

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, November 18, 2025 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
John Gysen	Assistant Secretary
William D. McLeod	Assistant Secretary
Robert "Bo" Stepp	Assistant Secretary

Also present were:

George Flint	District Manager
Robert Szozda	GMS
Jerry Colen	District Counsel
Rachel Wagoner	District Counsel
Reggie Bouthillier	Special Counsel
Bryan Schmalz	BLCCDD
Crystal House	BLCCDD
Megan Brobst	OTOW
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Kenneth Colen called the meeting to order at 10:19 a.m. and Mr. Flint called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Kenneth Colen: Public Comment Period, is there anyone who wishes to step forward? Please state your name and address for the record.

Ms. Pam Peckham (Stone Creek): I am concerned about Item #5, the new construction easement with Marion County, which you partially discussed at the last Indigo homeowners meeting. I heard some of the discussion. Part of my concern is the title and how it was conveyed. It was conveyed by a quit claim deed to the Bay Laurel CDD. In that quit claim deed, it indicates

a right to perpetual ingress and egress. It does not necessarily convey the right to transfer property rights to others. I think the title is really messy with all of the resolutions, all of these other things that I got from Mr. Flint's staff. I'd like a reconsideration of the title to the property. Does any other entrance to any other On Top of the World (OTOW) property, have the ownership in the name of Bay Laurel or is Stone Creek the only place where there's ownership? Mr. Kenneth Colen, I believe the reason why this is so complex, is because at one time and help me with this, you were proposing to convey the Southwest 63rd Street Road right-of-way (ROW) to the County as a public road. That would have negated all of the issues that are coming up today on who should be transferring a temporary construction easement to the County. Right now, I have no awareness if anyone in Stone Creek has been advised of this. Almost 4,000 homeowners have only one point at this time of ingress and egress, access to the community. There's no clarification as to how long this temporary construction easement will last. There are multiple issues when it comes to the actual wording of the construction easement, that all of the parties to be affected, have been discussed, have had the opportunity to discuss this temporary construction easement. I tried to reach Mr. Ray Aponte yesterday, the Land Development Manager for Pulte, when I was first provided a copy of the easement. He is out of the country and will not be back until after Thanksgiving. I ended up talking to Mr. Jeff Deason, the Land Development Vice President and he agreed that I should request a delay of any action on this particular easement. Let me think back to what the other things I was concerned with. There were multiple issues. First of all, should Bay Laurel really be conveying the title for this? How should the title look on this road ROW? What are the interests that Stone Creek has to get in and out of this community? Oh, and then the big one provides Bryan and his staff the responsibility to make sure that all of the improvements on the property under this easement drawing, are corrected and substantially replaced. Now, on that drawing, which I think is wrong and needs to be redone, for the easement, it appears to include a very large flagpole, our monument and quite a few trees, which would basically give the right to Marion County to remove all of those sorts of things. The replacement costs have not been identified. This needs to be further discussed. I've worked in the ROW industry for over 50 years and I'm not an attorney, but I don't like the way the documents have been conveyed, showing Bay Laurel as the owner. Now, what happens with our HOA community, when residents complain about something? It goes to Ms. Rachel Mayer, our HOA Manager from First Service Residential. She always says Bay Laurel owns that

property. You have problems with that property, with the construction on that road, you call Bay Laurel. What is Crystal and Beth going to do when they get phone calls from possibly half of our residents about the construction, removal of trees, all of these things? They're not going to want to answer the questions. Bryan is not going to want to have his inspectors inspect to make sure the property is correct. So, my request to you today, is to delay the approval until there was further discussion, and to have Mr. Stepp meet with me and Bryan, to discuss some preliminary things. Because I think he has an excellent background on the history of the roads and access to this community, including OTOW and all of the original DRI property. Furthermore, to give Pulte's Land Manager, Mr. Ray Aponte, when he gets back, the opportunity to discuss this further. Now, if Mr. Stepp was a party to the phone call and zoom calls, he may know if Mr. Ray Aponte was on those calls or not. But there's significant impact to Stone Creek construction, depending on the times, regarding residents ingress and egress, because there's no other way to get out of Stone Creek until your road is finalized. Now, do we want to put that impact of all Stone Creek residents exiting out over here through this area? We need a whole lot more information before you make a decision on that particular temporary construction easement.

Mr. Kenneth Colen: Thank you.

Mr. Brunner: Thank you.

Mr. Kenneth Colen: Thank you for your comment. I will ask District Counsel to address your comments during the discussion period on the easement. Thank you. Alright, are there any other public comments? If not, I would close the Public Comment Period.

THIRD ORDER OF BUSINESS

Notice of Meeting

Mr. Kenneth Colen: We have the notice of the meeting. The meeting was duly noticed.

FOURTH ORDER OF BUSINESS

Approval of Minutes

A. August 19, 2025 Board of Supervisors Meeting

Mr. Colen: We have several sets of minutes for approval. The first is from the August 19, 2025 meeting. Are there any corrections?

Mr. Brunner: The only thing that I noticed and it's probably not a big deal; was Mr. McLeod's title was left off the first page and that's all I found in there.

Mr. Kenneth Colen: Okay, we're going to correct that. Are there any other discussions or questions on the minutes?

On MOTION by Mr. Kenneth Colen seconded by Mr. Brunner with all in favor the Minutes of the August 19, 2025 Board of Supervisors Meeting were approved, as amended.

B. Acceptance of August 19, 2025 Audit Committee Meeting

Mr. Kenneth Colen: Item B is the minutes of August 19, 2025 Audit Committee meeting, Are there any corrections to the minutes as presented? I didn't find anything.

Mr. Brunner: I didn't either.

Mr. Kenneth Colen: May I have a motion to accept the Audit Committee meeting minutes?

On MOTION by Mr. Gysen seconded by Mr. Brunner with all in favor the August 19, 2025 Audit Committee Meeting were accepted.

C. September 16, 2025 Meeting

Mr. Kenneth Colen: Next are the September 16, 2025 minutes. I've been through them and didn't find anything. Are there any corrections to the minutes?

Mr. Brunner: Nor did I.

Mr. Kenneth Colen: Okay, hearing no changes, may I have a motion to approve the minutes as presented?

On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor the Minutes of the September 16, 2025 Board of Supervisors Meeting were approved, as presented.

D. October 21, 2025 Meeting

Mr. Kenneth Colen: Last but not least, we have the minutes of the October 21, 2025 meeting. Do we have any corrections to the minutes as presented?

Mr. Brunner: No changes from me.

Mr. Kenneth Colen: May I have a motion to adopt the minutes as presented of October 21st?

On MOTION by Mr. Stepp seconded by Mr. Brunner with all in favor the Minutes of the October 21, 2025 Board of Supervisors Meeting were approved, as presented.

FIFTH ORDER OF BUSINESS

New Business Items

A. Consideration of Temporary Construction Easement Agreement with Marion County, Florida

Mr. Kenneth Colen: The next item is new business for the consideration of a temporary construction easement with Marion County. Who is going to address this? Alright, Gerald Colen will step to the microphone.

Mr. Gerald Colen: I do want to deal with an extremely minor matter. First of all, to get it out of the way, as it was with Candler, I'm embarrassed to raise it, but I am a grammarian, whatever the heck that means. If you look at Item #10 on the agreement, the second line after the word, "*County*," should say, "*Or Bay Laurel Center Community Development District*." We should make that change.

Mr. Kenneth Colen: Noted.

Mr. Gerald Colen: I'm not sure that I understand exactly what the question is, what they're talking about. I'm saying this with respect, so don't misunderstand me. I don't understand exactly what the question is regarding a quit claim deed, which gives whatever rights anybody has to somebody else. Beyond that, I would need an explanation of what the issue is. I don't understand it. I have obviously read this document carefully and I understand the facts. I go back a long way with Bay Laurel. I understand all of it. I just don't understand this particular question and therefore I don't understand why a delay is necessary. I want to understand that before I can comment more.

Mr. Kenneth Colen: Alright. Thank you.

Mr. Stepp: Mr. Chairman, I can offer a little bit of clarity if you don't mind.

Mr. Kenneth Colen: Please do, Mr. Stepp.

Mr. Stepp: The resident is right. Forgive me, I did not write your name down. I was feverishly trying to take notes of all of your questions. I did participate in the discussions with Marion County and Pulte. Mr. Ray Aponte was a party to all of the calls and discussions regarding everything that would be needed with the 63rd Street Road entrance to Pulte, including the easement rights that the County was requesting. Just to be clear, they're temporary in nature, they're construction related and only related to the necessary improvements to complete the 80th Avenue project. So that includes your entrance. The documents included in the easement today, may not have been fully illustrative. We were handed some additional information today that I think would dispel a lot of your questions. It kind of highlights the exact location of the easement

area. It is intended to only exist for the purpose of constructing the turn lane and other improvements there at the intersection. It is not intended to completely obstruct the ingress and egress from the community. Now, at times it may be limited, but it will not completely obstruct that entrance. You asked the question about alternate forms of access. It is the intent to open Southwest 90th Terrace Road up to all of the traveling public, to miss all of the ROW disturbance that Marion County will have going in this corridor for about 24 months. So hopefully that dispels some of your issues there. The easement does allow for a tabulation of costs incurred, to satisfy the District's loss for any of the permanent improvements. That will be trued up at the end of the project. So hopefully, I think that I did address all of the major concerns that you had. If I missed one, I apologize.

Mr. Schmalz: Mr. Bryan Schmalz, Utility Director for Bay Laurel Center. The only thing that I would add, is during the discussions, we did ask the Circle Square Ranch Master Association to confirm the updates to the area is approved by them, as they're the ones who maintain that roadway.

Mr. Stepp: All of those associations and parties to this agreement have agreed?

Mr. Schmalz: Yes.

Mr. Kenneth Colen: Alright. Mr. Flint, do you have any insights?

Mr. Flint: Nothing other than what Bo and Bryan already stated. We've had several calls with the County Engineer to go over this. The version of the agreement that's in your agenda, I think we're comfortable with. There are a couple of provisions that the County is still reviewing. So, we would ask if the Board does consider approving this, that you approve it in substantial form, understanding that there may be some minor revisions. I think the construction is supposed to start in January or December. So, the timing of this construction easement is important to the County. I believe the plan right now, is that it'll be on their second meeting in December for County Commission consideration, assuming that it gets approved today. Even if it doesn't get approved today, it may be on that agenda, but it would have to be subject to your approval.

Mr. Stepp: That's correct, Mr. Flint. So, the schedule as presented from Marion County, is precisely as you've laid it out. In December they will approve all of the ancillary agreements and easements needed for construction and they intend to start shortly after the first of the year in January.

Mr. Kenneth Colen: Mr. Stepp, is it my understanding that the County is adding an additional left turn lane out of the community on the west side of Southwest 63rd Street Road?

Mr. Stepp: That's correct, Mr. Kenneth Colen, as well as a new signal and optimization.

Mr. Kenneth Colen: Good.

Mr. Flint: So that median will be narrowed there, as you can see in the exhibit and there will be a left turn lane going north.

Mr. Kenneth Colen: Just be glad they didn't stick a roundabout here.

Mr. Stepp: We're very, very glad for that fact. Just one minor point of detail. We have asked the Master Association's landscape professionals, to put their eyes on any of the proposed improvements and the proposed impacts to any existing landscapes, to be able to save anything that has value and is worth saving.

Mr. Kenneth Colen: That can be saved.

Mr. Stepp: Yes, sir.

Mr. Kenneth Colen: It may not be. Alright. Thank you.

Mr. Brunner: May I ask a quick question?

Mr. Kenneth Colen: Please do.

Mr. Brunner: Right now, there's an existing multimodal path on the south side of 63rd Street Road, that also extends south back toward OTOW. If you look at the sketch that we received today, it does say, "*Connect to existing sidewalk.*" Now, is that going to be wide enough to be a multi or is that just going to be a sidewalk over there?

Mr. Stepp: Yes, sir, Mr. Brunner, by all indications and plans that I have reviewed, it is indeed intended to be a multi-use trail.

Mr. Brunner: So, we can get golf carts, bicycles, that sort of thing through there.

Mr. Stepp: That's correct. I believe the use of sidewalk there is superfluous.

Mr. Brunner: Okay, thank you.

Mr. Kenneth Colen: Is the County going to do a crosswalk across 80th Avenue? I don't see any plans.

Mr. Stepp: Yes, sir. There will be pedestrian services as well as consideration for the cart crossing at this intersection.

Mr. Brunner: So, you're not building the bridge?

Mr. Stepp: No, sir. No bridge is contemplated in this set of plans.

Mr. Kenneth Colen: Alright. Are there any other discussion from the Board? Thank you. Alright, then may I have a motion to accept the Temporary Construction Easement Agreement?

On MOTION by Mr. Stepp seconded by Mr. Brunner with all in favor the Temporary Construction Easement Agreement with Marion County, Florida was approved as amended in substantial form and the Chairman was authorized to execute the final form.

SIXTH ORDER OF BUSINESS **Ratification Items**

A. Series 2022B Requisition #94 - #97

Mr. Kenneth Colen: The next item, are ratification items. Item A is Requisitions #94 through #97. We're really getting down there on the last of the requisitions for the new water reclamation facility. Have you had an opportunity to review them all?

Mr. Brunner: Yes.

Mr. Kenneth Colen: Are there any questions?

Mr. Brunner: In the past, we've been able to ratify those in one lump sum. Can we still do that?

Mr. Kenneth Colen: I believe that we can, Mr. Flint.

Mr. Flint: Yes.

Mr. Kenneth Colen: Yes. Thank you. Alright. Do I hear a motion accepting the ratification of Requisitions #94 through #96?

On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor Requisitions #94 through #97 for Series 2022B were ratified.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Colen: Staff Reports. Do we have any comments from District Counsel?

Ms. Wagoner: I have none.

B. Utility Status Report

Mr. Colen: Utility Status Report. Mr. Schmalz?

Mr. Schmalz: Mr. Bryan Schmalz, Utility Director for Bay Laurel Center. To give an update on where our current water productions are, we're currently producing an annual average daily flow of 5.1 million gallons per day of potable drinking water to our community, which in

the past 12 months has been right at 1.9 billion gallons of water produced. There is approximately 7.9% increase in flows and a 7.8 increase in residential connections to our area. 975 additional connections occurred in the past 12 months. Wastewater flows, we're currently knocking on a million gallons per day. So, we're at 981,000, which is a total annual use of 358 million gallons of wastewater treated. As far as the last Board meeting or time before that, excuse me, we had entered into an agreement with Kimley Horn regarding funding associated with Water Treatment Plant #4. On December 21, 2024, the American Relief Act was signed into law, which provided additional funding in the amount of \$3 billion from EPA, for the supplemental appropriation for Hurricanes Helene and Milton and Hawaii wildfires. It is referred to as SAHM for short. It was just announced that the District has received \$35,139,169, towards the funding of Water Treatment Plant #4, which is estimated to be at \$91.5 million. That is a substantial benefit to the District, saving the District money and our future customers. In addition to that, they're expecting additional funding to come into the SAHM program. We are on a priority waiting list to fund the additional \$56,360,831. If we get funded, that second amount would fund Water Treatment Plant #4 entirely with \$0 out of the District's bank account.

Mr. Kenneth Colen: Now, is that a grant or a loan?

Mr. Schmalz: It's all being ran through the State Revolving Fund. It is referred to as a grant, but we have to enter into a loan agreement with the State Revolving Fund, which has 100% principal loan forgiveness. We have to do that by March 12th and then execute the agreement by June 10, 2026 for both of those.

Mr. Kenneth Colen: By June 10, 2026?

Mr. Schmalz: Yes. The only provisions that come with the grant, it doesn't require the Build America Buy America, but it does require the American iron steel requirements, as well as Davis Bacon wages which was required at the North Water Reclamation Facility. It requires a sign stating that we've been funded by EPA.

Mr. Kenneth Colen: Okay. That agreement requires a lot of administrative work.

Mr. Schmalz: Yes.

Mr. Kenneth Colen: Which is contemplated within it.

Mr. Schmalz: That does include the planning, as well as the construction and engineering services associated with that project. It would cover all of those areas.

Mr. Kenneth Colen: Alright. So, if you execute it on June 10, 2026, where are you at in the cycle of planning, design and permitting?

Mr. Schmalz: We currently have an RFQ that we should be receiving, I believe by the end of the of this week, if I recall correctly. At the next Board meeting, the Board would select the most qualified Engineer for the lower Floridian and aquifer test well at the Water Treatment Plant #4 and then we would begin the design process at that time. Previously with the North Water Reclamation Facility, any funds that the District spent, were refunded from the date of agreement forward, they actually funded all of our planning and design, previous to the execution of the agreement with the North Water Reclamation Facility. We're still researching to find out if we would qualify for that. But the plan is to start drilling at this particular site for the test wells, approximately September of 2026. We would already be entered into the agreement, so we'd at least be able to capture the construction cost of those test wells.

Mr. Brunner: Are you still estimating coming online in 2030 or 2031 timeframe?

Mr. Schmalz: Yes, sir.

Mr. Kenneth Colen: That's a long cycle.

Mr. Brunner: Yes.

Mr. Kenneth Colen: Alright. Are there any other questions from the Board? Thank you.

Mr. Schmalz: You're welcome.

C. District Manager's Report

1. Approval of Check Register

Mr. Colen: District Manager's Report. Approval of Check Register #1 and Balance Sheet and Income Statement.

Mr. Flint: Yes, Mr. Chairman. You have the Check Register from August 12th through November 11th, totaling \$7,927,885.82. The detailed register is behind that. If you have any questions, we can discuss those.

Mr. Kenneth Colen: Are there any questions?

Mr. Brunner: No, sir.

Mr. Kenneth Colen: May I have a motion to accept the Check Register summary from August 12, 2025 through November 11, 2025?

On MOTION by Mr. Brunner seconded by Mr. Stepp with all in in favor the Check Register as stated above was approved.

2. Balance Sheet and Income Statement

Mr. Kenneth Colen: Unaudited financial reporting. We have two here. You have August 31, 2025 and then you have September 30, 2025. I haven't had time to compare them, but it doesn't require a motion. Are there any comments? Hearing none,

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed

TENTH ORDER OF BUSINESS

Next Meeting Date – December 16, 2025

Mr. Kenneth Colen: The next meeting date is December 16, 2025. We need a motion to adjourn.

ELEVENTH ORDER OF BUSINESS

Adjournment

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


Secretary / Assistant Secretary


Chairman / Vice Chairman