

**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 April 19, 2021, at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Boulevard, Bonita Springs, Florida 34135.

**Present at the meeting were:**

Barry Kove	Chair
Joseph Grillo	Vice Chair
Peter Leyon	Assistant Secretary
Daniel DiTommaso	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Denise Kempf	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:02 p.m. Supervisors Kove, Grillo, Leyon and DiTommaso 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**

**Consider Acceptance of Resignation of  
Supervisor Steve Gabor, Seat 4 (*Term  
Expires November, 2022*)**

Mr. Adams presented Mr. Steve Gabor's resignation letter.

**On MOTION by Mr. Leyon and seconded by Mr. Kove with all in favor, the resignation of Mr. Steve Gabor, from Seat 4, was accepted.**

**FOURTH ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired Term of Seat 4**

Mr. Kove nominated Ms. Denise Kempf to fill the unexpired term of Seat 4. No other nominations were made.

**On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the appointment of Ms. Denise Kempf to Seat 4, term expires November 2022, was approved.**

**A. Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided in a separate package*)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Denise Kempf. He and Mr. Urbancic briefly discussed public records law and explained the following items:

- I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- II. Membership, Obligations and Responsibilities**
- III. Financial Disclosure Forms**
  - a. Form1: Statement of Financial Interests**
  - b. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - c. Form 1F: Final Statement of Financial Interests**
- IV. Form 8B – Memorandum of Voting Conflict**

**B. Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Beach Road Golf Estates Community Development District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2021-02. The following slate of officers was nominated:

- |                     |                               |
|---------------------|-------------------------------|
| Chair               | Barry Kove                    |
| Vice Chair          | Daniel DiTommaso              |
| Secretary           | Chesley (Chuck) E. Adams, Jr. |
| Assistant Secretary | Joe Grillo                    |

Assistant Secretary	Peter Leyon
Assistant Secretary	Denise Kempf
Assistant Secretary	Craig Wrathell
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

**On MOTION by Mr. Grillo and seconded by Mr. Leyon, with all in favor, Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Beach Road Golf Estates Community Development District, as nominated, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Update: Lake Bank Erosion Repair Project**

Mr. Kove gave the following update:

- The project was progressing and was approximately two weeks ahead of the initial schedule.
- M.R.I. Underwater Specialists (MRI) did a great job executing the plan. Issues with grass discoloration and pipes were addressed as quickly as possible.
- Erosion was noted between berms on the slope angle, due to placement of irrigation along the grass line. The District contracted with Napier to move the irrigation and heads throughout the community.

Mr. DiTommaso stated that the project was being monitored closely and feedback was provided to MRI and Mr. Nagle regularly to ensure the project progresses according to plan. Mr. Kove stated that questions were received pertaining to two-story family residences; the plan was nearly complete and would be communicated when the single-story residences are completed, within the next two weeks.

Mr. Adams stated that the District Engineer would be working with Mr. Steve Nagle to finalize the design; he agreed the linear berm approach was the best option. Mr. Nagle was acting as an inspector overseeing work performed by MRI.

**SIXTH ORDER OF BUSINESS**

**Update: Streetlight Installation Project on Bonita Beach Road**

Mr. Adams stated the project was in the design phase and proceeding towards construction. It was hoped that the project would commence within the next several months.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2021**

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2021. He discussed lake bank repair expenditures and stated that, regarding requisitions from Lennar for remediation, invoices were sent directly to the Trustee and paid from the Construction fund. Discussion ensued regarding future remediation for Fox Rock. Mr. Adams stated the Capital Projects Fund would be utilized for lake bank repairs and any remaining balance in the Capital Projects Fund would be utilized for principal reduction.

Mr. Adams stated that the "Total expenditures" line item, on Page 3, was incorrect and he would have the Accounting Department make the adjustment. Debt Service and General Fund line items in which the "% of budget" calculations are listed as "N/A" would be adjusted wherever possible.

**EIGHTH ORDER OF BUSINESS**

**Approval of March 15, 2021 Regular Meeting Minutes**

Mr. Adams presented the March 15, 2021 Regular Meeting Minutes. The following changes were made:

Line 55: Change "Cherry Wood" to "Cherrywood"

Line 55: Change "Foxtrot" to "Fox Rock"

Line 71: Change "Kove" to "Grillo"

**On MOTION by Mr. Kove and seconded by Mr. DiTommaso, with all in favor, the March 15, 2021 Regular Meeting Minutes, as amended, were approved.**

Mr. Kove referred to the previous discussion about MRI and emails and concerns that were received regarding erosion on the west side of Wicklow Court and Longford Court and stated that MRI would evaluate the areas this week.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Urbancic stated he would continue monitoring the legislative session and provide updates once the session concludes.

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

There being no report, the next item followed.

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

- **NEXT MEETING DATE: May 17, 2021 at 1:00 P.M.**
  - **QUORUM CHECK**

The next meeting will be held May 17, 2021 at 1:00 p.m., unless cancelled.

**TENTH ORDER OF BUSINESS**

<b>Audience Requests</b>	<b>Comments/ Supervisors'</b>
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Mr. Grillo stated he sent an email regarding moving a "Left Turn Only" sign but no response was received. Mr. Kove stated that the HOA was aware of it and the sign would be addressed in conjunction with the Traffic Study.

Mr. Kove asked when it would be appropriate for the Board to discuss taking over maintenance of the lakes and preserves. Mr. Adams stated it would be appropriate to discuss it in conjunction with the presentation of the draft Fiscal Year 2020 budget at the next meeting. The audit might also be presented at the next meeting.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Mr. Grillo and seconded by Mr. Leyon, with all in favor, the meeting adjourned at 1:30 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair