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, March 17, 2026 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
Gerald Colen	District Counsel
Bryan Schmalz	BLCCDD

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: Do we have any public comment from the audience? Hearing none, I'll close the public comment period.

THIRD ORDER OF BUSINESS **Notice of Meeting**

Mr. Kenneth Colen: The notice of the meeting was published in the Ocala Gazette on September 26, 2025 and the proof is included in the agenda package.

FOURTH ORDER OF BUSINESS **New Business Items**

A. Consideration of Utility Operations Facility Agreement for Construction Services with Guaranteed Max Price – ***Under Separate Cover***

Mr. Kenneth Colen: Item 4A is the consideration of the utility operations facility for construction services with guaranteed maximum price (GMP). Mr. Schmalz, will you lead us through this please?

Mr. Schmalz: The District advertised for qualified contractors to provide the services of a Professional Construction Manager for the construction of the new utility operations facility, which is located at the former South Wastewater Treatment facility on S.W. 90th Street. The project will include office space, meeting space, warehouse space, indoor and outdoor equipment storage and a fueling station. Site improvements will include a storm water system, potable water and sanitary sewer utilities, site grading and other necessary infrastructure. At the February 18, 2025 Board of Supervisors meeting the Board selected Wharton-Smith to provide Construction Manager at Risk (CMAR) services for this project. The current 60% design cost estimate for the project, is approximately $16 million for the overall project, which includes, at this time, $1.642 million in contingency. Staff is currently evaluating value engineering options to help reduce the overall cost where feasible. Due to the product timeline and material availability there will be multiple GMPs, similar to how we constructed the North Water Reclamation Facility. That way we begin the process of site work and procuring long lead time items, such as generators and electrical gear, as well as fuel system equipment. That's another long lead time item. Staff recommends that the Board approve the agreement within the agenda, currently at $5,822,073. I did provide to the Board, some plans that shows the overall site layout. You'll see where the front entrance will be off of S.W. 90th Street. That way we're not continuing to impact the current post office, which has been an issue in that location for years. We have already been working with On Top of the World's (OTOW) team regarding the landscape package that we'll be doing in the front. We'll also be working with the residents there to explain what we're having, as I'm sure they will be concerned when we start doing the work there onsite. Most of them are well aware that this was coming though. The building itself is 17,664 square feet. Then we also have a pole barn to the Northeast corner that will be primarily for our portable generators, portable pumps, and vac units. As you're very aware, the Florida sun does a lot of damage to that equipment, so we are trying to extend the useful life will help. We'll also have a fueling station here onsite. It will be a single tank sectioned off. There will be two 3,000-gallon diesel tanks, one for on road, one for off road, as well as a 2,000-gallon gasoline tank. That will also provide the District with additional capacity during hurricanes, to continue filling and moving fuel from site to site as needed. We have a fuel trailer that the District currently utilizes, to move fuel during hurricane events as well. That will give us that additional storage, as we continue to grow and add more generators. If you look on the next page, you'll see the overall layout of the facility with office space and training rooms. I'd like to point out, we have more than one bathroom in this location, which is very nice, as well as a lift station equipment area, that will be climate controlled for all of the electrical parts associated with our lift stations. Then there is a primary large warehouse area, to the East side of the plan set. That will be for palletized storage, as well as for large diameter pipe storage and fittings that the District needs, in case of emergency or damage to our system from a contractor or failure of parts. Then for a better visual, the next two pages give you an idea of the overall site, what the facility itself will look like. The building itself is a tilt wall, which we looked at from a cost standpoint. That roughly saved us $700,000 off the cost of the project by doing tilt walls. I'd like to note that this facility will be built for emergency preparedness. It will be built to 170 mile per hour wind and missile impact windows, all of those similar types of features.

Mr. Kenneth Colen: Tell us about your warehouse.

Mr. Schmalz: Currently, we are running out of room for parts, meters, backflow preventers, you name it. So, this will allow us to store, in an organized manner, the material that we have. As an example, right now, when we have a single part that we need to get to, we have to move approximately eight pallets out of the way to get that one pallet in the middle. It's never the one on the end. We'll have a forklift and a palletized shelving system that we'll be able to store this equipment on as well and be able to rotate down. We do carry large volumes of meters. We're typically installing around 80 meters a month. Plus, we're going through approximately 60 to 80 meters on a monthly basis, on top of that, for repairs and replacement, as we read meters and recognize failures. So, this will allow us to maintain that inventory and have proper storage for that, because you cannot stack the meters on top of themselves.

Mr. Kenneth Colen: How many homes and businesses can you service out of this location?

Mr. Schmalz: This will allow us to serve the entire distribution and collection. The intent of this, will be primarily for office space and distribution and collection staff, will serve out of this facility here. So, this should allow us to serve the entire community up to buildout. The current design is 50 employees operating out of this facility here.

Mr. Kenneth Colen: Okay. You have what now, 24 employees?

Mr. Schmalz: Yes, right now we're probably right at 24 employees in the operation side, not in the administration side.

Mr. Kenneth Colen: Okay. This takes care of all of Calesa as well?

Mr. Schmalz: Yes, sir. We will still have Water Treatment Plant Number 4 coming out there, but that will be strictly for the Water Treatment Facility itself, not for the distribution and collections teams.

Mr. Kenneth Colen: Right.

Mr. Brunner: We're not serving Melody Preserve, correct?

Mr. Schmalz: Correct.

Mr. Kenneth Colen: Alright. Does anyone have any questions on the GMP proposal and Addendum A? You haven't seen Addendum B, but it's all of the specifications. It's in your email chain.

Mr. Brunner: Yeah.

Mr. Kenneth Colen: Alright. Are there any questions on this? If not, I propose a motion to accept the GMP as presented here today, with Wharton-Smith being the primary Construction Manager and the client being Bay Laurel Center, Community Development District.

On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor the Utility Operations Facility Agreement for Construction Services with Guaranteed Max Price was approved.

Mr. Kenneth Colen: This motion would include permitting and whatever else. Very good. Thank you.

B. Consideration of Proposal from Inframark, LLC for Engineering Asset Inventory Initial System Assessment

Mr. Kenneth Colen: Next is Item 4B, consideration of proposal from Inframark, LLC. for engineering asset inventory, Phase 1 system assessment. Take the lead Mr. Bryan Schmalz.

Mr. Schmalz: Mr. Bryan Schmalz, Utility Director for Bay Laurel Center. The proposal provided in your agenda packet, is for mapping our overall SCADA system that we currently have, which stands for Supervisory Control and Data Acquisition System. We currently have multiple workstations throughout our service area. We have 42 active lift stations, Water Treatment Plant Number 1, Water Treatment Plant Number 3 and now the North Water Reclamation Facility. As some of our systems have begun aging, the District feels that it's best to evaluate our current hardware and software, to make sure that we're properly funding through our capital improvement projects, the upgrades of these systems and keeping them in compliance, from not just an operational condition, but also cybersecurity. That's a very important factor here. So Inframark came as a highly recommended firm to begin this process. The District has not worked with them currently, but this would be a great project for us to start withand determine if we are going to continue working with them moving forward. Our previous integrator passed away and the District needs to identify an instrumentation and controls integration company to provide those services moving forward.

Mr. Kenneth Colen: What companies did you look at besides Inframark?

Mr. Schmalz: We looked at Rocha Controls as well as Revere Automation, for options as well. Rocha Controls did the integration at Water Treatment Plant Number 3 and Revere Controls did the instrumentation controls at the North Water Reclamation Facility.

Mr. Kenneth Colen: Okay and you were satisfied with their work at the North Water Reclamation Plant?

Mr. Schmalz: The end result was satisfactory. The problem was the length of time that it took to get there.

Mr. Kenneth Colen: Okay.

Mr. Schmalz: To put that into perspective, we're 11 months in operation at the North Water Reclamation Facility and we're not completed with the punch list items associated with the instrumentation controls.

Mr. Kenneth Colen: Okay.

Mr. Schmalz: That was a concern moving forward with them, as that selection. We still continue to work with Rocha Controls. They currently do our meter calibration verifications on an annual basis. In the past, when we were trying to work with them and have them do projects with us, we did have issues with them keeping us on the front burner, where they would push us to the back and focus on larger projects such as Miami Dade County and areas of that sort. So, we felt that we wouldn't be first priority for them.

Mr. Kenneth Colen: Alright. It's a big enough system. Okay, so can this group do your meter calibration?

Mr. Schmalz: Yes, they can.

Mr. Kenneth Colen: Alright. Good.

Mr. Schmalz: They provide an on call 24 hour a day service. So, once we get past this phase and we determine how our relationship is and what type of level of services they provide, then if the District decides to move forward with them being our on-call instrumentation and control tech company, at that point, we can have that in the agreement. They currently are the instrumentation controls group for Toho Water Authority, as an example.

Mr. Kenneth Colen: Okay.

Mr. Schmalz: So, they get very large municipalities.

Mr. Kenneth Colen: Alright. So, we're just doing a Phase 1.

Mr. Schmalz: Yes, sir.

Mr. Kenneth Colen: And deliverables. What would Phase 2 look like?

Mr. Schmalz: That would be what's identified in Phase 1, which would be the recommended hardware and software upgrades within our SCADA system. The District continues to pay for support through the software company, InTouch and Wonderware. All the software and upgrades are free, because we pay for that on an annual basis. What we have to pay for, is the labor to upgrade those systems. Then of course, updating any of the workstations and the servers that support that SCADA system.

Mr. Kenneth Colen: Alright, two questions. So Inframark is certified in that software?

Mr. Schmalz: Yes, sir.

Mr. Kenneth Colen: Okay, by the manufacturer. I guess you call it manufacturer.

Mr. Schmalz: Yes.

Mr. Kenneth Colen: The manufacturer of that software.

Mr. Schmalz: By the software developer.

Mr. Kenneth Colen: I'm particularly sensitive about this, because the SCADA system is the brains of the operation component and we don't need any slip ups where that could be hacked or compromised.

Mr. Schmalz: Absolutely.

Mr. Kenneth Colen: So, what do you have in place? It has to be more than a firewall.

Mr. Schmalz: Yes. We do have a router with encryption, that allows remote access to the site, because it is more cost effective to allow remote access when doing this level of work. You will have a large cost savings with that. So, at any point in time, we can remove their access from that router. It's also written into the agreement here. We worked with Ms. Rachel Wagoner and developed an addendum to the agreement, which is attached, that outlines all of that.

Mr. Kenneth Colen: Then logging in the agreement. That's good, because I don't want any slip ups that someone accidentally lets a piece of malware into the server.

Mr. Schmalz: Correct.

Mr. Kenneth Colen: Because then you have to disconnect it and the malware remains.

Mr. Schmalz: Correct.

Mr. Kenneth Colen: So, is it written in that they're going to also do a search of that server, to make sure that it's clean?

Mr. Schmalz: Yes.

Mr. Kenneth Colen: Okay. That's good. Alright, are there any questions?

Mr. Stepp: I have one Mr. Chairman.

Mr. Kenneth Colen: Please.

Mr. Stepp: Bryan, at the end of this phase, am I understanding correctly, you get a suggested scope of work from Inframark. Are they going to submit to us their labor rates for standard items? If I understand it correctly, you're trying to lock down someone that had to be on call, right?

Mr. Schmalz: That is correct. They've already provided that to me.

Mr. Stepp: Okay.

Mr. Schmalz: But we wanted to get step one here, to determine if we want to move forward with them and that relationship. But we do have that labor rate depending on what particular level of service you select.

Mr. Stepp: Right.

Mr. Schmalz: Elite Platinum, that kind of thing, depending on what you're purchasing. Then as you have a higher level of service, you have a reduced labor rate.

Mr. Stepp: So, the intent is then to identify the needed improvements plus work going forward and the cost for work going forward.

Mr. Schmalz: Yes. They will provide a complete report. I would not suggest that report be public information, because it has critical information on that for security reasons. So that would remain obviously secure and private to the District and would not be available for public record.

Mr. Flint: Mr. Chairman. I should have caught this, but Item 16 on the addendum, the indemnification provision, looks like it got dropped. I'm not sure if that was intentional.

Mr. Kenneth Colen: I was wondering about that.

Mr. Flint: It's on Page 4 of the addendum.

Mr. Kenneth Colen: I took that to mean there is no indemnification.

Mr. Flint: I don't think that was intentional. Normally they would indemnify us. We can't indemnify them.

Mr. Kennth Colen: Yeah.

Mr. Flint: It's at the top of Page 4 of the Addendum, right before the signature.

Mr. Schmalz: Okay.

Mr. Flint: See how it's blank?

Mr. Schmalz: Yes. I will make sure that's included.

Mr. Flint: Yeah, I don't know what happened there.

Mr. Schmalz: That was the one that was provided from Ms. Rachel Wagoner.

Mr. Kenneth Colen: Alright, very good. Is there any other discussion on this? If not, I would entertain a motion authorizing the engagement of Inframark, subject to the correction of Item 16 of the Addendum and authorizing our director to proceed.

> On MOTION by Mr. McLeod seconded by Mr. Brunner with all in favor the Proposal from Inframark, LLC for an Engineering Asset Inventory Initial System Assessment, subject to the correction of Item 16 of the addendum and authorization for the director to proceed was approved.

C. Consideration of Water Treatment Plant No. 4 (WTP No. 4) Test Well Program Professional Engineering Services for the Planning, Design and Construction Administration Services Contract Agreement

Mr. Kenneth Colen: Let's go on to Item 4C, which is for test well program professional engineering services for Water Treatment Plant Number 4. Mr. Schmalz?

Mr. Schmalz: The District advertised for qualified engineering firms for the planning, design, permitting, and construction admin services for the development and implementation of the Water Treatment Plant Number 4 test well program. At the January 20, 2026 Board meeting, the Board selected Kimley-Horn and Associates to provide these services. The agreement included in your agenda packet, provides the development of a Water Treatment Plant Number 4 test well program, to evaluate the groundwater source prior to initiating the design and construction of the facilities. The scope of work includes preparation of construction plans, details and specifications for the Upper Floridian Aquifer, Lower Floridian Aquifer and monitoring wells. The scope also includes professional geological services during well construction, aquifer performance testing, groundwater modeling as required by the Southwest Water Management District and St. John's River Water Management District, and preparation of final reports upon completion of the program. Exhibit B provides the total cost, which is in the amount of $211,200. Staff recommends that the Board move to approve the agreement with Kimley-Horn and Associates for these services.

Mr. Flint: Do you want to just mention the funding source for this?

Mr. Schmalz: At this time, it's coming from the District's funds.

Mr. Flint: The test well on Water Treatment Plant Number 4 is part of the District's capital improvement program and was included in the Engineers Report that was used for purposes of the bond issue and the grants that we received. So, this would be funded from a combination of bond or grant money.

Mr. Schmalz: Yes. Currently the grant money has been funded for the North Water Reclamation Facility. Due to the District receiving the additional grant funding for the North Water Reclamation Facility, we amended the Engineer's Report to add these projects, so they could be funded from the bonds. Now, as we move forward with the additional funding from the special appropriations, we're working with the Florida Department of Environmental Protection to see if these can be reimbursed from that program, which was the case with the North Water Reclamation Facility. Our hope is that would be the case for this.

Mr. Kenneth Colen: Alright. I have a couple of technical questions. Will this well be built to specifications? Could it be an actual service well?

Mr. Schmalz: Yes, sir.

Mr. Kenneth Colen: Okay, so it's more than a test well.

Mr. Schmalz: Correct.

Mr. Kenneth Colen: That you test right?

Mr. Schmalz: Yes.

Mr. Kenneth Colen: Does it also include the monitor wells?

Mr. Schmalz: Yes, sir.

Mr. Kenneth Colen: With this?

Mr. Schmalz: Yes.

Mr. Kenneth Colen: Monitoring the level of the aquifer.

Mr. Schmalz: Correct. Just to be clear, this is just for the design of that program.

Mr. Kenneth Colen: Oh. Okay. So that's what I'm saying. So, it's not actually constructing the test wells, it's designing their location.

Mr. Schmalz: Correct and all necessary coordination with the Water Management Districts.

Mr. Kenneth Colen: So, the only actual physical drilling is on this one well?

Mr. Schmalz: Yes.

Mr. Kenneth Colen: Fantastic.

Mr. Schmalz: Yeah. So once this is completed and we have the design and plans, then we'll move forward with a Request for Proposal (RFP) to select the contractor for the actual construction of this process. The timeline we're looking at, is hopefully Fall of this year.

Mr. Kenneth Colen: What is the design for the constant level pumping test?

Mr. Schmalz: That is 3,000 gallons per minute for 72 hours continuously or approximately 12 million gallons of water.

Mr. Kenneth Colen: Okay. Where are you putting all of this water?

Mr. Schmalz: We're currently coordinating with Colen Built Development on one large retention pond to the South. Then there's another retention pond to the North of us, as well as Bay Laurel has a smaller retention pond adjacent to the site. Working with Colen Built and their engineering firm, it appears that we have the volume. So, moving forward, the District will need to enter into an agreement with Colen Built regarding if there's any damage or depressions that occur during the testing event, that the District will restore those.

Mr. Kenneth Colen: Okay, that was kind of my question, because I am closely associated with Colen Built Development. But in this case I don't believe that I have a conflict, because the well is on your site. But Colen Built is happy to assist in facilitating this. So, are there any other questions?

Mr. Schmalz: Now, just so the Board is aware, we're currently still in discussion with the Water Management District, if this facility is going to be an Upper Floridian Aquifer well or a Lower Floridian Aquifer well. That's where the modeling will come into play. So, this is written as having both an Upper and Lower test well program, depending on what direction they instruct us to go in.

Mr. Kenneth Colen: Yeah, but you won't really know that until you drill a test well and test for the quality of the water and volume.

Mr. Schmalz: That is part of it, yes.

Mr. Kenneth Colen: And where that lies.

Mr. Schmalz: When we did the Integrated Water Resource Master Plan, we did preliminary modeling of the Southwest Florida Water Management District, which identified that we had less impact on the springs basins by actually utilizing the Upper Floridian Aquifer versus the Lower Floridian Aquifer. When we had a pre-application meeting with the Water Management District, they wanted to have us coordinate with the St. John's model, to see what those impacts were to Silver Springs. As they explained, their modeling is a better representative of what the impacts are to the springs in the area.

Mr. Kenneth Colen: St. John's is better.

Mr. Schmalz: Yes, sir.

Mr. Kenneth Colen: I wasn't going to point that out, because it's been known for a long time.

Mr. Schmalz: Yes, sir.

Mr. Kenneth Colen: Thank you. Okay, are there any questions? Alright. May I have a motion accepting the proposal for the Water Treatment Plant Number 4 test well program, professional engineering services for the planning, design and construction administration services and this contract agreement with Kimley-Horn and Associates?

Mr. Brunner MOVED to approve the Water Treatment Plant No. 4 (WTP No. 4) Test Well Program Professional Engineering Services proposal for the Planning, Design and Construction Administration Services Contract with Kimley-Horn and Associates and Mr. Stepp seconded the motion

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

On VOICE VOTE with all in favor the Water Treatment Plant No. 4 (WTP No. 4) Test Well Program Professional Engineering Services proposal for the Planning, Design and Construction Administration Services Contract with Kimley-Horn and Associates was approved

Mr. Kenneth Colen: Thank you.

FIFTH ORDER OF BUSINESS Ratification Items

A. Agreement with Kimley Horn to Prepare Consulting Engineer's Annual Report for 2025-2026

Mr. Kenneth Colen: Section 5 is up next, ratification items. The first item is an Agreement with Kimley-Horn to prepare the Consulting Engineering Annual Report. This is a proposal. Are there any questions on that? If not, may I have a motion accepting that?

Mr. Brunner MOVED to approve the Agreement with Kimley Horn to Prepare Consulting Engineer's Annual Report for 2025-2026 and Mr. Stepp seconded the motion

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

On VOICE VOTE with all in favor the Agreement with Kimley Horn to Prepare Consulting Engineer's Annual Report for 2025-2026 was approved

B. B. Series 2022B Requisitions #102 - #103

Mr. Kenneth Colen: Item B is the Series 2022B, Requisitions #102 and 103. We're winding down here. Alright. The application amount is $23,799. That's one. Where's the other one? I guess that's both.

Mr. Brunner: Actually, there is another one.

Mr. Kenneth Colen: There is one right behind it for $215,000.

Mr. Brunner: Can we do both of those together?

Mr. Kenneth Colen: Yeah, I believe that we can, yes. May I have a motion authorizing the payment of Requisitions # 102 and 103 for Series 2022B?

On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor the approval of Requisitions #102 - #103 for Series 2022B was ratified.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Kenneth Colen: Staff reports, Counsel, do we have anything?

Mr. Gerald Colen: Nothing.

Mr. Kenneth Colen: Thank you.

B. Utility Status Report

Mr. Kenneth Colen: Utility Status Report.

Mr. Schmalz: Mr. Bryan Schmalz, Utility Director for Bay Laurel Center. Just to give you some updates on flows, currently in the past 12 months, the District is producing right at 5.2 million gallons a day, annual average flow, which is 1.9 billion gallons in the last 12 months. Looking at the numbers, that is a 14.1% increase, with only a 6.2% increase in service connections, which is 875. That's primarily due to the lack of rainfall that we have been receiving. We're happy to see the rain. We hope it stays. We just need the golf courses to use more reclaimed water. As far as wastewater flows, we're ticking up. We are now on an annual average basis, of over 1 million gallons per day. So, we're right at 1,004,000 gallons per day with 366 million gallons of wastewater treated over past 12 months. We are finalizing the North Water Reclamation Facility project. It's hard to believe that this April 7th, there will be 12 months of operation at that location, in just a couple weeks. We are looking at coming in approximately $2.8 million under budget for that facility. Those are additional funds that the District obviously can utilize for construction of facilities that we just discussed. So, one of the other things that we are working on, is since we've been online with that facility, we are required to sample for seven days a week for total suspended solids and fecal coliform bacteria. That's in order to prove the plant per the Florida Department of Environmental Protection. Once we've been in service for a full year and documented compliance with the permits, then at that time, we can apply for reduced monitoring, which will bring us down to four days a week sampling, Monday through Thursday, which is great because our laboratory is closed on the weekend. We've been having to drive to Wildwood every weekend, have an operator come in and drive those samples to Wildwood, which you can imagine is an additional expense and labor cost to the District, as well as sampling costs, because you have to pay additional lab overtime fees. Weekend fees are actually what's referred to on their invoice. So, once we hit April 7th, we'll have that full year of data and we'll be applying shortly for a permit modification to request for the reduced monitoring. There's no reason for them not to give it to us, because we have not exceeded the permit limitation since the day the facility came in operation. All of our TSS and fecal samples have been under the permit limit since day one.

Mr. Kenneth Colen: What do you attribute the $2.8 million savings to?

Mr. Schmalz: I would like to say just because we did that great of a job with value engineering and cutting costs. But during the time of construction, there were very large contingencies carried with each GMP, due to the unknown market conditions. If we all recall, during that time, costs were going up dramatically. Larger than normal contingencies were carried to that project, to ensure that we didn't have any overages. So that's the primary reason why those dollars will be coming back to the District.

Mr. Kenneth Colen: Very good. Thank you for the report. I have a question. How are we doing on the per capita usage given this drought? We know that we're going to have higher usage, but it is wintertime, so people should be watering once a week, if at all, during this period. So, how has that been working out?

Mr. Schmalz: Not good is the short answer. For the first time in my career here, last year, meaning the 2024 calendar year, we met our per capita requirements. When looking at the numbers, as I'm completing the per capita report currently, we're landing right around 157 per capita with the requirement being 150. The primary reason for that, is we only received 39 inches of rain, when typically, we see an average rainfall of 52 inches and sometimes as high as 60 inches, during hurricane events that would add additional rainfall. You are correct, residents should only be watering one day per week. I can tell you that they're not. We did send out a couple of, what we call IVR calls, which are the calls to all of the residents letting them know that they should be only irrigating one day per week. There is a contractor that we work with closely, who called us and said, *"What did you do? I just got 200 phone calls to reduce from two days a week to one day a week."* That was good to hear.

Mr. Kenneth Colen: Say thank you.

Mr. Schmalz: Yeah, it's good to hear, but it's also disheartening, because they should have already been at one day a week, because it was already in the dormant season. We did do another one of those calls as we are approaching the week of the proposed time change, to residents and said, *"Only water if you need to, please try to irrigate one day a week."* Because as the time change occurs, the residents, like clockwork, turn the irrigation systems to two days a week. So, we are seeing that we are above the 150 per capita. Per our permits, we had a per capita goal of 156.9, which is what we had to be at. We were coming in at 156.7, based off of the Population Projection Worksheet that the Water Management District provides. They then submitted the 2025 Population Projection Worksheet, which changed our seasonal population ratio and took away about 300 population from us, which now is putting us at 157.3. So, we're 4/10 above what we're supposed to be at.

Mr. Kenneth Colen: Can we push back on that with the actual?

Mr. Schmalz: I have a little bit and will again push back additionally. But we are utilizing their required worksheet, that we have to utilize to determine the population. We were good until the new worksheet came out. Then they increased us from a 1.02 to a 1.04 ratio. When they did that, it dropped a little over, I think 369 population.

Mr. Kenneth Colen: What was their rationale for reducing it?

Mr. Schmalz: The previous ratio was being utilized, I want to say, from about a decade ago and then they just increased it to the new, which I don't quite understand, because that information comes with the census data.

Mr. Kenneth Colen: I was going to say that doesn't account for growth. They're going backwards, which is not how we're doing it here.

Mr. Schmalz: Yes.

Mr. Kenneth Colen: We're not losing population.

Mr. Schmalz: No. That's one of the things that we're going to bring up in the cover letter for our public supply report when it's submitted. We also have to submit this year, the big five-year report. They wrote into our permit that we have to provide a summary of population, because if we do not grow at the pace that we said we were, when we applied for our permits, they could then open our permit up and take water away from us. So, we are exceeding that, which is great. Another part of the permit requirement this year, is we have to submit water quality indicators for the wells, which has been maintained. So, we won't have any issue there either. The only issue that I currently see, is not hitting that per capita goal, which is in our Water Conservation Plan, by 4/10.

Mr. Kenneth Colen: I don't think they want you to meet it, but you can assure them that everybody here is living, so that shouldn't be a problem.

Mr. Schmalz: Yes. One thing we did last year, because they were only giving us a 2.01 persons per household for Calesa, the District did a survey to Calesa and determined that our population factor there is 3.18 persons per household.

Mr. Kenneth Colen: That's okay.

Mr. Schmalz: They do allow us to claim that. So, for OTOW and Stone Creek, the retirement side, we're able to calculate at 2.01 persons per household, based off of the number of dwelling units. Then for Calesa, we're able to calculate the population number of dwelling units there by 3.18 person per household, which helps give us that higher number.

Mr. Kenneth Colen: Yeah. The one thing that's hard for OTOW to capture, is how many homes have an extra person, either an elderly parent or dependent child. But I think it's a significant number.

Mr. Schmalz: Yes. One of the things that the District has been doing, is when we sent out the population survey, I did all of Calesa. At that time, probably 600 letters went out and we only received about 88 back, if I recall correctly. A lot of people responded, *"None of your business."* So, we didn't get a lot of participation that we wanted to see. The same with OTOW. So, we've now integrated that into our actual application, because they are going to be more willing to put that information down in their application versus them getting a letter after the fact. So that's another way that we've been doing it, which is through our application process.

Mr. Kenneth Colen: Yeah, that had fallen by the wayside.

Mr. Schmalz: Yes.

Mr. Kenneth Colen: Very good. Is there any other discussion? Questions?

Mr. Brunner: One other question that I did notice on the agenda. It shows that the next meeting is on April 20th. I think that should be the 21st.

Mr. Kenneth Colen: Okay.

C. District Manager's Report

Mr. Kenneth Colen: Alright. District Manager, do you have anything to report?

Mr. Flint: Nothing further, Mr. Chairman.

SEVENTH ORDER OF BUSINESS Other Business

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

EIGHTH ORDER OF BUSINESS Supervisor's Requests

Mr. Kenneth Colen: Do we have any Supervisor's Requests? Hearing none,

NINTH ORDER OF BUSINESS **Next Meeting Date – April 21, 2026**

Mr. Kenneth Colen: The next meeting date is April 21, 2026 at 10:00 a.m.

TENTH 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