

MINUTES OF MEETING
BAY LAUREL CENTER
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bay Laurel Center Community Development District was held on Tuesday, February 21, 2023 at 10:00 a.m. at Circle Square Commons Cultural Center, 8395 S.W. 80th Street, Ocala, Florida.

Present and constituting a quorum were:

Kenneth D. Colen	Chairman
Paul Brunner	Vice Chairman
William D. McLeod, Jr.	Assistant Secretary
Jo Layman	Assistant Secretary
John Gysen	Assistant Secretary

Also present were:

George Flint	District Manager
Gerald Colen	District Counsel
Rachel Wagoner	Colen & Wagoner
Bryan Schmalz	BLCCDD
Crystal House	BLCCDD
Boe Stepp	Colen Built

FIRST ORDER OF BUSINESS

Roll Call

Mr. Kenneth Colen called the meeting to order at 10:00 a.m. and Mr. Flint called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Kenneth Colen: Is there anyone who wishes to address the Board? Hearing none. I will close the public comment period.

THIRD ORDER OF BUSINESS

Notice of Meeting

Mr. Flint: The notice of meeting was duly advertised in the Ocala Star Banner as required by Statute.

Mr. Kenneth Colen: Thank you very much.

FOURTH ORDER OF BUSINESS

Approval of Minutes

A. November 15, 2022 Board of Supervisors Meeting and Landowners' Meeting

B. January 3, 2023 Meeting

Mr. Kenneth Colen: We have two sets of minutes; the minutes from the November 15, 2022 Board of Supervisors and landowners' meetings and January 23, 2023 meeting. Are there any corrections to the November 15, 2022 minutes?

Mr. Brunner: I have none.

Mr. Kenneth Colen: Alright, then we will move to the January 23, 2023 minutes. Are there any corrections to those minutes?

Mr. Brunner: Again, I have none.

Mr. Kenneth Colen: Then I need a motion to approve both sets of minutes.

On MOTION by Ms. Layman seconded by Mr. Brunner with all in favor the Minutes of the November 15, 2022 Board of Supervisors and Landowners' Meetings and January 3, 2023 Meeting were approved, as presented.

FIFTH ORDER OF BUSINESS

Ratification of Series 2022B Requisition #14

Mr. Kenneth Colen: Next item is the ratification of the Series 2022B Requisition #14. What is your pleasure? Is there a motion to ratify Requisition #14?

Mr. Brunner MOVED to ratify the approval of Requisition #14 for Series 2022B and Ms. Layman seconded the motion.

Mr. Kenneth Colen: Is there any discussion? Hearing none,

On VOICE VOTE with all in favor Requisition #14 for Series 2022B was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Kenneth Colen: Do we have anything from District Counsel?

Mr. Gerald Colen: No.

B. Utility Status Report

Mr. Kenneth Colen: May we have the Utility Status Report, please?

Mr. Schmalz: Good morning. Mr. Bryan Schmalz, Utility Director for Bay Laurel Center. Currently, we are producing an annual average daily flow from the Water Treatment Plants of a little over 4,000,000 million gallons per day, which is 1.46 billion gallons of water in the past 12 months. That is a 10.64% increase in usage over last year. Since then, we've had an 11.3% increase in service connections, which explains the additional usage. Wastewater flows are increasing as well. We are currently treating 755,000 gallons per day on an annual average basis with 281 million gallons of wastewater treated in the past 12 months, with 62% being utilized for reclaimed water to offset 192 million gallons of ground water withdrawals. The pressure grout injection was completed at the North Water Reclamation Facility, with a total of 3,500 yards of concrete pumped into the ground, filling underground anomalies detected during our Geotechnical Evaluation. The 6.25-million-gallon ground storage tank and 500,000 EQ tank were scheduled for completion by mid-March. Things are proceeding at a fast pace at that facility. That's all I have.

Mr. Kenneth Colen: Very good. Are there any questions?

Mr. Gysen: I would like to thank you for the pictures.

Mr. Schmalz: You're welcome. We will continue to send those routinely to the Board and Mr. Flint. We typically receive monthly updates including aerial photos and with all of the different projects, we receive daily photos as well.

Mr. Kenneth Colen: Thank you.

C. District Manager's Report

1. Approval of Check Register

Mr. Flint: We have the approval of the Check Register from November 1, 2022 through January 31, 2023 totaling \$2,053,028.08. The detailed register is behind the summary. If there are any questions, we can discuss those.

Mr. Kenneth Colen: I would entertain a motion to approve the Check Register.

Mr. Gysen MOVED to approve the Check Register for November 1, 2022 through January 31, 2023 in the amount of \$2,053,028.08 and Mr. Brunner seconded the motion.
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Mr. Kenneth Colen: Is there any discussion or questions? Hearing none,

On VOICE VOTE with all in favor the Check Register for November 1, 2022 through January 31, 2023 in the amount of \$2,053,028.08 was approved.

2. Balance Sheet and Income Statement

Mr. Kenneth Colen: Then we have the Unaudited Financial Statements. Total assets are \$222,634,588. There is \$6,122,911 in the Reserve Fund, \$156,901,551 in Liabilities and a Net Position of \$71,855,948. I draw your attention to the budget variance, which shows more revenues than budgeted. On the expense side, we are fine. Total operating expenditures shows a surplus of \$215,000. Very good. We are in good shape. Mr. Flint, do you wish to add anything?

Mr. Flint: No, I think you covered it. I'm happy to answer any questions if you have any.

Mr. Kenneth Colen: That's good. We're solvent.

Mr. Flint: Yes.

Mr. Kenneth Colen: That doesn't require a motion?

Mr. Flint: No, it doesn't.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Kenneth Colen: Is there any other business to come before the Board today? Hearing none,

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Colen: Are there any Supervisor's Requests? Hearing none,

NINTH ORDER OF BUSINESS

Next Meeting Date – March 7, 2023

Mr. Kenneth Colen: The next meeting is scheduled for March 7, 2023 at 10:00 a.m. at this location.

Mr. Flint: We are still on the two meetings per month schedule, to the extent that we need a meeting to approve anything related to the ongoing construction. As we get closer to March 7th, I'll get with the Chair to decide whether we need to meet or not.

Mr. Kenneth Colen: Very good. Thank you. I need a motion to adjourn.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Brunner seconded by Ms. Layman with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman