

**BEACH ROAD
GOLF ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

July 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

July 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 July 18, 2022, at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135 and via Zoom at <https://us02web.zoom.us/j/85618785926>, Meeting ID: 856 1878 5926 or telephonically at **1-929-205-6099**, Meeting ID: 856 1878 5926. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Public Comments (3 minutes per speaker)
4. Presentation of Audited Financial Statements for the Fiscal Year Ended September 30, 2021, Prepared by McDirmit Davis
5. Consideration of Resolution 2022-04, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2021
6. Continued Discussion/Update: Streetlight Installation Project on Bonita Beach Road
7. Discussion: Stormwater Lake Assessment
8. Consideration of Easement Agreement with Valencia Bonita HOA
9. Update: Aeration System Installation in the Middle of the Lakes for Algae Prevention
10. Acceptance of Unaudited Financial Statements as of May 31, 2022
11. Approval of Minutes
 - A. May 16, 2022 Regular Meeting
 - B. June 9, 2022 Special Meeting

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: August 15, 2022 at 1:00 P.M. {Public Hearing on Adoption of FY2023 Budget}

○ QUORUM CHECK

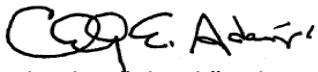
Joseph Grillo	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Barry Kove	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Daniel DiTommaso	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input 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**

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Financial Statements

September 30, 2021

**Beach Road Golf Estates
Community Development District**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Beach Road Golf Estates Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of *Beach Road Golf Estates Community Development District*, (the "District") as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated June 16, 2022, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDiarmid Davis

Orlando, Florida
June 16, 2022

Our discussion and analysis of *Beach Road Golf Estates Community Development District*, Lee County, Florida's (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2021 by \$8,784, an increase in net position of \$599,904 in comparison with the prior year.
- At September 30, 2021, the District's governmental funds reported fund balances of \$3,896,735, a decrease of \$1,245,162 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to *Beach Road Golf Estates Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, and maintenance and operations related functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position - The District's net position was \$8,784 at September 30, 2021. The analysis that follows focuses on the net position of the District's governmental activities.

	<u>2021</u>	<u>2020</u>
Assets, excluding capital assets	\$ 4,082,931	\$ 5,250,512
Capital assets, not being depreciated	25,384,892	24,096,109
Total assets	<u>29,467,823</u>	<u>29,346,621</u>
Liabilities, excluding long-term liabilities	763,830	676,609
Long-term liabilities	28,695,209	29,261,132
Total liabilities	<u>29,459,039</u>	<u>29,937,741</u>
Net Position:		
Net investment in capital assets	(2,012,292)	(2,578,728)
Restricted for debt service	1,873,979	1,844,110
Unrestricted	147,097	143,498
Total net position	<u>\$ 8,784</u>	<u>\$ (591,120)</u>

Beach Road Golf Estates Community Development District
Management's Discussion and Analysis

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2021 and 2020.

	<u>2021</u>	<u>2020</u>
Revenues:		
Program revenues	\$ 2,197,664	\$ 2,259,636
General revenues	90,435	78,584
Total revenues	<u>2,288,099</u>	<u>2,338,220</u>
Expenses:		
General government	280,341	245,873
Maintenance and operations	4,179	7,636
Interest on long-term debt	1,403,675	1,423,552
Total expenses	<u>1,688,195</u>	<u>1,677,061</u>
Change in net position	599,904	661,159
Net position, beginning	(591,120)	(1,252,279)
Net position, ending	<u>\$ 8,784</u>	<u>\$ (591,120)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2021 was \$1,688,195. The majority of these costs are interest on long-term debt.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$3,896,735. Of this total, \$3,754,214 is restricted, \$7,298 is nonspendable, \$29,999 is assigned and the remainder of \$105,224 is unassigned.

The fund balance of the general fund increased \$21,814 due to an increase in assessment revenue and intergovernmental revenue. The debt service fund balance increased by \$21,557 due to assessment revenue in excess of debt service payments. The capital projects fund balance decreased by \$1,288,533 due to capital outlay expenditures.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2021, the District had \$25,384,892 invested in construction in process.

Capital Debt

At September 30, 2021, the District had \$28,790,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact *Beach Road Golf Estates Community Development District's* Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

FINANCIAL STATEMENTS

Beach Road Golf Estates Community Development District
Statement of Net Position
September 30, 2021

	Governmental Activities
Assets	
Cash	\$ 134,195
Due from other governments	16,882
Assessments receivables	864
Prepaid expenses	7,016
Deposits	282
Restricted assets:	
Temporarily restricted investments	3,923,692
Capital assets:	
Capital assets not being depreciated	25,384,892
Total assets	29,467,823
Liabilities	
Accounts payable and accrued expenses	179,374
Due to developers	1,983
Accrued interest payable	582,473
Noncurrent Liabilities:	
Due within one year	595,000
Due in more than one year	28,100,209
Total liabilities	29,459,039
Net Position	
Net investment in capital assets	(2,012,292)
Restricted for debt service	1,873,979
Unrestricted	147,097
Total net position	\$ 8,784

Beach Road Golf Estates Community Development District
Statement of Activities
Year Ended September 30, 2021

Functions/Programs	Expenses	Program Revenue		Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions		
Governmental activities:					
General government	\$ 280,341	\$ 193,759	\$ -	\$ -	\$ (86,582)
Maintenance and operations	4,179	2,888	-	-	(1,291)
Interest on long-term debt	1,403,675	2,000,530	237	250	597,342
Total governmental activities	\$ 1,688,195	\$ 2,197,177	\$ 237	\$ 250	509,469
General Revenues:					
					77,853
					12,582
					90,435
					599,904
					(591,120)
					\$ 8,784

Beach Road Golf Estates Community Development District
Balance Sheet - Governmental Funds
September 30, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Assets				
Cash	\$ 134,195	\$ -	\$ -	\$ 134,195
Investments	-	2,455,665	1,468,027	3,923,692
Due from other funds	263	0	0	263
Due from other governments	16,882	-	-	16,882
Assessments receivable	77	787	-	864
Prepaid costs	7,016	-	-	7,016
Deposits	282	-	-	282
Total assets	<u>\$ 158,715</u>	<u>\$ 2,456,452</u>	<u>\$ 1,468,027</u>	<u>\$ 4,083,194</u>
Liabilities and Fund Balances				
Liabilities:				
Accounts payable and accrued expenses	\$ 9,372	\$ -	\$ 170,002	\$ 179,374
Due to other funds	-	-	263	263
Due to developers	1,983	-	-	1,983
Total liabilities	<u>11,355</u>	<u>-</u>	<u>170,265</u>	<u>181,620</u>
Deferred Inflows:				
Unavailable revenue	4,839	-	-	4,839
Fund Balances:				
Nonspendable	7,298	-	-	7,298
Restricted for debt service	-	2,456,452	-	2,456,452
Restricted for capital projects	-	-	1,297,762	1,297,762
Assigned	29,999	-	-	29,999
Unassigned	105,224	-	-	105,224
Total fund balances	<u>142,521</u>	<u>2,456,452</u>	<u>1,297,762</u>	<u>3,896,735</u>
Total liabilities and fund balances	<u>\$ 158,715</u>	<u>\$ 2,456,452</u>	<u>\$ 1,468,027</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	25,384,892
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.	4,839
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.	
Accrued interest payable	(582,473)
Bonds payable	<u>(28,695,209)</u>
Net position of governmental activities	<u>\$ 8,784</u>

Beach Road Golf Estates Community Development District
Statement of Revenues, Expenditures and Changes in the Fund Balances
Governmental Funds
Year Ended September 30, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Revenues				
Assessment revenue	\$ 196,647	\$ 2,000,530	\$ -	\$ 2,197,177
Intergovernmental	89,411	-	-	89,411
Investment and miscellaneous income	18,976	237	250	19,463
Total revenues	<u>305,034</u>	<u>2,000,767</u>	<u>250</u>	<u>2,306,051</u>
Expenditures				
Current:				
General government	279,041	1,300	-	280,341
Maintenance and operations	4,179	-	-	4,179
Debt Service:				
Interest	-	1,407,910	-	1,407,910
Principal	-	570,000	-	570,000
Capital outlay	-	-	1,288,783	1,288,783
Total expenditures	<u>283,220</u>	<u>1,979,210</u>	<u>1,288,783</u>	<u>3,551,213</u>
Excess (Deficit) of Revenues Over Expenditures	<u>21,814</u>	<u>21,557</u>	<u>(1,288,533)</u>	<u>(1,245,162)</u>
Net change in fund balances	21,814	21,557	(1,288,533)	(1,245,162)
Fund balances, beginning of year	<u>120,707</u>	<u>2,434,895</u>	<u>2,586,295</u>	<u>5,141,897</u>
Fund balances, end of year	<u><u>\$ 142,521</u></u>	<u><u>\$ 2,456,452</u></u>	<u><u>\$ 1,297,762</u></u>	<u><u>\$ 3,896,735</u></u>

Beach Road Golf Estates Community Development District
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of
 Governmental Funds to the Statement of Activities**
 Year Ended September 30, 2021

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - Total Governmental Funds \$ (1,245,162)

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.

Capital outlay 1,288,783

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.

Repayment of bonds payable 570,000

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. 4,839

Revenue reported in the funds must be eliminated from the statement of activities since revenue was recognized in a prior year. (22,791)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	8,312	
Amortization of bond discount	(4,077)	4,235

Change in net position of governmental activities **\$ 599,904**

Beach Road Golf Estates Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended September 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Special assessment revenue	\$ 195,412	\$ 195,412	\$ 196,647	\$ 1,235
Intergovernmental	114,480	114,480	89,411	(25,069)
Investment and miscellaneous income	-	-	18,976	18,976
Total revenues	309,892	309,892	305,034	(4,858)
Expenditures				
Current:				
General government	103,998	103,998	279,041	(175,043)
Maintenance and operations	212,000	212,000	4,179	207,821
Total expenditures	315,998	315,998	283,220	32,778
Excess (deficit) of revenues over expenditures	(6,106)	(6,106)	21,814	27,920
Fund balance, beginning	120,707	120,707	120,707	-
Fund balance, ending	\$ 114,601	\$ 114,601	\$ 142,521	\$ 27,920

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Beach Road Golf Estates Community Development District, (the "District") was established on February 20, 2008 by the City of Bonita Springs, Florida, Ordinance 08-03 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. Two members are qualified electors living within the District and three are landowner elected and are affiliated with the Developer.

The Board has final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except for Developer receivables for retainage, which are collected from the Developer when the amount is due to the contractor. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund - Is the District's primary operating fund. It is used to account for and report all financial resources not accounted for and reported in another fund.

Debt Service Fund - Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Project Fund - Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Prepaid Costs

Prepaid costs are recorded as expenditures when consumed rather than when purchased in both government-wide and fund financial statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. All asset acquisition and construction is considered infrastructure under construction at September 30, 2021.

Long Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts. Bond issuance costs are reported as expenses.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2021.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District has one item that arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental fund balance sheet, these amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted-net position is applied.

Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards Issued

In fiscal year 2021, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors. There were no budget amendments for the fiscal year ended September 30, 2021.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2021:

- Wells Fargo Advantage Government MM Funds of \$3,923,692 are valued using Level 2 inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2021 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
Wells Fargo Advantage Government MM Fund - Institutional Class	<u>\$ 3,923,692</u>	AAAm	31 Days

Credit Risk:

The District limits credit risk by authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2021, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2021, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

The District places no limit on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2021 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental Activities				
Capital Assets Not Being Depreciated:				
Construction in progress	\$ 24,096,109	\$ 1,288,783	\$ -	\$ 25,384,892
Total capital assets not being depreciated	<u>24,096,109</u>	<u>1,288,783</u>	<u>-</u>	<u>25,384,892</u>
Governmental activities capital assets, net	<u>\$ 24,096,109</u>	<u>\$ 1,288,783</u>	<u>\$ -</u>	<u>\$ 25,384,892</u>

NOTE 5 LONG-TERM LIABILITIES

Series 2015 Special Assessment Bonds – Public Offering

In January 2015, the District issued \$30,980,000 of Special Assessment Revenue Bonds, Series 2015. The Bonds consist of \$2,185,000 Term Bonds due on November 1, 2020 with a fixed interest rate of 3.5%; \$3,225,000 Term Bonds due on November 1, 2025 with a fixed interest rate of 4%; \$3,105,000 Term Bonds due on November 1, 2029 with a fixed interest rate of 4.7%; \$7,080,000 Term Bonds due on November 1, 2036 with a fixed interest rate of 5% and \$15,385,000 Term Bonds due on November 1, 2046 with a fixed interest rate of 5.05%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2017 through November 1, 2046.

The Series 2015 Bonds are subject to redemption at the option of the District prior to maturity at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture. In the event of default, all principal and interest of the Bonds will become immediately due and payable.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The requirement has been met at September 30, 2021.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2015 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2021, total principal and interest remaining on the Series 2015 Special Assessment Revenue Bonds was \$51,100,638. Principal and interest paid in the current year was \$1,977,910. Special assessment revenue pledged for the current year was \$2,000,530.

Long-term liability activity for the year ended September 30, 2021 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental Activities					
Bonds Payable:					
Series 2015	\$ 29,360,000	\$ -	\$ (570,000)	\$ 28,790,000	\$ 595,000
Less: discount	(98,868)	-	4,077	(94,791)	-
Governmental activity long-term liabilities	<u>\$ 29,261,132</u>	<u>\$ -</u>	<u>\$ (565,923)</u>	<u>\$ 28,695,209</u>	<u>\$ 595,000</u>

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

At September 30, 2021, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2022	\$ 595,000	\$ 1,386,035
2023	620,000	1,361,735
2024	645,000	1,336,435
2025	670,000	1,310,135
2026	695,000	1,282,835
2027 - 2031	3,975,000	5,893,463
2032 - 2036	5,045,000	4,791,125
2037 - 2041	6,440,000	3,362,500
2042 - 2046	8,210,000	1,539,000
2047	1,895,000	47,375
	<u>\$ 28,790,000</u>	<u>\$ 22,310,638</u>

NOTE 6 MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services as well as clubhouse management services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 7 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District has not filed any claims under this commercial coverage during the last three years.

COMPLIANCE SECTION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Beach Road Golf Estates Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of *Beach Road Golf Estates Community Development District* (the "District") as of and for the year ended September 30, 2021 and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated June 16, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
June 16, 2022

MANAGEMENT LETTER

Board of Supervisors
Beach Road Golf Estates Community Development District

Report on the Financial Statements

We have audited the financial statements of *Beach Road Golf Estates Community Development District*, (the “District”) as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 16, 2022.

Auditor’s Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor’s Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant’s Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 16, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i).1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i).4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i).5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i).5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management’s responsibility to monitor the District’s financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i).2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i).6, Rules of the Auditor General, the District reported:

- a. The total number of district employees compensated in the last pay period of the district’s fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district’s fiscal year as 1.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as 0.

- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$71,852.
- e. The District did not have any construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1, 2020.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final budget under Section 189.016(6), Florida Statutes, this information is included in the general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the district reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the district as ___.

<u>Unit Type</u>	<u>Operation and Maintenance</u>	<u>Debt Service</u>
SF Executive	\$139.98	\$1,756.37
52'	\$139.98	\$1,792.91
53'	\$139.98	\$1,811.18
SF Manor	\$139.98	\$1,829.45
63'	\$139.98	\$1,920.79
SF Estate	\$139.98	\$1,957.33
Coach Home	\$139.98	\$1,171.78
Veranda Condo	\$139.98	\$1,062.17
Terrace Condo	\$139.98	\$1,025.64

- b. The total amount of special assessments collected by or on behalf of the district as \$2,197,177.
- c. The total amount of outstanding bonds issued by the district and the terms of such bonds is disclosed in the notes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDiarmid Davis

Orlando, Florida
June 16, 2022



934 North Magnolia Avenue, Suite 100
Orlando, Florida 32803
407-843-5406
www.mcdermittdavis.com

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Beach Road Golf Estates Community Development District

We have examined *Beach Road Golf Estates Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the *Comptroller General of the United States*, and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

McDermitt Davis

Orlando, Florida
June 16, 2022

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

WHEREAS, the District's Auditor, McDirmit Davis, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Statements for Fiscal Year 2021;

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

1. The Audited Financial Statements for Fiscal Year 2021, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2021, for the period ending September 30, 2021; and

2. A verified copy of said Audited Financial Statements for Fiscal Year 2021 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 18th day of July, 2022.

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

7

From: [shane willis](#)
To: [Debbie Tudor](#); [Gianna Denofrio](#); [Daphne Gillyard](#)
Subject: FW: Lake Profiles for Bonita National (beach Road Golf Estates CDD
Date: Tuesday, May 24, 2022 8:08:58 AM
Attachments: [Lake Assessment Descriptions \(4-6-22\).pdf](#)

Good Morning,

Please add the attachment and email below to the BRGE June 20th Agenda as a topic for discussion under the title "Stormwater Lake Assessment", thank you.

Shane

Respectfully,
Shane Willis
Operations Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 259-4299 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Jeffrey Moding <jmoding@solitudelake.com>
Sent: Wednesday, May 18, 2022 3:20 PM
To: shane willis <williss@whhassociates.com>
Subject: Lake Profiles for Bonita National (beach Road Golf Estates CDD

Shane, can you confirm to me exactly which type of testing you need. I have attached an information sheet for you for now and for later profile questions. Pricing goes as follows: Water Wellness \$295, Enhanced \$595, Premium \$695 and Restoration \$895.00 Per lake

Sincerely Jeff Moding

Jeff Moding

Senior Business Development Consultant



C: 239.229.8284 | P: 888.480.5253 | F: 888.358.0088

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This system may be monitored or recorded to secure the effective operation of the system and for other lawful purposes. Please check out the Privacy Notice on our website for details.

Lake Assessment Packages:

Water Wellness Check: Baseline understanding of water quality.

- Surface DO, Total Phosphorus (surface sample), pH Reading, Total Alkalinity, Conductivity, and Turbidity.

Enhanced Waterbody Assessment: Intermediate understanding of water quality. Determines if stratification is occurring and if it may cause oxygen stress to aquatic life. Assessment also indicates if oxygen content may contribute to nutrient recycling, environments that favor anaerobic bacteria, or midge flies. Indicates if toxic levels of ammonia are accumulating.

- Water Column Profile with DO, Temp, Depth, Secchi (clarity), (2) Total Phosphorus, (2) Total Nitrogen, (2) Ammonia, (2) pH Reading, (2) Total Alkalinity, (2) Conductivity, and (2) Turbidity.

Premium Waterbody Assessment: Intermediate understanding of water quality. Determines if stratification is occurring and if it may cause oxygen stress to aquatic life. Assessment also indicates if oxygen content may contribute to nutrient recycling, environments that favor anaerobic bacteria, or midge flies. Indicates if toxic levels of ammonia are accumulating. This assessment is exactly the same as the Enhanced assessment but includes the addition of an algae ID.

- Water Column Profile with DO, Temp, Depth, Secchi (clarity), (2) Total Phosphorus, (2) Total Nitrogen, (2) Ammonia, (2) pH Reading, (2) Total Alkalinity, (2) Conductivity, and (2) Turbidity and Algae ID.

Restoration Assessment (Enhanced Waterbody Assessment Plus Phosphorus Jar Test): Intermediate understanding of water quality. Determines if stratification is occurring and if it may cause oxygen stress to aquatic life. Assessment also indicates if oxygen content may contribute to nutrient recycling, environments that favor anaerobic bacteria, or midge flies. Assessment indicates if toxic levels of ammonia are accumulating. The restoration assessment collects the data necessary to determine the most efficient alum application that will not lower the pH of the water body below the aquatic stress zone. This assessment combines the enhanced assessment and the alum jar test in one package and is great for lakes suspected of having high phosphorus levels or clarity issues. It collects the data necessary to move forward immediately after sampling with an alum application if applicable.

- Water Column Profile with DO, Temp, Depth, Secchi (clarity), (2) Total Nitrogen, (2) Ammonia, (5) Total Phosphorus (including alum jar), (5) Turbidity (including alum jar), pH Titration (in lab), (2) pH Reading (in field), (2) Total Alkalinity, (2) Conductivity.

**** Items with a (2) indicate that a surface and bottom water sample will be collected and analyzed.**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

8

After recording this instrument should be returned to:

Valencia Bonita Homeowners Association, Inc.
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, Florida 33323
Attn: President

(Space Reserved for Clerk of Court)

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "**Easement Agreement**") is entered into as of this ____ day of July, 2022 by and between VALENCIA BONITA HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation ("**Valencia Bonita HOA**"), and BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT ("**Beach Road CDD**"). Valencia Bonita HOA and Beach Road CDD are each sometimes referred to in this Easement Agreement as a "**Party**" and collectively, as the "**Parties**".

RECITALS:

WHEREAS, Beach Road CDD is a local unit of special-purpose government established by ordinance adopted by the City of Bonita Springs, Florida pursuant to Chapter 190, Florida Statutes, whose boundaries include the residential community named "**Bonita National**";

WHEREAS, Beach Road CDD owns and is responsible for the maintenance, repair and replacement of certain portions of Bonita National including Tract WFW-B of the Plat, BONITA NATIONAL, according to the Plat thereof, as recorded under Instrument No. 2015000023533 of the Public Records of Lee County, Florida ("**Tract WFW-B**");

WHEREAS, "**Valencia Bonita**" is a residential community located adjacent to the western boundary of Bonita National;

