

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

The Board of Supervisors of the Beach Road Golf Estates Community Development District held a Regular Meeting on January 14, 2019 at 1:00 p.m., at the offices of Lennar Homes, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

**Present at the meeting were:**

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

**Also present were:**

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Dave Underhill	District Engineer
Stewart Fuhrmann	Resident
John Moran	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:01 p.m. Supervisors Smith, Drake, Hinebaugh and Kingston 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**

**Administration of Oath of Office to Newly Elected Supervisor, Steve Gabor [SEAT 4] *(the following to be provided in separate package)***

**A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

**B. Membership, Obligations and Responsibilities**

**C. Financial Disclosure Forms**

- i. **Form 1: Statement of Financial Interests**
- ii. **Form 1X: Amendment to Form 1, Statement of Financial Interests**
- iii. **Form 1F: Final Statement of Financial Interests**

**D. Form 8B – Memorandum of Voting Conflict**

Since Mr. Gabor was not present, the Oath of Office would be administered at a future meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes**

Mr. Adams presented the results of the Landowners’ Election, held on November 6, 2018, as follows:

Seat 4	Mr. Steve Gabor	626 Votes	Four-year Term
--------	-----------------	-----------	----------------

Mr. Adams presented Resolution 2019-01.

**On MOTION by Mr. Smith and seconded by Ms. Kingston, with all in favor, Resolution 2019-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-02, Declaring Vacancies in Seats 3 and 5 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date (Seats 3 and 5, currently held by Supervisors Dalton Drake and Ashley Kingston, respectively)**

Mr. Adams presented Resolution 2019-02. This Resolution would declare Seats 3 and 5 vacant so that qualified electors could be appointed to fill those seats, during the candidate

qualifying period, no one qualified to run for those seats in the November General Election. The Board intends to nominate and appoint qualified electors to fill those vacancies at the February meeting, as the deadline to fill the terms is around February 20, 2019; until then the incumbent Supervisors of Seats 3 and 5, Mr. Drake and Ms. Kingston, respectively, would remain in office.

**On MOTION by Mr. Smith and seconded by Ms. Kingston, with all in favor, Resolution 2019-02, Declaring Vacancies in Seats 3 and 5 of the Board of Supervisors Pursuant to Section 190.006(3)(b), *Florida Statutes*; and Providing an Effective Date, was adopted.**

- **Discussion/Consideration of Qualified Elector Candidates for Vacancies**

Mr. Adams stated that Management received letters of interest from Mr. Stewart Fuhrmann and Mr. John Moran, who were in attendance.

Mr. Smith suggested publishing the vacancies in order to confirm there were no other interested residents. He directed Mr. Adams prepare a statement for the Master Association to e-blast regarding the Board’s intent to fill the vacant seats at the February 11, 2019 meeting and directing interested residents to submit their information to Mr. Adams, by a specified date.

- **Administration of Oath of Office to Newly Appointed Supervisors**

This item was deferred.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-03, Electing the Officers of the Beach Road Golf Estates Community Development District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2019-03. Mr. Smith nominated the existing slate of officers, as follows:

Chair	Russell Smith
Vice Chair	Alex Hinebaugh
Secretary	Chuck Adams

Treasurer	Craig Wrathell
Assistant Secretary	Dalton Drake
Assistant Secretary	Ashley Kingston
Assistant Secretary	Steve Gabor
Assistant Secretary	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2019-03, Electing the Officers of the Beach Road Golf Estates Community Development District, and Providing for an Effective Date, as nominated, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-04, Ratifying Resolution 2018-10, Which Resolution Designated a Date, Time, and Location for Landowners' Meeting of the District, and Provided for an Effective Date; Redesignating a Date, Time, and Location for Landowners' Meeting of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2019-04.

**On MOTION by Mr. Smith and seconded by Mr. Hinebaugh, with all in favor, Resolution 2019-04, Ratifying Resolution 2018-10, Which Resolution Designated a Date, Time, and Location for Landowners' Meeting of the District for November 12, 2018, at 1:00 p.m., at the offices of Lennar Homes, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966 and Provided for an Effective Date; Redesignating a Date, Time, and Location for Landowners' Meeting of the District for November 6, 2018 at 1:00 p.m., at the offices of Lennar Homes, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966, and Providing for an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2018**

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2018. Revenue and expenditures were minimal, as it was the first month of the new fiscal year.

Mr. Smith asked if the Unaudited Financial Statements reflected that the District was in acceptable shape. Mr. Adams replied affirmatively.

**On MOTION by Mr. Smith and seconded by Ms. Kingston, with all in favor, the Unaudited Financial Statements as of November 30, 2018, were approved.**

**NINTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. October 15, 2018 Regular Meeting**

Mr. Adams presented the October 15, 2018 Regular Meeting Minutes.

**On MOTION by Mr. Smith and seconded by Mr. Hinebaugh, with all in favor, the October 15, 2018 Regular Meeting Minutes, as presented, were approved.**

**B. November 6, 2018 Landowners' Meeting**

Mr. Adams presented the November 6, 2018 Landowners' Meeting Minutes.

**On MOTION by Mr. Smith and seconded by Ms. Kingston, with all in favor, the November 6, 2018 Landowners' Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Coleman, Yovanovich & Koester, P.A.***

Mr. Urbancic stated that Requisition #9 was completed and funded and the SHR Drainage Easement was completed and recorded. In response to Mr. Fuhrmann's question, Mr.

Urbancic stated Requisition #9 was related to purchasing roadway improvements and stormwater assets.

**B. District Engineer: *Banks Engineering, Inc.***

▪ **Proposed Plat of Bonita National Unit Eight**

**This item was an addition to the agenda.**

Mr. Underhill presented Proposed Plat of Bonita National Unit Eight. It corresponds to Phase 10 of the Development Order, which is in the far northeast corner of the property and consists of approximately 75 lots. The Plat is similar to the ones in other phases. Mr. Smith referred to the cover page, which reflects what is being dedicated to the District and lists those areas being dedicated to the District. In response to the question of whether this was filed yet, Mr. Underhill stated that it is likely the first time the District has seen this but it has been through The City of Bonita Springs, Bonita Springs Utilities and other regulatory bodies over several years; it is no surprise, as it is Phase Ten of the Development Order but it has not been approved by the CDD to formalize acceptance of the dedications that are on the Plat, which allow the District to maintain the master infrastructure set up for the entire project. Mr. Smith stated that the cover page indicates that the District accepts the dedications and acknowledges responsibility for maintenance of the infrastructure associated with the dedication. Confirmation of whether the District is owner of the Lake Plat is still needed.

There were no comments.

**On MOTION by Mr. Smith and seconded by Mr. Hinebaugh, with all in favor, Accepting the Responsibility for Ownership, Operation and Maintenance of District Infrastructure Within the Boundaries of the Plat of Bonita National Unit Eight, in substantial form, pursuant to further review by District Staff and any minor comments, and authorizing the Chair to execute, was approved.**

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

Mr. Adams stated that he expected to present the annual audit for Fiscal Year 2018 and the proposed Fiscal Year 2020 budget at the April or May meeting.

- **NEXT MEETING DATE: February 11, 2019 at 1:00 P.M.**

The next meeting will be held on February 11, 2019 at 1:00 p.m.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments/Supervisors'  
Requests**

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. Hinebaugh, with all in favor,  
the meeting adjourned at 1:18 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair