

**BEACH ROAD  
GOLF ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**REGULAR MEETING  
AGENDA**

February 13, 2017

**Beach Road Golf Estates Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431  
Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 571-0013

February 6, 2017

Board of Supervisors  
Beach Road Golf Estates Community Development District

Dear Board Members:

A Regular Meeting of the Beach Road Golf Estates Community Development District's Board of Supervisors will be held on **Monday, February 13, 2017 at 1:00 p.m.**, at the offices of Lennar Homes, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of **Resolution 2017-3**, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure Within the Boundaries of the Plat of Bonita National Unit Five; Providing an Effective Date
4. Consideration of **Resolution 2017-4**, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure Within the Boundaries of the Plat of Bonita National Unit Six; Providing an Effective Date
5. Acceptance of Unaudited Financial Statements as of December 31, 2016
6. Approval of **January 9, 2017** Regular Meeting Minutes
7. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. **NEXT MEETING DATE: March 20, 2017 at 1:00 P.M.**
8. Audience Comments/Supervisors' Requests
9. Adjournment

Should you have any questions and/or concerns, please contact me directly at (239) 464-7114.

Sincerely,



Chesley "Chuck" Adams  
District Manager

**ATTENDEES:**

**Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.**

**FOR BOARD MEMBERS AND STAFF TO**

**ATTEND BY TELEPHONE:**

**CALL IN NUMBER: 1-888-354-0094**

**CONFERENCE ID: 8593810**

**RESOLUTION 2017-3**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT, LOCATED IN BONITA SPRINGS, FLORIDA RELATING TO THE ACCEPTANCE OF RESPONSIBILITY FOR OWNERSHIP, OPERATION AND MAINTENANCE OF DISTRICT INFRASTRUCTURE WITHIN THE BOUNDARIES OF THE PLAT OF BONITA NATIONAL UNIT FIVE; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Beach Road Golf Estates Community Development District (the “District”) was established by Ordinance 08-03, adopted by the City Council of the City of Bonita Springs, Florida (the “City”) on February 20, 2008 pursuant to Section 190.005(2), Florida Statutes; and,

**WHEREAS**, Chapter 190, Florida Statutes grants to the District the authority to own, operate and maintain surface water management systems, roads and other infrastructure as more particularly described in Chapter 190, Florida Statutes; and

**WHEREAS**, the District has the authority to construct and/or acquire public improvements within the District including, without limitation, surface water management systems, roads and other District infrastructure; and

**WHEREAS**, the City has requested affirmation of the District’s intention to own tracts or easements dedicated to the District, and the District’s acknowledgment of its duty and responsibility to operate and maintain the “backbone” (i.e. master) surface water management system and other District infrastructure and improvements within the boundaries of the plat of Bonita National Unit Five (the “Plat”), a true and correct copy which is attached as Exhibit “A”; and

**WHEREAS**, this Resolution will be relied upon by the City in reviewing the Plat.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** This Resolution is adopted pursuant to the provisions of Chapter 190, Florida Statutes.

**Section 2.** The District hereby acknowledges and affirms that it will accept ownership of all tracts and easements dedicated to the District appearing on the face of the Plat, and such subsequent conveyances as the District may agree and accept.

**Section 3.** The District affirms that it will be responsible for the ownership, operation and maintenance of the “backbone” (i.e. master) surface water management system components and other facilities and improvements within the boundaries of the Plat.

**Section 4.** Notwithstanding anything to the contrary, however, the District’s responsibility for maintenance and operations of the “backbone” (i.e. master) surface water management system and other facilities and improvements will not commence unless and until the following events: (a) tracts or easement for the “backbone” (i.e. master) surface water management system and other facilities and

improvements, as applicable, have been dedicated or conveyed to the District and (b) the City has issued Certificate(s) of Compliance (or their equivalent) for the applicable “backbone” (i.e. master) surface water management system and/or other facilities and improvements.

**Section 5.** The fact that any other entity may be dedicated ownership of an easement or tract within the boundaries of the Plat, or presently have the power or obligation to operate or maintain all or a portion of the facilities and improvements within the boundaries of the Plat does not relieve the District of its obligations under this Resolution as to the District’s facilities and improvements.

**Section 6.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of February, 2017.

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**ATTEST:**

\_\_\_\_\_  
Chesley E. Adams, Jr., Secretary

\_\_\_\_\_  
Russell Smith, Chairman

**STATE OF FLORIDA  
COUNTY OF LEE**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of February, 2017 by Russell Smith, as Chairman of the Beach Road Golf Estates Community Development District. He is personally known to me.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF LEE**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of February, 2017 by Chesley E. Adams, Jr., as Secretary of Beach Road Golf Estates Community Development District. He is personally known to me.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_

Exhibit "A"

**RESOLUTION 2017-4**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT, LOCATED IN BONITA SPRINGS, FLORIDA RELATING TO THE ACCEPTANCE OF RESPONSIBILITY FOR OWNERSHIP, OPERATION AND MAINTENANCE OF DISTRICT INFRASTRUCTURE WITHIN THE BOUNDARIES OF THE PLAT OF BONITA NATIONAL UNIT SIX; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Beach Road Golf Estates Community Development District (the “District”) was established by Ordinance 08-03, adopted by the City Council of the City of Bonita Springs, Florida (the “City”) on February 20, 2008 pursuant to Section 190.005(2), Florida Statutes; and,

**WHEREAS**, Chapter 190, Florida Statutes grants to the District the authority to own, operate and maintain surface water management systems, roads and other infrastructure as more particularly described in Chapter 190, Florida Statutes; and

**WHEREAS**, the District has the authority to construct and/or acquire public improvements within the District including, without limitation, surface water management systems, roads and other District infrastructure; and

**WHEREAS**, the City has requested affirmation of the District’s intention to own tracts or easements dedicated to the District, and the District’s acknowledgment of its duty and responsibility to operate and maintain the “backbone” (i.e. master) surface water management system and other District infrastructure and improvements within the boundaries of the plat of Bonita National Unit Six (the “Plat”), a true and correct copy which is attached as Exhibit “A”; and

**WHEREAS**, this Resolution will be relied upon by the City in reviewing the Plat.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** This Resolution is adopted pursuant to the provisions of Chapter 190, Florida Statutes.

**Section 2.** The District hereby acknowledges and affirms that it will accept ownership of all tracts and easements dedicated to the District appearing on the face of the Plat, and such subsequent conveyances as the District may agree and accept.

**Section 3.** The District affirms that it will be responsible for the ownership, operation and maintenance of the “backbone” (i.e. master) surface water management system components and other facilities and improvements within the boundaries of the Plat.

**Section 4.** Notwithstanding anything to the contrary, however, the District’s responsibility for maintenance and operations of the “backbone” (i.e. master) surface water management system and other facilities and improvements will not commence unless and until the following events: (a) tracts or easement for the “backbone” (i.e. master) surface water management system and other facilities and

improvements, as applicable, have been dedicated or conveyed to the District and (b) the City has issued Certificate(s) of Compliance (or their equivalent) for the applicable “backbone” (i.e. master) surface water management system and/or other facilities and improvements.

**Section 5.** The fact that any other entity may be dedicated ownership of an easement or tract within the boundaries of the Plat, or presently have the power or obligation to operate or maintain all or a portion of the facilities and improvements within the boundaries of the Plat does not relieve the District of its obligations under this Resolution as to the District’s facilities and improvements.

**Section 6.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of February, 2017.

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**ATTEST:**

\_\_\_\_\_  
Chesley E. Adams, Jr., Secretary

\_\_\_\_\_  
Russell Smith, Chairman

**STATE OF FLORIDA  
COUNTY OF LEE**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of February, 2017 by Russell Smith, as Chairman of the Beach Road Golf Estates Community Development District. He is personally known to me.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF LEE**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of February, 2017 by Chesley E. Adams, Jr., as Secretary of Beach Road Golf Estates Community Development District. He is personally known to me.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_

Exhibit "A"



**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
DECEMBER 31, 2016**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
BALANCE SHEET  
DECEMBER 31, 2016**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 788,634	\$ -	\$ -	\$ 788,634
Investments				
Reserve	-	999,472	-	999,472
Capitalized Interest	-	4,879	-	4,879
Interest	-	5	-	5
Construction	-	-	6,906,233	6,906,233
Due from other governments	-	743,165	-	743,165
Total assets	<u>\$ 788,634</u>	<u>\$ 1,747,521</u>	<u>\$ 6,906,233</u>	<u>\$ 9,442,388</u>
<b>LIABILITIES</b>				
Developer advance	\$ 1,983	\$ -	\$ -	\$ 1,983
Due to debt service	743,165	-	-	743,165
Total liabilities	<u>745,148</u>	<u>-</u>	<u>-</u>	<u>745,148</u>
<b>FUND BALANCES</b>				
Restricted for:				
Debt service	-	1,747,521	-	1,747,521
Capital projects	-	-	6,906,233	6,906,233
Unassigned	43,486	-	-	43,486
Total fund balances	<u>43,486</u>	<u>1,747,521</u>	<u>6,906,233</u>	<u>8,697,240</u>
 Total liabilities and fund balances	 <u>\$ 788,634</u>	 <u>\$ 1,747,521</u>	 <u>\$ 6,906,233</u>	 <u>\$ 9,442,388</u>

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2016**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
On-roll assessments	\$ 35,670	\$ 42,872	\$ 46,157	93%
Off-roll assessments	-	-	72,063	0%
Intergovernmental mitigation and monitoring	-	-	23,668	0%
Interest	11	13	-	N/A
Total revenues	<u>35,681</u>	<u>42,885</u>	<u>141,888</u>	30%
<b>EXPENDITURES</b>				
Management/recording	3,333	10,000	40,000	25%
Financial accounting services	1,292	3,875	15,500	25%
Audit	-	-	3,000	0%
Dissemination agent	417	1,250	5,000	25%
Trustee fees	-	-	10,850	0%
Legal	1,983	1,983	7,500	26%
Engineering	-	-	5,000	0%
Postage	24	54	300	18%
Printing & reproduction	83	250	1,000	25%
Legal advertising	616	887	1,500	59%
Annual district filing fee	-	175	175	100%
Insurance	-	5,150	5,500	94%
Other current charges	59	175	650	27%
Website	-	614	600	102%
Total professional & admin	<u>7,807</u>	<u>24,413</u>	<u>96,575</u>	25%
<b>Operations</b>				
Mitigation maintenance and monitoring	-	-	43,920	0%
Total operations	<u>-</u>	<u>-</u>	<u>43,920</u>	0%
<b>Other fees and charges</b>				
Property appraiser	-	-	559	
Tax collector	391	783	839	
Total other fees and charges	<u>391</u>	<u>783</u>	<u>1,398</u>	
Total expenditures	<u>8,198</u>	<u>25,196</u>	<u>141,893</u>	
Excess/(deficiency) of revenues over/(under) expenditures	27,483	17,689	(5)	
Fund balance - beginning	<u>16,003</u>	<u>25,797</u>	<u>16,518</u>	
Fund balance - ending	<u>\$ 43,486</u>	<u>\$ 43,486</u>	<u>\$ 16,513</u>	

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2015  
FOR THE PERIOD ENDED DECEMBER 31, 2016**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 622,913	\$ 743,165	\$ 816,059	91%
Assessment levy: off-roll	-	-	1,182,588	0%
Interest	207	994	-	N/A
Total revenues	<u>623,120</u>	<u>744,159</u>	<u>1,998,647</u>	N/A
<b>EXPENDITURES</b>				
Interest	-	737,330	1,474,660	50%
Total expenditures	<u>-</u>	<u>737,330</u>	<u>1,474,660</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	623,120	6,829	523,987	1%
Fund balance - beginning	1,124,401	1,740,692	1,738,684	
Fund balance - ending	<u>\$ 1,747,521</u>	<u>\$ 1,747,521</u>	<u>\$ 2,262,671</u>	

