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, May 19, 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
Gerald Colen	District Counsel
Rachel Wagoner	District Counsel
Bryan Schmalz	BLCCDD
Crystal House	BLCCDD
Megan Brobst	OTOW
Robert Szozda	GMS

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. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Kenneth Colen: The next item of business is the public comment period. Is there anyone who wishes to address this Board? Step forward and state your name for the record. Hearing no comments, we will move on to the next item.

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 Approval of Minutes

A. February 17, 2026 Meeting

B. March 17, 2026 Meeting

Mr. Colen: We have the approval of the minutes of the February 17, 2026 meeting. Are there any corrections to the minutes?

Mr. Brunner: No, I read through them and I have none.

Mr. Kenneth Colen: May I have a motion to approve the minutes of the February 17, 2026 meeting?

On MOTION by Mr. McLeod seconded by Mr. Brunner with all in favor the Minutes of the February 17, 2026 Board of Supervisors Meeting, were approved as presented.

Mr. Kenneth Colen: Next are the minutes of the March 17, 2026 meeting. I reviewed the minutes and I found nothing out of line.

Mr. Brunner: I found nothing either.

Mr. Kenneth Colen: May I have a motion to approve the minutes as presented?

On MOTION by Mr. Gysen seconded by Mr. Brunner with all in favor the Minutes of the March 17, 2026 Board of Supervisors Meeting, were approved as presented.

FIFTH ORDER OF BUSINESS Acceptance of Utility Systems

A. On Top of the World – SW 92nd Court Road Phase 2

Mr. Kenneth Colen: Item 5 is acceptance of utility systems and the recommendation of Mr. Schmalz. The total work here, with a lot of X outs, comes to $1,752,894, the value that the developer is transferring over to the District. Mr. Schmalz?

Mr. Schmalz: The total amount is $2,064,595.13.

Mr. Brunner: Where is that, Bryan?

Mr. Schmalz: Phase 2, the south entrance of Balfour South down to 94th Street Road.

Mr. Brunner: Thank you.

Mr. Kenneth Colen: Very good. May I have a motion accepting the utility system as presented?

On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor Acceptance of the On Top of the World SW 92nd Court Road Phase 2 utility system, was approved.

SIXTH ORDER OF BUSINESS New Business Items

A. Review and Acceptance of Fiscal Year 2025 Audit Report

Mr. Kenneth Colen: Item 6 is new business items, review and acceptance of the Fiscal Year 2025 Audit Report. Mr. Flint, would you like to take us through that and give us the highlights?

Mr. Flint: Sure. Grau & Associates is your independent auditor. You are required to have this audit performed annually as a public entity in Florida. If there were any findings or recommendations they would be indicated in the Report to Management, which is on Page 34. There are no findings or recommendations. They found that we complied with the Auditor General's provisions. It is a clean audit. If the Board has any questions, we can discuss those. If not, I would ask for a motion to accept it and authorize it to be transmitted to the State.

On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor Accepting the Fiscal Year 2025 Audit Report and directing staff to transmit it to the State of Florida, was approved.

B. Consideration of Utilities Easement Agreement with On Top of the World Communities

Mr. Kenneth Colen: Next is Item 6B, consideration of Utilities Easement Agreement with On Top of the World (OTOW) Communities.

Mr. Flint: This is an updated version.

Mr. Kenneth Colen: Good. Mr. Schmalz, would you explain the purpose of this Utility Easement and its location?

Mr. Schmalz: The Utility Easement Agreement in the packet is related to existing water and wastewater utilities that are located behind the Walmart neighborhood grocery center, where it then travels down towards 93rd Street and comes out near the future parcel across from Burger King.

Mr. Kenneth Colen: That's Parcel 3. I'm surprised that wasn't adopted earlier.

Mr. Schmalz: It was cleanup from a long time ago.

Mr. Kenneth Colen: It's good to do that. You have the Utility Easement Agreement. Are there any questions on this for Mr. Schmalz? May I have a motion to accept said Utility Easement?

On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor the Utilities Easement Agreement with On Top of the World Communities, was approved.

C. Consideration of Resolution 2026-02 Authorizing Utility Director or Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Utility Operations Facility

Mr. Kenneth Colen: Item 6C is the consideration of Resolution 2026-02, Authorizing the Utility Director or Individual for the Utility Operations Designated as Board of Supervisors to Act as District's Purchasing Agent for the Utility Operations Facility. I think it's pretty self-explanatory. We're again purchasing the materials directly, ODP as it's called under direct purchase. Mr. Schmalz?

Mr. Schmalz: One comment. You're absolutely correct. This is very similar to the North Water Reclamation Facility. I do want to note that I did find on attachment Number 2, the Purchase Order and attachment #3, the Certificate of Entitlement, it currently lists the North Water Reclamation Facility and the corresponding address. So, before this document is finalized and sent it will be updated to Utility Operations Facility and the address will be 8851 Southwest 90th Street, Ocala, Florida 34481.

Mr. Kenneth Colen: That's interesting. I read it and it just didn't even jump out at me. Very good. Thank you. Resolution 2026-02 is:

"A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE UTILITY DIRECTOR, OR ANOTHER INDIVIDUAL DESIGNATED BY THE BOARD OF SUPERVISORS, TO ACT AS THE DISTRICT'S PURCHASING AGENT FOR THE PURPOSE OF PROCURING, ACCEPTING, AND MAINTAINING ANY AND ALL CONSTRUCTION MATERIALS NECESSARY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE OR COMPLETION OF THE DISTRICT'S UTILITY OPERATIONS FACILITY; PROVIDING FOR PROCEDURAL REQUIREMENTS FOR THE PURCHASE OF MATERIALS; APPROVING THE FORM OF A PURCHASE REQUISITION REQUEST; APPROVING THE FORM OF A CERTIFICATE OF ENTITLEMENT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE."

Mr. Kenneth Colen: May we have a motion to adopt Resolution adopting 2026-02 as read, subject to the location corrections as noted by Mr. Schmalz?

On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor Resolution 2026-02 Authorizing Utility Director or Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Utility Operations Facility, subject to location corrections as noted, was approved.

D. Consideration of Resolution 2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing

Mr. Kenneth Colen: Item 6D is the consideration of Resolution 2026-03, Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing. Mr. Flint, will you walk us through this?

Mr. Flint: Mr. Chairman, as you recall from prior years, you're required to adopt an annual budget. It's a two-step process starting with approval of a proposed budget and setting the public hearing. We're recommending August 18th at 10:00 a.m. in this location, for the public hearing, which is your regular August meeting date. Attached to the resolution is the proposed budget, which is not binding on the Board and can be modified between now and the public hearing. I'm sure between Bryan, Crystal, and I we could answer any questions you might have on the proposed budget.

Mr. Kenneth Colen: Are there any questions on the proposed budget? I have no questions. Anyone else?

Mr. Brunner: No.

Mr. Kenneth Colen: May we have a motion adopting Resolution 2026-03 as read?

On MOTION by Mr. Brunner seconded by Mr. Stepp with all in favor Resolution 2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 18, 2026 at 10:00 a.m., at the Circle Square Commons, Cultral Center was approved.

E. Consideration of Professional Engineering Agreement with Kimley-Horn & Associates, Inc. - Added

Mr. Kenneth Colen: Item 6E is an agreement for professional engineering services. This is between the District and Kimley-Horn.

Mr. Flint: Mr. Mcleod mentioned that he has a conflict.

Mr. McLeod: I have a conflict with Salser Construction.

Mr. Flint: If you want to declare the conflict, we can reflect the vote as you recusing yourself. I'll have you fill out Form 8B, if the Board is okay with that and we can include that as part of the record.

Mr. Kenneth Colen: Regarding the agreement for professional services, are there any questions?

Mr. Flint: We would just ask that this be approved in substantial form, because Kimley-Horn has not provided their comments back yet. We're hoping they're not substantive. The form of this agreement is the standard District Engineering Agreement that covers all of the bases from the CDD's perspective, regarding indemnification, insurance requirements, public entity crimes, all of the clauses that are required. There would be work authorizations that would be issued off of this general engagement for any specific work that they do, beyond just attending meetings or things like that. Bryan, is there anything in addition?

Mr. Schmalz: No.

Mr. Kenneth Colen: Do we have a motion to adopt the agreement for professional engineering services in substantial form, with the understanding that Kimley-Horn may come back with comments?

> On MOTION by Mr. Stepp seconded by Mr. Brunner with Mr. Colen, Mr. Stepp, Mr. Brunner and Mr. Gysen in favor and Mr. McLeod abstaining, the Professional Engineering Agreement with Kimley-Horn & Associates, Inc. in substantial form, was approved. (Motion Passed 4-0)

SEVENTH ORDER OF BUSINESS Ratification Items

A. Custody Agreement with U.S. Bank Trust Company, N.A.

Mr. Kenneth Colen: Item 7 is Custody Agreement between Bay Laurel Center Community Development District and U.S. Bank Trust Company. Mr. Flint, will you take us through this, please?

Mr. Flint: This is just an agreement with the Trustee for investment of the District's funds. It's a standard agreement. Initially when we issued the bonds, we had used a firm to invest those funds on the District's behalf. Now that those funds have been substantially expended, this agreement basically directs the Trustee to invest any idle funds in a money market account. I'm just asking the Board to ratify my actions in executing the agreement.

Mr. Kenneth Colen: These are insured funds?

Mr. Flint: Yeah, it's a money market account that complies with the District's Investment Policy.

Mr. Kenneth Colen: Thank you for clarifying that. May we have a motion on the approval of this Custody Agreement as presented?

> On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor the Custody Agreement with U.S. Bank Trust Company, N.A., was approved.

B. Series 2022B Requisitions #104 - #107

Mr. Kenneth Colen: Item 7B is the Series 2022B, Requisition #104. The requisition is for a little over $50,000. I think we have additional requisitions here.

Mr. Brunner: Yes.

Mr. Kenneth Colen: This is particularly for the North Water Reclamation Facility. That is my understanding. Is this correct?

Mr. Schmalz: Yes sir. That's correct. There will be one more pay application that will finalize the North Water Reclamation Facility. That was just submitted and is currently under review.

Mr. Kenneth Colen: Very good. I was going to ask, when is this thing going to wrap up?

Mr. Schmalz: Yeah, we've been working through the punchlist for the past year. We're wrapping up the last few items. They have submitted the application that is under review. Once we receive all of the last documents that we need to close out the project, then we will issue the payment.

Mr. Kenneth Colen: All of the communication components. I think Revere was a contractor on that.

Mr. Schmalz: Yes, sir.

Mr. Kenneth Colen: Has it buttoned up?

Mr. Schmalz: Yes, sir.

Mr. Kenneth Colen: Good. May I have a motion to authorize payment of Requisition #104 in the amount of $50,051.85?

> On MOTION by Mr. Stepp seconded by Mr. Gysen with all in favor Requisition #104 for Series 2022B in the amount of $50,051.85 was ratified.

Mr. Kenneth Colen: We have a requisition from JL2 Architecture. This is for the design of the storage facility, I believe. The application amount is $232,200. Mr. Schmalz, do you wish to update us on this?

Mr. Schmalz: This is finalizing up to the 100% design drawings for the architectural and civil related plans for the Utility Operations Facility. The remaining portion of the contract will be construction administrative review later.

Mr. Kenneth Colen: Very good. Do I have a motion for ratification?

> On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor Requisition #105 for Series 2022B in the amount of $232,200, was ratified.

Mr. Kenneth Colen: The next requisition is #106. This is for $14,593.88. It is for the same project, for the North Water Reclamation Facility. Are there any questions or comments? May I have a motion to authorize payment?

> On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor Requisition #106 for Series 2022B in the amount of $14,593.88, was ratified.

Mr. Kenneth Colen: The final requisition is #107 in the amount of $214,980.

Mr. Brunner: I think the amount is just below it.

Mr. Kenneth Colen: Yeah, you're right. The application amount is $12,921.45. Thank you for the correction. Are there any questions or comments?

Mr. Schmalz: This is for the pre-construction services related to the Utility Operations Facility. That contract will actually end up being less than what was originally presented, due to not needing the last GMP portion of the contract, because of how fast the design moved. We were able to take it straight to 100% and skip the 90% GMP.

Mr. Kenneth Colen: That's rare.

Mr. Schmalz: Yes.

Mr. Kenneth Colen: May I have a motion authorizing the payment of $12,921.45?

> On MOTION by Mr. Brunner seconded by Mr. Gysen with all in favor Requisition #107 for Series 2022B in the amount of $12,921.45, was ratified.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

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

Ms. Wagoner: I have none.

B. Utility Status Report

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

Mr. Schmalz: Currently the District is producing an annual average flow of right at 5,110,000 gallons a day. That's 1.865 billion gallons in the past 12 months, which is actually down from where we were at the last Board meeting, on a 12-month basis, which is good. We have been doing a lot of outreach and efforts to our residents, doing calls to them, letting them know to conserve water. All of the news in our area regarding the water shortage that we're in, has helped. We have seen a reduction in water use, compared to the same month last year in April. As an example, we were down 14%, while still being in a drought. So, the educational component is working. That's a decrease year over year of 0.7% in flows, from the same time period last year, with a 6.1% increase in new service connections. So, we barely went up, based off of the fact that we've added a large volume of homes. Wastewater flows are up. We're right at 1,025,000 gallons a day with 374 million gallons of wastewater treated over the past 12 months. Then just an update of the new Utility Operations Facility. We should be breaking ground mid-June, depending on permitting. That is when equipment should be delivered. We were hoping by the end of this month, but permitting slowed us down by a couple of weeks.

