Flint: Yeah, MHS is the highest. Numbers aren't significant, but they are very busy going into the summer and likely would not be able to get the work scheduled.

Mr. DiPiero: There's only, out of \$18,000, there's only a \$750 price spread. I don't think the cost is a real big issue over here. The MHS guy did a great job, but it was one guy and it took him three months to do it, so by the time he got done, it's time to do it again.

Mr. Jorgenson: The other two are dedicated power washing companies. MHS is just an add on service.

Mr. DiPiero: I saw that Infinite. I did some research on both of them online and I saw that they have some pretty impressive credentials. They do a lot of commercial projects, hospitals, other HOA communities and so on and so forth. And I couldn't find anything about the American Power Washing, but what I did find looked like they were mainly residential. So, I agree with your recommendation.

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Mr. Flint: Okay.

Mr. DiPiero: For the Infinite Exterior.

Mr. Flint: Is that a motion, Mr. DiPiero?

Mr. DiPiero: Yes, sir.

On MOTION by Mr. DiPiero, seconded by Mr. Hutson, with all in favor, Accepting the Proposal from Infinite Exteriors for Pressure Washing Services Totaling \$17,500, was approved.

SEVENTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2025 Draft Audit Report

Mr. Flint: Item seven is review and acceptance of the Fiscal Year 2025 draft audit report. Each year, you're required to have an annual independent audit performed. A draft of that report is included in your agenda. If there were any issues that were identified during the course of the audit, it would be reflected in the report to management, which is the last page. You can see that there are no current or prior year findings and recommendations and that we've complied with the provisions of the auditor general that they're required to review. It is a clean audit. Were there any questions from the Board on the audit? If not, is there a motion to accept it and authorize it to be transmitted to the state?

On MOTION by Ms. Ziino, seconded by Mr. DiPiero, with all in favor, Accepting the Fiscal Year 2025 Draft Audit Report, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Attorney's report. Rachel, anything?

Ms. Wagoner: I have nothing.

B. Engineer

1. Consideration of Work Authorization 2026-01 for Annual Engineer's Report

Mr. Flint: Engineer, you have the work authorization for the annual trust indenture report. This is required to be done annually, and Dewberry Engineering is your District engineer. They're

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the successor to Bowyer-Singleton, who was the original engineer that was involved in the design of the project. Any questions on the work authorization? If not, is there a motion to approve it?

Mr. Solan: I move that we approve it.

On MOTION by Mr. Solan seconded by Mr. Hutson, with all in favor, Work Authorization 2026-01 for Annual Engineer's Report, was approved.
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C. District Manager's Report

1. Consideration of Check Register

Mr. Flint: District Manager, you have the check register from February 4 through May 5. Totals \$112,085.88. The detailed registers behind the summary. Were there any questions on the check register? Mr. DiPiero.

Mr. DiPiero: I had a question. I noticed that several of the payments are made to Bay Laurel and to SECO. But what I was wondering about, they're referencing specific addresses. What is that all about?

Mr. Flint: Those would be the irrigation pumps.

Mr. DiPiero: Oh, the locations.

Mr. Flint: Yeah. And we do have some irrigation, I think, with Bay Laurel that aren't on the irrigation pumps. So, we've got some irrigation that would be paid to Bay Laurel. And then the SECO is primarily the two irrigation pumps that we've got.

Mr. Flint: Any other questions on the check register? If not, is there a motion to approve it?

On MOTION by Mr. DiPiero seconded by Ms. Ziino, with all in favor, the Check Register, was approved.
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2. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials through March 31. There's no action required. If you have any questions on those, we can discuss them. Our actual expenses are under our prorated budget for both administrative and O&M. You also have the debt service fund and the capital reserve fund. Any questions on the financials? Okay, if not, Mr. DiPiero?

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Mr. DiPiero: This the long-term debt report, I noticed that it ends on May 1, 2037. Is that correct? Is this what the one of the two items that occurs on our tax bill?

Mr. Flint: Yeah.

Mr. DiPiero: Okay. So after, 5-1-37, that would go away?