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2015  
FOR THE PERIOD ENDED DECEMBER 31, 2016**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 2,490	\$ 8,018
Total revenues	2,490	8,018
<b>EXPENDITURES</b>		
Capital outlay	-	5,337,943
Total expenditures	-	5,337,943
Net increase/(decrease), fund balance	2,490	(5,329,925)
Beginning fund balance	6,903,743	12,236,158
Ending fund balance	\$ 6,906,233	\$ 6,906,233

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

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A Regular Meeting of the Beach Road Golf Estates Community Development District's Board of Supervisors was held on **Monday, January 9, 2017 at 1:00 p.m.**, at the offices of Lennar Homes, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

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**Present at the meeting were:**

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Russell Smith	Chair
Alex Hinebaugh	Vice Chair
Dalton Drake	Assistant Secretary
Ashley Kingston	Assistant Secretary

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**Also present were:**

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Chuck Adams	District Manager
Greg Urbancic	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:00 p.m., and noted, for the record, that Supervisors Smith, Drake, Kingston and Hinebaugh were present, in person. Supervisor Gabor was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Agreement Approving  
and Providing for City Traffic Control  
Jurisdiction Over Bonita Beach Road  
Extension Owned By Beach Road Golf  
Estates Community Development District**

Mr. Urbancic presented a copy of the Agreement, based on an agreement provided by the City Attorney, which was revised to fit these circumstances and provided to the City. The City made minor changes before approving the Agreement. The Agreement was reviewed and

41 approved by the City Council and the Sheriff’s office. Once executed, the Agreement should be  
42 sent to the City for execution.

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**ON MOTION by Mr. Smith and seconded by Ms. Kingston, with all in favor, the Agreement Approving and Providing for City Traffic Control Jurisdiction Over Bonita Beach Road Extension Owned By Beach Road Golf Estates Community Development, was approved.**

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**FOURTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2016**

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Mr. Adams presented the Unaudited Financial Statements as of November 30, 2016. Year-to-date expenditures, in the General fund, were on target and the Debt Service fund reflected that the interest payment was made as of November 1, 2016.

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**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, the Unaudited Financial Statements as of November 30, 2016, were approved.**

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**FIFTH ORDER OF BUSINESS**

**Approval of Minutes**

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**A. November 14, 2016 Landowners’ Meeting**

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Mr. Adams presented the November 14, 2016 Landowners’ Meeting Minutes and asked for any additions, deletions or corrections.

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**On MOTION by Mr. Smith and seconded by Ms. Kingston, with all in favor, the November 14, 2016 Landowners’ Meeting Minutes, as presented, were approved.**

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**B. November 14, 2016 Regular Meeting**

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Mr. Adams presented the November 14, 2016 Regular Meeting Minutes and asked for any additions, deletions or corrections.

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On MOTION by Mr. Smith and seconded by Ms. Kingston, with all in favor, the November 14, 2016 Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Smith reported that the first requisition was received at the end of the year. Mr. Urbancic confirmed that the requisition was completed at the end of the year and certain facilities for various phases were transferred, at that time.

B. District Engineer

There being no report, the next item followed.

C. District Manager

i. NEXT MEETING DATE: February 13, 2017 at 1:00 P.M.

Mr. Adams stated that the next meeting will be held on February 13, 2017 at 1:00 p.m.

SEVENTH ORDER OF BUSINESS

Audience Requests

Comments/Supervisors'

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

EIGHTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Drake and seconded by Mr. Hinebaugh, with all in favor, the meeting adjourned at 1:06 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary

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Chair/Vice Chair

DRAFT