Mr. Brunner: Which is not unusual.

Mr. Schmalz: That will be all on SW 90th Street behind the post office area where that construction will occur.

Mr. Kenneth Colen: I encourage you to make a submittal to On Top of the World News, so they can post it on their on their site as well as put it in the news, so residents aren't surprised when they see trucks running again in the area.

Mr. Schmalz: Yes, we have made notice to Mr. Andy Jorgensen and Resident Services so they could update their staff and put it out on the website already.

Mr. Kenneth Colen: Very good. Thank you.

C. District Manager's Report

1. Approval of Check Registers

1. February 12, 2026 – March 10, 2026

2. March 11, 2026 – May 11, 2026

Mr. Kenneth Colen: District Manager's Report.

Mr. Flint: You have the approval of the check registers in the agenda. If there are any questions, we can discuss those. The first check register is from February 12th through March 10th for $3,857,050.37. Then you have a check register for March 11th through May 11th for $2,565,542.89. The detailed register is behind each summary. If there are any questions, we can discuss those.

Mr. Kenneth Colen: Are there any questions on any of the items in the check register?

Mr. Brunner: None.

Mr. Kenneth Colen: Hearing none, may I have a motion to approve the check registers as presented by the District Manager?

On MOTION by Mr. Brunner seconded by Mr. Gysen with all in in favor the Check Registers as stated above, were approved.

2. Balance Sheet and Income Statement

Mr. Kenneth Colen: Next is the Balance Sheet.

Mr. Flint: I hate to do this, but I'm handing out another Balance Sheet and Income Statement. It's a little unusual, but I want to make sure you guys have the latest information. This would have been in the revised agenda that was emailed to you. There's only a minor change on rentals and leases. It's $14,000 or something like that. It's substantially what you have in your agenda. There is just one line item on Page 3 on office overhead rentals and leases, which was updated. Otherwise, everything else is the same.

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

Mr. Flint: No, not typically.

Mr. Kenneth Colen: It's just informational.

Mr. Flint: Right.

Mr. Kenneth Colen: Thank you very much.

3. Presentation of Number of Registered Voters– 0

Mr. Flint: Then you have the number of registered voters as of April 15th. You can see there are none residing within the District. There's no action on that.

4. Designation of November 17, 2026 as Landowners' Meeting Date

Mr. Flint: You have a Landowners' Election this year. You have three seats, Mr. Kenneth Colen's, Mr. Brunner's and Mr. McLeod's seats are up in November. We're recommending that you set the Landowners' Election for November 17th. It coincides with your Board meeting. It's not a Board meeting date that requires Board Members there, but for convenience, you may want to set it on the same day.

Mr. Brunner: That would make sense.

Mr. Kenneth Colen: That is our regular meeting date. Correct?

Mr. Flint: Yes.

Mr. Kenneth Colen: May I have a motion setting the Landowners' Meeting date for November 17, 2026, at a time to be determined?

> On MOTION by Mr. Stepp seconded by Mr. Brunner with all in in favor Designating November 17, 2026 as the Landowners' Meeting Date, was approved.

NINTH ORDER OF BUSINESS Other Business

Mr. Kenneth Colen: Is there any other business to come before this Board?

Mr. Brunner: One quick note. I believe that our time for getting the financial disclosures into the State is arriving fairly quickly.

Mr. Flint: Yes. July 1st.

Mr. Brunner: That's what I thought.

Mr. Flint: You should have received an email from the Commission on Ethics with your Form 1 Financial Disclosure. Those are due by July 1st. If you haven't received it, let me know. I can have somebody reach out to the Commission on Ethics and find out why you haven't gotten it. That would be your annual update. You also have the four hours of ethics training that you have to complete by December 31st. On this Form 1 that you file for this year, you are certifying that you did the four hours last year, but you have that annual requirement. You only need to file one form. So. John, I know you were on two Boards. You would just list both on the one form.

You don't need to file a Form 1F, because you're still on this Board, even though you're not on the other one.

Mr. Kenneth Colen: Very good. Thank you.

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

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Next Meeting Date – June 16, 2026**

Mr. Kenneth Colen: The next meeting date is June 16, 2026 at 10:00 a.m. May I have a motion to adjourn?

TWELFTH ORDER OF BUSINESS **Adjournment**

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

Secretary/Assistant Secretary

Chair

Chairman/Vice Chairman