

**BEACH ROAD
GOLF ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

January 8, 2018

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

December 28, 2017

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

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, January 8, 2018 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: Rescinding December 11, 2017 Motion to Approve Amendment to Facilities Operation and Maintenance Agreement
4. Acceptance of Unaudited Financial Statements as of November 30, 2017
5. Approval of December 11, 2017 Regular Meeting Minutes
6. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. NEXT MEETING DATE: February 12, 2018 at 1:00 P.M.
7. Audience Comments/Supervisors' Requests
8. Adjournment

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

Sincerely,



Chesley "Chuck" Adams
District Manager

<p><u>FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE</u></p>

<p>CALL IN NUMBER: 1-888-354-0094 CONFERENCE ID: 8593810</p>
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**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2017**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BALANCE SHEET
NOVEMBER 30, 2017**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 317,391	\$ -	\$ -	\$ 317,391
Investments				
Revenue		18,036		18,036
Reserve	-	1,005,343	-	1,005,343
Interest	-	18	-	18
Construction	-	-	5,835,332	5,835,332
Due from general fund	-	235,642	-	235,642
Total assets	<u>\$ 317,391</u>	<u>\$ 1,259,039</u>	<u>\$ 5,835,332</u>	<u>\$ 7,411,762</u>
LIABILITIES				
Liabilities				
Contracts payable	\$ -	\$ -	\$ 1,105,862	\$ 1,105,862
Developer advance	1,983	-	-	1,983
Due to debt service	235,642	-	-	235,642
Total liabilities	<u>237,625</u>	<u>-</u>	<u>1,105,862</u>	<u>1,343,487</u>
DEFERRED INFLOWS OF RESOURCES				
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES				
Restricted for:				
Debt service	-	1,259,039	-	1,259,039
Capital projects	-	-	4,729,470	4,729,470
Unassigned	79,766	-	-	79,766
Total fund balances	<u>79,766</u>	<u>1,259,039</u>	<u>4,729,470</u>	<u>6,068,275</u>
Total liabilities, deferred inflows of resources				
Total liabilities and fund balances	<u>\$ 317,391</u>	<u>\$ 1,259,039</u>	<u>\$ 5,835,332</u>	<u>\$ 7,411,762</u>

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2017**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
On-roll assessments	\$ 23,233	\$ 23,233	\$ 112,896	21%
Off-roll assessments	-	30,073	81,646	37%
Intergovernmental mitigation and monitoring	-	-	86,400	0%
Interest	2	4	-	N/A
Total revenues	<u>23,235</u>	<u>53,310</u>	<u>280,942</u>	19%
EXPENDITURES				
Management/recording	3,333	6,667	40,000	17%
Financial accounting services	1,292	2,583	15,500	17%
Audit	-	-	3,000	0%
Dissemination agent	417	833	5,000	17%
Trustee fees	-	-	10,850	0%
Legal	-	-	10,000	0%
Engineering	-	-	5,000	0%
Postage	46	46	300	15%
Printing & reproduction	83	167	1,000	17%
Legal advertising	-	-	1,500	0%
Annual district filing fee	-	175	175	100%
Insurance	-	5,665	5,500	103%
Other current charges	60	118	650	18%
Website	-	616	615	100%
Total professional & admin	<u>5,231</u>	<u>16,870</u>	<u>99,090</u>	17%
Operations				
Mitigation maintenance and monitoring	-	-	160,000	0%
Total operations	<u>-</u>	<u>-</u>	<u>160,000</u>	0%
Other fees and charges				
Property appraiser	-	-	840	0%
Tax collector	64	64	1,260	5%
Total other fees and charges	<u>64</u>	<u>64</u>	<u>2,100</u>	3%
Total expenditures	<u>5,295</u>	<u>16,934</u>	<u>261,190</u>	6%
Excess/(deficiency) of revenues over/(under) expenditures	17,940	36,376	19,752	
Fund balance - beginning	61,826	43,390	68,215	
Fund balance - ending	<u>\$ 79,766</u>	<u>\$ 79,766</u>	<u>\$ 87,967</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 NOVEMBER 30, 2017**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 235,778	\$ 235,778	\$ 1,125,351	21%
Assessment levy: off-roll	-	-	871,416	0%
Interest	1,690	2,801	-	N/A
Total revenues	<u>237,468</u>	<u>238,579</u>	<u>1,996,767</u>	N/A
EXPENDITURES				
Principal	515,000	515,000	515,000	100%
Interest	736,893	736,893	1,464,773	50%
Total expenditures	<u>1,251,893</u>	<u>1,251,893</u>	<u>1,979,773</u>	150%
Other fees and charges				
Tax collector	648	648	-	N/A
Total other fees and charges	<u>648</u>	<u>648</u>	<u>-</u>	N/A
Total expenditures	<u>1,252,541</u>	<u>1,252,541</u>	<u>1,979,773</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	(1,015,073)	(1,013,962)	16,994	
Fund balance - beginning	2,274,112	2,273,001	2,242,036	
Fund balance - ending	<u>\$ 1,259,039</u>	<u>\$ 1,259,039</u>	<u>\$ 2,259,030</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 NOVEMBER 30, 2017**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES		
Interest	\$ 5,204	\$ 10,119
Total revenues	<u>5,204</u>	<u>10,119</u>
EXPENDITURES		
Capital outlay	2,217,331	2,217,331
Total expenditures	<u>2,217,331</u>	<u>2,217,331</u>
Net increase/(decrease), fund balance	(2,212,127)	(2,207,212)
Beginning fund balance	6,941,597	6,936,682
Ending fund balance	<u>\$ 4,729,470</u>	<u>\$ 4,729,470</u>

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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, December 11, 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
Ashley Kingston	Assistant Secretary
Dalton Drake	Assistant Secretary

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Also present were:

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

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:05 p.m. Supervisors Smith, Kingston and Drake were present, in person. Supervisors Hinebaugh and Gabor were not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2018-05,
Relating to the Acceptance of
Responsibility for Ownership, Operation
and Maintenance of District
Infrastructure Within the Boundaries of
the Plat of Bonita National Unit Seven**

Mr. Adams presented Resolution 2018-05. Mr. Urbancic asked whether the Resolution, with the exception of changing the Plat name, was similar to the ones previously used. Mr. Adams had confirmed the dedications were typical to the ones in other phases. Mr. Smith stated

42 that passing this Resolution would mean the CDD was accepting ownership and agreeing to the
43 maintenance responsibilities described on the Plat.

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On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2018-05, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure Within the Boundaries of the Plat of Bonita National Unit Seven, was adopted.

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52 **FOURTH ORDER OF BUSINESS**

Discussion: Facilities Operation and Maintenance Agreement with Bonita National Homeowner’s Association, Inc.

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56 • **Consideration of Amendment to Facilities Operation and Maintenance Agreement**

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Mr. Adams stated this was an Addendum to the Agreement previously approved. This Amendment would allow the shared costs of the operations and maintenance facilities to go through Bonita National’s HOA, with them back charging those costs to the CDD who, in turn, would charge the four participants in the Shared Cost Agreement. Infrastructure within the Bonita Beach Road extension was comprised primarily of landscaping, lighting, signage and the off-sight Panther Mitigation property in Hendry County. Mr. Smith asked for clarification that the Amendment was being approved and not the original Agreement. Mr. Adams confirmed that only the Amendment was under consideration and not the original Agreement, which was approved a while back.

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On MOTION by Mr. Smith and seconded by Ms. Kingston, with all in favor, the Amendment to the Community Development District Systems and Facilities Operations and Maintenance Agreement, was approved.

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73 **FIFTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of October 31, 2017

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76 Mr. Adams presented the Unaudited Financial Statements as of October 31, 2017.

77 Several one-time annual costs hit during the first quarter, such as the annual the insurance
78 premium, district filing fee and the website.

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80 **SIXTH ORDER OF BUSINESS** **Approval of Minutes**

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82 **A. August 21, 2017 Public Hearings and Regular Meeting**

83 Mr. Adams presented the August 21, 2017 Public Hearings and Regular Meeting Minutes
84 and asked for any additions, deletions or corrections.

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86 **On MOTION by Ms. Kingston and seconded by Mr. Smith,**
87 **with all in favor, the August 21, 2017 Public Hearings and**
88 **Regular Meeting Minutes, as presented, were approved.**

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91 **B. October 16, 2017 Rescheduled Continued Public Hearings and Special Meeting**

92 Mr. Adams presented the October 16, 2017 Rescheduled Continued Public Hearings and
93 Special Meeting Minutes and asked for any additions, deletions or corrections.

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95 **On MOTION by Mr. Smith and seconded by Ms. Kingston,**
96 **with all in favor, the October 16, 2017 Rescheduled Continued**
97 **Public Hearings and Special Meeting Minutes, as presented,**
98 **were approved.**

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101 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

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103 **A. District Counsel**

104 Mr. Urbancic stated his office processed Requisitions #7 and #8 in November.

105 **B. District Engineer**

106 There being no report, the next item followed.

107 **C. District Manager**

108 **i. NEXT MEETING DATE: January 8, 2018 at 1:00 p.m.**

109 The next meeting will be held on January 8, 2018 at 1:30 p.m. at this location. Mr.
110 Adams mentioned the meeting was moved up one week, as the regularly scheduled meeting date
111 would conflict with the Martin Luther King, Jr. holiday.

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113 **EIGHTH ORDER OF BUSINESS** **Audience Comments/Supervisors'**
114 **Requests**

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

117 **NINTH ORDER OF BUSINESS** **Adjournment**

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

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121 **On MOTION by Mr. Drake and seconded by Mr. Smith, with**
122 **all in favor, the meeting adjourned at 1:11 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

DRAFT

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT