

**MINUTES OF MEETING  
BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Beach Road Golf Estates Community Development District's Board of Supervisors was held on **Monday, July 18, 2016** at **1:00 p.m.**, at the offices of Lennar, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966

**Present at the meeting were:**

|                 |                     |
|-----------------|---------------------|
| Russell Smith   | Chair               |
| Alex Hinebaugh  | Vice Chair          |
| Ashley Kingston | Assistant Secretary |
| Dalton Drake    | Assistant Secretary |
| Steve Gabor     | Assistant Secretary |

**Also present were:**

|                |                   |
|----------------|-------------------|
| Chuck Adams    | District Manager  |
| Greg Urbancic  | District Counsel  |
| Dave Underhill | District Engineer |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:05 p.m., and noted, for the record, that all Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2015, Prepared by McDirmit Davis & Company, LLC**

Mr. Adams stated that the audit was considered an unqualified, clean report. "Developer contributions", on Page 10, reflected that the District was entirely, funded by developer contributions. In the "General" fund, "Total expenditures" exceeded "Total revenues" by \$5,160; however, due to a carryover Fiscal Year 2014 "Fund Balance – beginning of year" of

\$9,928, the “Fund Balance – end of year” remained positive, at \$4,768. The “Debt Service” column reflected “Investment and miscellaneous income” of \$199, due to funding into the debt service from “Bond proceeds” issued in the amount of \$30,980,000. \$4,580,000 was applied to the “Debt Service” fund for Cost of Issuance (COI) and for an interest payment, in for the current year, which totaled \$1,245,002. Including the “Bond discount”, of \$122,311, the “Net change in fund balances” was \$3,212,679. The “Capital Projects” column reflected a gain of \$1,556, in interest, as reflected in “Investment and miscellaneous income”.

Regarding “Note 9 – Subsequent Events:”, on Page 23, Mr. Adams recalled that the District had its first requisition against the bond proceeds projects fund, in the amount of \$14,176,376. Another requisition is anticipated later in the year, which would continue to reduce the capital projects balance.

The Independent Auditor’s report on Internal Control Over Financial Reporting and on Compliance and Other Matters, and “Management Comments”, on Pages 24 through 27, reflected no findings. The Audit was considered clean and the District did not meet any conditions that could be considered a financial emergency.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-6,  
Accepting the Audited Financial Report  
for the Fiscal Year Ended September 30,  
2015**

Mr. Adams presented Resolution 2016-6 for the Board’s consideration.

**On MOTION by Mr. Drake and seconded by Mr. Hinebaugh,  
with all in favor, Resolution 2016-6, Accepting the Audited  
Financial Report for the Fiscal Year Ended September 30, 2015,  
was adopted.**

**FIFTH ORDER OF BUSINESS**

**Continued Discussion: Proposed Budget  
for Fiscal Year 2016/2017**

Mr. Adams distributed a revised version of the proposed Fiscal Year 2017 budget. He spoke with the developer regarding the off-site Panther Glades Project, specifically about sharing the cost of continuing to maintain it, free of exotics and invasives, conducting water level data collection and submitting an annual mitigation and monitoring report and moving the cost from

the developer’s agreement, among the four Districts, to a District Intergovernmental Agreement. The District took the lead and is preparing the Agreement. The \$43,920 category, “Maintenance Maintenance and Monitoring”, line item on Page 1, was added for this purpose. Approximately \$30,000 of the amount was for maintenance, while the remainder was for monitoring and reporting. “Miscellaneous cost sharing”, on Page 1, computes the revenues that would flow from the other three Districts, to offset the costs. The actual cost borne by the CDD would be approximately \$20,000. Mr. Adams read a portion from the “Mitigation Maintenance and Monitoring” definitions, on Page 2:

*“Starting in Fiscal Year 2017, the District is assuming the responsibility for the maintenance and monitoring of the panther mitigation property in Labelle. The establishment and perpetual responsibility to maintain the property and provide a five year monitoring and reporting program . . .”*

Mr. Adams stated, if approved, the reporting ends in 2019 but the District would maintain the property, in perpetuity, and that part of the agreement would remain in effect with the other three Districts. Assessments would increase, so a notice must be mailed to homeowners. The assessment would increase from \$75.84 to \$83.89. For noticing purposes, Mr. Adams asked the Board to authorize Staff to use the amount of \$89, to allow for possible Scrivener’s errors and, if minor increases occur, in the future, noticing would not be required until the amount in the mailed notice was exceeded.

In response to a question, Mr. Adams confirmed that Bonita Landing CDD and Beach Road Golf Estates CDD shared the cost, based on the number of units in each District.

**On MOTION by Mr. Smith and seconded by Mr. Gabor, with all in favor, to increase the O&M assessment amount to \$89, for noticing purposes, was approved.**

**SIXTH ORDER OF BUSINESS**

**Update: Installation of Reduced Speed Limit Signage**

It was noted that signage would be to increase the speed limit, not reduce it.

Mr. Underhill would continue to work with the City of Bonita Springs regarding this matter, including submitting a permit for a minor change, to the City or County, if necessary.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of May 31, 2016**

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2016.

**EIGHTH ORDER OF BUSINESS**

**Approval of June 20, 2016 Regular Meeting Minutes**

Mr. Adams presented the June 20, 2016 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, the June 20, 2016 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Urbancic reported that the CDD continued to receive public records requests, which Management must respond to. Mr. Adams explained that the entity behind the emailed requests sent them to every CDD in the State and recently sent a follow-up request, asking for details on copier equipment agreements.

**B. District Engineer**

There being no report, the next item followed.

**C. District Manager**

**i. NEXT MEETING DATE: AUGUST 15, 2016 at 1:00 P.M.**

- Public Hearing to Consider the Adoption of the Fiscal Year 2016/2017 Budget**

Mr. Adams stated that the next meeting will be held on August 15, 2016 at 1:00 p.m., at this location.

**ELEVENTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

There being no audience comments or Supervisors' requests, the next item followed.

**TWELFTH ORDER OF BUSINESS**

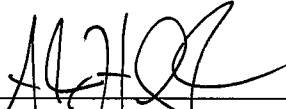
**Adjournment**

There being no further business to discuss, the meeting adjourned.

**On MOTION by Mr. Smith and seconded by Mr. Gabor, with  
all in favor, the meeting adjourned at 1:18 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair