

**BEACH ROAD  
GOLF ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**April 18, 2022**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

# 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

April 11, 2022

Board of Supervisors  
Beach Road Golf Estates Community Development District

### ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Beach Road Golf Estates Community Development District will hold a Regular Meeting on April 18, 2022, at 1:00 p.m., at the Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135 and via Zoom at <https://us02web.zoom.us/j/81619773399>, Meeting ID: 816 1977 3399 or telephonically at **1-929-205-6099**, Meeting ID: 816 1977 3399. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Public Comments
4. Status of Lennar's Accurate Grading Erosion Repairs
  - Erosion at 16<sup>th</sup> Tee and Other Areas Around the Berms
5. Update: Aeration Hose Leaks
6. Update: Status of LDO for Streetlight Installation Project on Bonita Beach Road
  - Presentation by Mr. Reid Fellows, TR Transportation Consultants, Inc.
7. Update: Status of Accommodations for Improved Pedestrian Foot Traffic, Traffic Calming Improvements Design/Permitting/LDO Submittal
8. Discussion: Engineering Services
9. Continued Discussion: Easement Request from Valencia Bonita HOA Regarding Plant Material and Maintenance Obligations
10. Acceptance of Unaudited Financial Statements as of February 28, 2022
11. Approval of March 21, 2022 Regular Meeting Minutes

12. Staff Reports

- A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
- B. District Engineer: *Banks Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt & Associates, LLC*

- NEXT MEETING DATE: May 16, 2022 at 1:00 P.M.

- QUORUM CHECK

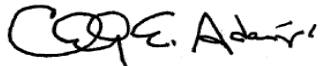
Joseph Grillo	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Barry Kove	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Daniel DiTommaso	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Denise Kempf	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Peter Leyon	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

13. Audience Comments/Supervisors' Requests

14. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chesley "Chuck" Adams  
District Manager

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**10**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 28, 2022**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
BALANCE SHEET  
FEBRUARY 28, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 311,322	\$ -	\$ -	\$ 311,322
Undeposited funds	14,438	24,012	-	38,450
Investments				
Revenue	-	1,966,438	-	1,966,438
Reserve	-	1,048,852	-	1,048,852
Sinking	-	28	-	28
Interest	-	1	-	1
Prepayment	-	14	-	14
Construction	-	-	1,267,940	1,267,940
Due from general fund	-	52,045	-	52,045
Due from capital projects fund	263	-	-	263
Due from other governments	13	-	-	13
Utility deposit	282	-	-	282
Total assets	<u>\$ 326,318</u>	<u>\$ 3,091,390</u>	<u>\$ 1,267,940</u>	<u>\$ 4,685,648</u>
<b>LIABILITIES</b>				
<b>Liabilities</b>				
Developer advance	\$ 1,983	\$ -	\$ -	\$ 1,983
Accrued taxes payable	306	-	-	306
Due to debt service	52,045	-	-	52,045
Due to general fund	-	-	263	263
Total liabilities	<u>54,334</u>	<u>-</u>	<u>263</u>	<u>54,597</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	13	-	-	13
Total deferred inflows of resources	<u>13</u>	<u>-</u>	<u>-</u>	<u>13</u>
<b>FUND BALANCES</b>				
Restricted for:				
Debt service	-	3,091,390	-	3,091,390
Capital projects	-	-	1,267,677	1,267,677
Assigned				
Lake bank erosion repair	150,000	-	-	150,000
Unassigned	121,971	-	-	121,971
Total fund balances	<u>271,971</u>	<u>3,091,390</u>	<u>1,267,677</u>	<u>4,631,038</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 326,318</u>	<u>\$ 3,091,390</u>	<u>\$ 1,267,940</u>	<u>\$ 4,685,648</u>

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
On-roll assessments	\$ 6,099	\$ 225,346	\$ 233,809	96%
Intergovernmental mitigation and monitoring	2,330	6,988	78,840	9%
Non-governmental mitigation and monitoring	10,982	15,809	-	N/A
Interest	3	16	-	N/A
Total revenues	<u>19,414</u>	<u>248,159</u>	<u>312,649</u>	79%
<b>EXPENDITURES</b>				
Supervisors	1,077	4,091	-	N/A
Management/recording	3,333	16,667	40,000	42%
Financial accounting services	1,292	6,458	15,500	42%
Audit	-	-	4,500	0%
Dissemination agent	417	2,083	5,000	42%
Arbitrage rebate	500	500	-	N/A
Trustee fees	-	9,868	10,850	91%
Legal	700	3,298	10,000	33%
Engineering	-	-	5,000	0%
Postage	10	418	300	139%
Printing & reproduction	83	417	1,000	42%
Legal advertising	-	275	1,000	28%
Annual district filing fee	-	175	175	100%
Insurance	-	6,311	6,200	102%
Other current charges	68	341	650	52%
ADA website maintenance	-	210	210	100%
Website	-	705	615	115%
Total professional & admin	<u>7,480</u>	<u>51,817</u>	<u>101,000</u>	51%
<b>Operations</b>				
Mitigation maintenance and monitoring	2,019	35,297	146,000	24%
On-site operations and maintenance	24,970	29,480	92,000	32%
Total operations	<u>26,989</u>	<u>64,777</u>	<u>238,000</u>	27%
<b>Other fees and charges</b>				
Property appraiser	-	-	1,459	0%
Tax collector	-	2,116	2,189	97%
Total other fees and charges	<u>-</u>	<u>2,116</u>	<u>3,648</u>	58%
Total expenditures	<u>34,469</u>	<u>118,710</u>	<u>342,648</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	(15,055)	129,449	(29,999)	
Fund balance - beginning	287,026	142,522	329,261	
Assigned				
Lake bank erosion repair <sup>1</sup>	150,000	150,000	150,000	
Unassigned	121,971	121,971	149,262	
Fund balance - ending	<u>\$ 271,971</u>	<u>\$ 271,971</u>	<u>\$ 299,262</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 FEBRUARY 28, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 52,045	\$ 1,904,799	\$ 1,996,768	95%
Interest	24	96	-	N/A
Assessment prepayments	24,012	24,012	-	N/A
Total revenues	<u>76,081</u>	<u>1,928,907</u>	<u>1,996,768</u>	97%
<b>EXPENDITURES</b>				
Principal	-	595,000	595,000	100%
Interest	-	698,968	1,386,035	50%
Total expenditures	<u>-</u>	<u>1,293,968</u>	<u>1,981,035</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	76,081	634,939	15,733	
Fund balance - beginning	3,015,309	2,456,451	2,449,879	
Fund balance - ending	<u>\$ 3,091,390</u>	<u>\$ 3,091,390</u>	<u>\$ 2,465,612</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 FEBRUARY 28, 2022**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 10	\$ 64
Total revenues	<u>10</u>	<u>64</u>
<b>EXPENDITURES</b>		
Capital outlay	-	30,150
Total expenditures	<u>-</u>	<u>30,150</u>
Net increase/(decrease), fund balance	10	(30,086)
Beginning fund balance	1,267,667	1,297,763
Ending fund balance	<u>\$ 1,267,677</u>	<u>\$ 1,267,677</u>

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**11**

**DRAFT**  
**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 March 21 2022, at 1:00 p.m., at the Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Boulevard, Bonita Springs, Florida 34135 and via Zoom at <https://us02web.zoom.us/j/81619773399> and telephonically at 1-929-205-6099, Meeting ID 816 1977 3399, for both.

**Present at the meeting were:**

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

**Also present were:**

Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Peter Serena	Troon-General Manager
Jim Worboch	Resident and HOA President
John Hammell	HOA
Other Residents	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:00 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

Mr. Kove gave the following update:

➤ Mr. Jim Worboch was introduced as the new HOA President.

Mr. Kove stated that he looked forward to working with him and continuing the relationship with the HOA.

➤ MRI would be working with Leo Sod this week to level the sod around all lakes in the community; the work would take a day or two to complete. They would also lower the exposed extension pipes in the lakes and address the issue at the back of Wicklow.

42 ➤ Main Gate: The two main black gates at the entrance were inspected and found to be  
43 operational, with no issues.

44 ➤ The CDD will commence installation of a similar 10’ security gate to extend to the  
45 sidewalk, for security purposes and to deter trespassers on bike and on foot. The CDD will  
46 provide the layout to the HOA and Troon for their review.

47 Regarding the status of SOLitude removing the brown foliage and at Hole #17, Mr. Willis  
48 stated that he would inspect the areas today. SOLitude previously stated they would be on site  
49 last week and remove it.

50 Mr. Willis was asked to email the SOLitude aeration systems reports to the Chair and  
51 Mr. Adams and to have the SOLitude weekly service schedule emailed to Mr. Leyon and John.  
52 Mr. Willis stated this reoccurring request was already implemented.

53 Mr. Kove reported the following:

54 ➤ The littorals on the golf course side will be evaluated after the rainy season and installed  
55 toward the end of rainy season.

56 ➤ Mr. Worbock was asked to send an HOA e-blast explaining the fishing policy.

57 ➤ Mr. Adams was asked to schedule the speed bump project for April 5 through April 7,  
58 2022. The project will be discussed later in the meeting.

59

**THIRD ORDER OF BUSINESS**

**Public Comments**

60

61 A resident requested and the Board agreed to ask SOLitude to return the broken parts  
62 of the aeration systems to the HOA’s maintenance shop. It was noted that the aeration hoses  
63 are leaking again and the Florida Fountain contract was cancelled. Mr. Willis was asked to have  
64 SOLitude address the leaks.  
65

66

**FOURTH ORDER OF BUSINESS**

**Status of Lennar’s Accurate Grading  
Erosion Repairs**

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69

70 Mr. Adams stated that he emailed a reminder to Mr. Dean, of Lennar, who replied that  
71 he would raise the issue with Lennar’s homebuilder division. Mr. Adams believed this is the  
72 best time to perform the repairs, as the water levels are receding. Mr. Kove stated that MRI  
73 and Accurate Grading are doing the remediation work; MRI did not do this work.

74 Mr. Grillo stated that the 16<sup>th</sup> Tee and other areas around the berms are eroded,  
75 possibly due to irrigation leaks. He asked Mr. Adams to have someone inspect the area.

76

**77 FIFTH ORDER OF BUSINESS**

**Update: Status of Water Permit**

78

79 Mr. Adams stated he received the extension on the Water Permit, in the CDD’s name,  
80 and distributed it to the appropriate parties; the permit is valid for another five years. Mr.  
81 Adams was asked to email the permit to Mr. Grillo.

82 This item would be removed from future agendas.

83

**84 SIXTH ORDER OF BUSINESS**

**Update: LandCare Relocation of Oak Trees  
on Galway**

85

86

87 Mr. Willis distributed and reviewed the plans identifying the best locations to replant  
88 the trees. When the trees mature, they will create a sound barrier between the communities.  
89 He would advise LandCare to commence the project. Mr. Willis was asked to contact No Cuts.

90

**91 SEVENTH ORDER OF BUSINESS**

**Update: Status of LDO for Streetlight  
Installation Project on Bonita Beach Road**

92

93

**94 • Possible Installation of Smaller Illumine Package**

95 Mr. Adams reported the following:

96 ➤ Mr. Reid Fellow, of TR Transportation Consultants (TRTC), will present the scope of work  
97 and written report at the April meeting.

98 ➤ Mr. Fellow believed in his initial research finding that Florida Power & Light (FPL) has no  
99 other options that are any better than what the CDD has. All create a glare and require a shield.

100 ➤ The CDD needs to determine how to achieve the design criteria standard, which will  
101 require installing a shield and ensuring the heads are directed straight to the ground.

102 ➤ Limited Development Order (LDO): A 60-day extension was received from the City.

103

**104 EIGHTH ORDER OF BUSINESS**

**Update: Status of Accommodations for  
Improved Pedestrian Foot Traffic, Traffic  
Calming Improvements Design/Permitting/  
LDO Submittal**

105

106

107

108

109 Mr. Adams reported the following:

110 ➤ Due to the sense of urgency, the project was split into two, including the speed tables  
111 and crosswalk improvements at certain locations.

112 ➤ Crosswalk Improvements: A proposal was obtained from Collier Concrete and a contract  
113 was executed. The project would commence within the next couple of weeks.

114 ➤ Speed Tables: Collier Concrete was preparing a proposal for the remainder of the work  
115 that will commence once the season ends.

116 Mr. Adams was asked to email the project schedules to Mr. Leyon for his review.

117

118 **NINTH ORDER OF BUSINESS**

**Continued Discussion: Easement Request  
from Valencia Bonita HOA Regarding Plant  
Material and Maintenance Obligations**

119

120

121

122 Mr. Urbancic presented the latest draft Easement Agreement; comments from  
123 Valencia’s attorney regarding his recent changes were pending. He hoped to present the final  
124 version for approval at the next meeting and noted that an easement sketch is needed. Mr.  
125 Adams stated he would ask Mr. Underhill to provide the sketch. Mr. Adams stated he believes  
126 Mr. Asher plans to install landscaping, once the Agreement is executed.

127

128 **TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of January 31, 2022**

129

130

131 Mr. Adams presented the Unaudited Financial Statements as of January 31, 2022. He  
132 stated, once Lennar submits the final draw, the CDD will have about \$1 million remaining in the  
133 2015 Capital Projects Fund to address any outstanding infrastructure items. For auditing  
134 purposes, the account should be closed during this fiscal year, before September 30, 2022.

135 Mr. Adams responded to questions about surplus funds, installing another gate and  
136 landscape maintenance along the new wall. He would provide a breakdown of the shared  
137 streetlighting costs to Ms. Kempf. The financials were accepted.

138

139 **ELEVENTH ORDER OF BUSINESS**

**Approval of February 21, 2022 Regular  
Meeting Minutes**

140

141

142 Mr. Adams presented the February 21, 2022 Regular Meeting Minutes.

143

144 **On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the**  
 145 **February 21, 2022 Regular Meeting Minutes, as presented, were approved.**

146  
147

**TWELFTH ORDER OF BUSINESS****Staff Reports**

149

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

151 Mr. Urbancic stated the Department of Justice recently issued guidance on the Americans  
 152 with Disability Act (ADA) applicability to CDD websites. He asked Mr. Adams to have the  
 153 website manager review and confirm that the CDD website is compliant with the general  
 154 guidance.

155 Mr. Urbancic stated that a legislative bill that passed was related to the public notice  
 156 options. This would enable posting the notices on a County Public Notice website, in lieu of the  
 157 newspaper; however, whether the County will create such a website is not known at this time.

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

159 There was nothing to report.

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

- 161 • **NEXT MEETING DATE: April 18, 2022 at 1:00 P.M.**
- 162 ○ **QUORUM CHECK**

163 All Supervisors confirmed their attendance at the April 18, 2022 meeting.

164

**THIRTEENTH ORDER OF BUSINESS****Audience  
Requests****Comments/Supervisors'**

166

167

168 Mr. Kove asked Mr. Willis if he received any reports from SOLitude about treating  
 169 broken down algae in the lakes. Mr. Willis stated that, when the area was treated, it was  
 170 determined that plant materials were breaking down, not algae.

171 Mr. Kove asked Mr. Hammell to give Mr. Willis suggestions for irrigating the relocated  
 172 oak trees. Mr. Hammell stated that LandCare suggested installing drip lines along the trees.

173

**FOURTEENTH ORDER OF BUSINESS****Adjournment**

175

176

177 **On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with all in favor,**  
 178 **the meeting adjourned at 1:41 p.m.**

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180  
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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair



**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**12C**

**BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT****BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE****LOCATION**

*Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Blvd.,  
Bonita Springs, Florida 34135*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 18, 2021</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Zoom: <a href="https://us02web.zoom.us/j/81142213094">https://us02web.zoom.us/j/81142213094</a> , Meeting ID: <b>811 4221 3094</b> or telephonically at <b>1-929-205-6099</b> , Meeting ID: <b>811 4221 3094</b>		
<b>November 15, 2021</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Zoom: <a href="https://us02web.zoom.us/j/81142213094">https://us02web.zoom.us/j/81142213094</a> , Meeting ID: <b>811 4221 3094</b> or telephonically at <b>1-929-205-6099</b> , Meeting ID: <b>811 4221 3094</b>		
<b>December 13, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>January 10, 2022*</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Zoom: <a href="https://us02web.zoom.us/j/81619773399">https://us02web.zoom.us/j/81619773399</a> , Meeting ID: <b>816 1977 3399</b> or telephonically at <b>1-929-205-6099</b> , Meeting ID: <b>816 1977 3399</b>		
<b>February 21, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Zoom: <a href="https://us02web.zoom.us/j/81619773399">https://us02web.zoom.us/j/81619773399</a> , Meeting ID: <b>816 1977 3399</b> or telephonically at <b>1-929-205-6099</b> , Meeting ID: <b>816 1977 3399</b>		
<b>March 21, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Zoom: <a href="https://us02web.zoom.us/j/81619773399">https://us02web.zoom.us/j/81619773399</a> , Meeting ID: <b>816 1977 3399</b> or telephonically at <b>1-929-205-6099</b> , Meeting ID: <b>816 1977 3399</b>		
<b>April 18, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Zoom: <a href="https://us02web.zoom.us/j/81619773399">https://us02web.zoom.us/j/81619773399</a> , Meeting ID: <b>816 1977 3399</b> or telephonically at <b>1-929-205-6099</b> , Meeting ID: <b>816 1977 3399</b>		
<b>May 16, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Zoom: <a href="https://us02web.zoom.us/j/81619773399">https://us02web.zoom.us/j/81619773399</a> , Meeting ID: <b>816 1977 3399</b> or telephonically at <b>1-929-205-6099</b> , Meeting ID: <b>816 1977 3399</b>		

<b>June 20, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
Zoom: <a href="https://us02web.zoom.us/j/81619773399">https://us02web.zoom.us/j/81619773399</a> , Meeting ID: <b>816 1977 3399</b> or telephonically at <b>1-929-205-6099</b> , Meeting ID: <b>816 1977 3399</b>		
<b>July 18, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>August 15, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:00 PM</b>
<b>September 19, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>

***Exceptions\****

*December meeting date is one week earlier to accommodate Christmas Holiday*

*January meeting date is one week earlier to accommodate Martin Luther King Jr. Holiday*