Mr. Flint: Yeah. The debt piece, you have two components to your annual assessment. You have the O&M and then you have the debt service. A lot of the lots in Indigo, the debt was prepaid. But, if you do have debt on the property, it will go away in 2037.

3. General Election Qualifying Period and Procedure

Mr. Flint: You do have seats that are coming up for general election. The way that the seat terms are structured, every two years and even numbered years, you either have three seats or two seats to come up for election. In November 2026, you have three seats. You have the seat just occupied by Ms. Logue. You have Mr. Solan's seat and Mr. Hutson's seat. The Supervisor of Elections handles the election for those seats. And I've provided you an informational page. It shows you the qualifying period and what the requirements are if the incumbents or any members of the public want to run for those seats, what they would need to do to qualify to run. If no one qualifies, then the Board appoints a general elector after November. If one person qualifies for a seat, they'll end up being elected unopposed. If more than one person qualifies for a seat, then that will show up on the first Tuesday in November on the ballot when you go to vote in the general election.

4. Presentation of Registered Voters – 886

Mr. Flint: The final item is the number of registered voters as of April 15, and that's 886 active registered voters.

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Flint: Anything else on the agenda? We did have under public comment, a concern expressed about the landscape maintenance in the cul de sac in front of the resident's home. The CDD was made aware of this a week or two ago when they contacted us. We have taken steps to have the landscape contractor out there to remove dead material, trim the existing vegetation that's there. The palm trees have been trimmed, the pine straw has been raked off of the curb, and so the area looks significantly better. I can't speak to before that and what happened as far as the ongoing

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maintenance goes. But I can say that on a going forward basis that island is on the radar for our vendor. I think there's a desire on the part of the resident to have additional steps taken. To the extent it is maintenance related, we can look at that. To the extent it's additional plant material or that sort of thing, I think the Board has taken the approach that we have a master plan for refurbishment of all the landscaping in the community and you're doing that by phase. You did the north entrance as the first phase. It was approximately \$25,000 from the north entrance down. And I believe the approach, and you can change this, but I think the approach we're headed toward is that you would do it in phases of \$25,000 at a time and you haven't made a decision on the next phase yet. But short of that, we have not gone in and replanted areas because you're trying to do it in a stepwise fashion and you have limited resources to do it. So, under the existing assessments, you've decided to take that approach of phasing it in over several years. I don't know what other discussion the Board might want to have on that issue. Andy has been engaged. Yellowstone's been engaged. Andy had the palm trees trimmed and Brandon with Andy's group also provided direction and a punch list of Yellowstone, which they carried out last week.

Mr. DiPiero: So, you didn't know about it until a couple weeks ago. So, you couldn't take care of it until you knew about it?

Mr. Flint: Yeah, the county commission has no oversight over this Board, and they have nothing to do with that cul de sac or those roads. The CDD owns the roads. I apologize if there may have been some confusion on who the proper folks were to contact, but we have addressed it to the extent we can.

Mr. Hutson: Some of the discussions I had with Yellowstone when we first did the north entrance that the islands were probably most likely going to be on the next year if the Board approved it. But I was going to wait till see what the middle entrance is going to be like after all this road construction. There may be issues over there that we may have to address at that point, but we got time because we've just now completed that north entrance.

Mr. Flint: Right.

Mr. Hutson: But yeah, the islands probably will be, if not next time, time after that for refurbishing the whole thing.

Mr. Flint: If the resident would like, after the meeting, Rob, if you want to, and, Andy, if you're available, maybe you guys can meet just to see if there's anything additional we can do under our existing contract, short of replanting or additional plant material.

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Mr. Szozda: Yes.

Mr. Flint: Great. Anything else? I know you had a couple concerns, Mr. Hutson. Did you have anything you wanted to raise?

Mr. Hutson: I did talk to him about the plants, the gingers coming back up through, and he said he's already going to take care of it.

Mr. Flint: Okay, sounds good. Anything else from the Board?

TENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

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

George Flint

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Secretary / Assistant Secretary

Signed by:

Terry Solan

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Chairman / Vice Chairman