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 17, 2026 at 10:00 a.m. at Live Oak Hall, 8413 S.W. 80th Street, Suites 7-8, 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
Rachel Wagoner	District Counsel
Bryan Schmalz	BLCCDD
Crystal House	BLCCDD
Residents	

FIRST ORDER OF BUSINESS **Roll Call**

Mr. 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. Colen: The Second Order of Business is the Public Comment Period. Pam, step forward and say your name and address for the record, please.

Ms. Pam Peckham (Stone Creek): Which agenda item? I don't know if you require it. They do require it at our Stone Creek HOA meetings. We are asking Bryan to provide additional information in his Utility Status Report. It is ultimately referencing the November 18th meeting minutes, which I believe my comments were correctly transcribed. I appreciate, Mr. Flint, your staff going into that amount of detail. However, at that meeting I talked about the messy title to the entrance to Stone Creek at S.W. 80th Avenue and S.W. 63rd Street Road. My understanding what you did at that particular meeting, was substantially approve an easement to the County which they needed by January to start construction, which they still haven't started. I think Bryan has explained very, very briefly to me, but maybe he can go into more detail. When I look at that easement that's on the consent agenda today for Marion County under the Transportation Department, there are substantial changes to that particular easement. If he's not planning on it, I would think that would warrant a little bit of an update as to what was changed in that easement and why. In addition, there appears to be at least six different additional agreements under the County agenda, that are under consent, that won't get any explanation, that involved the Circle Square Master Association, which may be outside of your purview. I spoke with Mr. Stepp a little bit about it and hoping that this information about the widening of S.W. 80th Avenue, as it affects Stone Creek residents and other residents of the Circle Square Master Association communities and Calesa, can get further information somehow updated through the Circle Square Ranch Master Association or through some other entity. So, we know what's going on and how things are going to happen with the closing down of our entrance temporarily for construction and the opening up of the new road that goes to the common area. So, if Bryan is willing to give somewhat of an update and if Mr. Stepp wants to add to the discussion that I questioned back at your November meeting. Is this about the November minutes? I don't know. Is it appropriate on your agenda without a separate item? I don't know, but I'm hoping Bryan will accommodate my request.

Mr. Colen: Well, I think we'll be answering your questions during Agenda Item 5B, Presentation and Consideration of Final Temporary Construction Easement.

Ms. Peckham: Okay.

Mr. Colen: Thank you. Are there any other speakers who wish to address this Board? Hearing none, I will close that portion of the meeting.

THIRD ORDER OF BUSINESS Notice of Meeting

Mr. Kenneth Colen: We have the notice of the meeting. It was duly published and the proof is included in the agenda package.

FOURTH ORDER OF BUSINESS Approval of Minutes

A. November 18, 2025 Meeting

B. January 20, 2026 Meeting

Mr. Colen: The next item is the minutes of November 18^{th}, followed by Item 4B, which are the minutes of the January 20^{th} meeting. Are there any corrections to the minutes of the November 18^{th} meeting? I didn't find anything.

Mr. Brunner: I found nothing.

Mr. Colen: Alright. Then can I have motion accepting those minutes as presented?

On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor the Minutes of the November 18, 2025 Board of Supervisors Meeting were approved, as presented.

Mr. Colen: As to the meeting of January 20^{th} at 10:00 a.m., I found nothing in the minutes. Did anybody find any items needing correction?

Mr. Brunner: I did not.

Mr. Colen: Okay. May I have a motion approving the January 20^{th} meeting minutes?

On MOTION by Mr. Gysen seconded by Mr. Brunner with all in favor the January 20, 2026 Meeting Minutes were approved, as presented.

FIFTH ORDER OF BUSINESS New Business Items

A. Consideration of Resolution 2026-01 Relating to the Supplemental Appropriations for Hurricanes Helene and Milton and the Hawaii Wildfires (SAHM) American Relief Act

Mr. Colen: Alright, Section 5A, which is a Resolution of the Bay Laurel Center Community Development District, Ocala, Florida, relating to the supplemental appropriation for Hurricanes Helene and Milton and the Hawaii wildfires (SAHM) American Relief Act. The appropriation is administered by the Florida Department of Environmental Protection (FDEP), State Revolving Fund (SRF), Loan Program for Drinking Water (DWSRF), Project 42120. The program provides for the DWSRF loan with additional information in the form of 100% principal forgiveness, making findings, authorizing the loan application, authorizing the loan agreement, establishing pledged revenues, designating authorized representatives, providing assurances and providing for conflicts, severability and the effective date. Alright, can you explain this, Mr. Schmalz?

Mr. Schmalz: Mr. Bryan Schmalz, Utility Director for Bay Laurel Center. As thoroughly read, this document is required for the loan application to the State Revolving Fund, in order to qualify for the $35,139,169 loan with 100% principal forgiveness.

Mr. Colen: Okay. Are there any questions? Alright, we need a motion approving Resolution 2026-01.

> On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor Resolution 2026-01 Relating to the Supplemental Appropriations for Hurricanes Helene and Milton and the Hawaii Wildfires (SAHM) American Relief Act was approved.

B. Presentation and Consideration of Final Temporary Construction Easement Agreement with Marion County

Mr. Colen: Item 5B is a Temporary Construction Easement Agreement between the Bay Laurel Center Community Development District and Marion County, dealing with the widening of S.W. 80th Avenue and addressing the impacts that the County will have on facilities and properties owned or controlled by the Bay Laurel Center Community Development District. Mr. Schmalz, would you like to speak to this issue?

Mr. Schmalz: Mr. Bryan Schmalz, Utility Director for Bay Laurel Center. At the November 18, 2025 Board of Supervisors meeting, the Board was presented with a Temporary Construction Easement Agreement. That agreement has been updated primarily to reflect coordination of utility crossings, ensuring proper separation and compaction between the proposed stormwater systems and existing utilities, along the 1A and 1B portions of the project, which is Section 5 of the attached agreement. In addition, the County has agreed to pay 50% of the cost associated with the deflection of any of the required mains along that route, with the primary areas of concern being at the location of S.W. 80th Street and S.W. 80th Avenue, where we have three deflections. All other deflections were able to be mitigated by redesigning their stormwater system, to prevent those from being in conflict. They still are required to maintain specific separation and compaction requirements, to ensure the protection of the utilities with District Staff observing those separations and compactions during construction, with the requirement of them to provide a 72-hour notice prior to the work. The District will be coordinating with a contractor to perform our deflections again at S.W. 80th Street and S.W. 80th Avenue and ensuring that all public safety requirements with the FDEP, are done with proper bacteriological sampling and boil water notices as required during the deflection of those lines.

Mr. Colen: How are the District water lines protected?

Mr. Schmalz: During the construction?

Mr. Colen: During construction. Are we putting them in culverts?

Mr. Schmalz: They are installing stormwater systems along the right-of-way (ROW). We've already located our utilities, not just with temporary flags, but we've also went ahead and put in permanent 2-inch PVC markers along the project, just due to the duration of the project, which is approximately two years. We found that it would better protect our utilities, as well as shorten the length of time it takes to locate, as the locate tickets are renewed on a monthly basis. We will be working closely with the contractor, Ciraco Underground, the subcontractor for this project, during the installation of all of the stormwater infrastructure during the project, to prevent any potential damage to our utilities during that process.

Mr. Colen: Thank you. Do you have any other comments?

Mr. Schmalz: The only other item I had, is we did add composite Exhibit B, which depicts the actual plans showing the actual conflicts, as well as the plan and profiles depicting those conflicts and the separations that are proposed.

Mr. Colen: This is what's coming to the County today on their consent agenda? This exact document?

Mr. Schmalz: Yes, sir. My understanding is that has been approved.

Mr. Colen: I think we better get busy.

Mr. Stepp: Mr. Chairman, I received notification this morning that all of the agreements were approved on the County's consent agenda this morning.

Mr. Colen: Excellent. Well, what is your pleasure here? We need a motion to accept the Temporary Construction Easement and authorize the Chairman to execute it.

On MOTION by Mr. Brunner seconded by Mr. Stepp with all in favor the Final Temporary Construction Easement Agreement with Marion County and authorization for the Chairman to execute, was approved.

Mr. Brunner: I will make one comment, though. After reading through this thing, I was amazed at the number of potential problems there are. Whoever wrote this, you and the other 25 people, hats off. It's quite a document.

Mr. Colen: I think this has been through seven or eight iterations at least.

Mr. Schmalz: I honestly believe there are nine versions.

Mr. Colen: Okay, to make sure that the County has what it needs and the District has what it needs. So, thank you for that motion and we will execute it today.

SIXTH ORDER OF BUSINESS Ratification Items

A. Series 2022B Requisition #101

Mr. Colen: Moving along, Agenda Item 6 is the ratification of the Series 2022B Requisition #101. The requisition amount is $14,059.58. The balance of the contract after this is $138,591.38. Now, exactly which part of the project is this? Is this the educational portion?

Mr. Schmalz: This is not related to the North Water Reclamation Facility. This is still pulling out of the same pool, if you will, for requisition numbers. That's why you continue to see it advance. But this is specific to the utility operations facility pre-construction services. We're currently at the 60% design point with that facility.

Mr. Stepp: Is that the old south facility?

Mr. Schmalz: Yes, sir. That's the South Wastewater Treatment Facility site located behind the post office on S.W. 90th Street.

Mr. Colen: Very good. Alright. We need a motion to approve payment.

On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor the approval of Requisition #101 for Series 2022B was ratified.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Colen: Then we're onto Section 7, Staff Reports. Do we have anything from our attorney?

Ms. Wagoner: I have none.

B. Utility Status Report

Mr. Colen: Utility Status Report.

Mr. Schmalz: Mr. Bryan Schmalz, Utility Director for Bay Laurel Center. To provide an update on our current production of drinking water, our average annual daily flow is right at 5,229,000 gallons per day. We have produced in the past 12 months, 1.9 billion gallons of water, from February of 2025 to January 2026. Now, there has been quite a large increase in our production, which is a 17% increase in flow, with a 6.8% increase in service connections. That has a lot to do with the current drought condition that we're in, as we're seeing residents utilize a lot more water at this time of year. Last year, we received 39 inches of rain, when typically, we're on an average of 52 to 60 inches of rain. In order to try to notify our community that they need to reduce their water usage, our customer service team did provide calls to our residents, over 12,000 calls through the automated call system, notifying them to conserve water. I did hear from a local contractor that within minutes of that call, he had over 200 requests to turn down the water from two days a week to one day a week. That's great, but also concerning, because they should have already done that at the last time change. So that shows you why there is elevated water usage within our community. So, we were happy to hear of that, but at the same time, a little disappointed that it hadn't already occurred. So, we will continue notifying our residents. The rain that we did recently receive was nice, but not enough, as you can imagine. Also, as far as wastewater flows, we're almost reaching on an annual average basis, a million gallons a day. We're at 992,000 gallons per day, if you look at the three-month average daily flow, we're now at 1.1 million gallons per day. So, our flows are elevating at our facility. That's giving us 362 million gallons per day of wastewater treated over the past 12 months.

Mr. Colen: Alright. Very good. Are there any questions? Hearing none,

C. District Manager's Report

1. Approval of Check Registers

1. November 12, 2025 – January 12, 2026

2. January 13, 2026 – February 11, 2026

Mr. Colen: Agenda Item 7C is the District Manager's Report.

Mr. Flint: Mr. Chairman, you have two Check Registers. The first one is from November 12, 2025 to January 12, 2026, and then the second one is from January 13th through February 11th. There's a summary of each and then the detailed register behind the summary, if there are any questions. You can take them together if you'd like. If there are any questions, we can take them. Otherwise, I'd ask for a motion to approve the Check Registers.

Mr. Colen: May I have a motion to approve the Check Registers as presented?

On MOTION by Mr. McLeod seconded by Mr. Gysen with all in in favor the Check Registers as stated above was approved.

2. Balance Sheet and Income Statement

Mr. Flint: Then you have the Unaudited Financials through December 31st. We have the Balance Sheet and Statement of Revenue and Expenditures for each of the District's funds. No action is required on the financials. If the Board has any questions, we can discuss those.

Mr. Colen: Alright. Are there any questions? I have none. Thank you.

EIGHTH ORDER OF BUSINESS **Other Business**

Mr. Colen: Do we have any Other Business to come before this Board? Hearing none,

NINTH ORDER OF BUSINESS **Supervisor's Requests**

Mr. Colen: Do we have any Supervisor's Requests?

Mr. Brunner: No.

Mr. Stepp: No.

TENTH ORDER OF BUSINESS **Next Meeting Date – March 17, 2026**

Mr. Colen: The next meeting date is March 17, 2026 at 10:00 a.m. I may not be here. 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