WHEREAS, pursuant to that certain Declaration of Covenants, Restrictions and Easements for Valencia Bonita recorded on February 6, 2017 under Instrument No. 2017000026294 of the Public Records of Lee County, Florida (as amended and supplemented from time to time, collectively, the "**Valencia Bonita Declaration**"), Valencia Bonita HOA is responsible for the maintenance, repair and replacement of certain portions of Valencia Bonita (the "**HOA Property**");

WHEREAS, a portion of Tract WFW-B identified on **Exhibit "A"** attached hereto (the "**Easement Area**") is located adjacent to the easterly boundary of the following portions of Valencia Bonita: Lots 936 to 941, Tract OS-27, and Lots 942-948, all of Bonita Beach Road Estates Plat Eight, according to the Plat thereof, as recorded under Instrument No. 2021000098218 of the Public Records of Lee County, Florida and includes sod and a lake bank;

WHEREAS, Valencia Bonita HOA desires to have the right to install sod and/or native grasses in the Easement Area and to thereafter maintain the Easement Area, and Beach Road CDD has agreed to grant to Valencia Bonita HOA a perpetual, non-exclusive easement over, under, upon, across and through the Easement Area to permit Valencia Bonita HOA to perform such installations in, and maintenance of, the Easement Area, all as provided in this Easement Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

1. Recitals. The recitals set forth above are true and correct and incorporated herein in their entirety by this reference.

2. Grant of Easement. Beach Road CDD hereby gives, grants, and conveys to Valencia Bonita HOA a perpetual, non-exclusive easement over, under, upon, across and through the Easement Area (the "Easement") for the following purposes:

(a) re-grading the Easement Area and installing sod and/or native grasses in and on the Easement Area, as same may be necessary and/or desirable by Valencia Bonita HOA from time to time; provided, however, that no work shall modify the grading to be inconsistent with any applicable City of Bonita Springs or South Florida Water Management District permit;

(b) irrigating the Easement Area with irrigation water provided from the HOA Property and/or irrigation water provided from irrigation systems or facilities installed on, under and across the Easement Area by the Valencia Bonita HOA; and

(c) trimming, cutting and maintaining the sod and/or native grasses located in and on the Easement Area.

Except as expressly provided in this Easement Agreement, Valencia Bonita HOA shall not make any material change to the Easement Area without the prior, written approval of Beach Road CDD, which approval may be withheld in Beach Road CDD's sole discretion. Valencia Bonita HOA shall be responsible, at its sole cost and expense, for obtaining all permits, orders and/or approvals from governmental authorities that may be reasonably necessary to exercise the rights granted to Valencia Bonita HOA by this Easement Agreement (collectively, the "Approvals"). Beach Road CDD agrees to cooperate with Valencia Bonita HOA, at no cost or expense to Beach Road CDD, in all respects in connection with Valencia Bonita HOA's efforts to obtain the Approvals. In connection therewith, Beach Road CDD agrees, upon the request of Valencia Bonita HOA, to promptly execute and deliver to Valencia Bonita HOA (but in no event later than thirty (30) days following such request) all petitions, applications, permits, consents, joinders, documents, agreements or other instruments as Valencia Bonita HOA may request to allow Valencia Bonita HOA to obtain the Approvals.

3. Maintenance. Valencia Bonita HOA agrees to trim, cut and maintain the sod and/or native grasses located in and on the Easement Area and irrigation improvements placed by Valencia Bonita HOA from time to time within the Easement Area. The maintenance activities of Valencia Bonita HOA will include such maintenance as necessary to keep the sod, native grasses and irrigation within the Easement Area in good, neat and proper condition and repair. The parties acknowledge nothing herein shall obligate Valencia Bonita HOA to do any of the following: (i) treating the flowway portion of Tract WFW-B for algae and invasive and exotic vegetation; (ii) maintaining and repairing as necessary any natural erosion or other erosion or scouring that occurs in Tract WFW-B (regardless of the movement of the water line within the flowway from time to time) other than erosion caused by a failure of Valencia Bonita HOA to maintain the Easement Area in accordance with this Easement Agreement; and (iii) installing, maintaining and replacing any required littoral plantings within littoral areas on Tract WFW-B.

4. Compliance. Valencia Bonita HOA shall use reasonable care in performing work within the Easement Area. Valencia Bonita HOA will conduct all activity within the Easement Area in accordance with all applicable permits (including, without limitation, any South Florida Water Management District or City of Bonita Springs permits that may be applicable), rules, ordinances, regulations and laws and, to the extent required, will obtain all requisite permits and approvals prior to the commencement of any activity in the Easement Area. Beach Road CDD acknowledges that Valencia Bonita HOA's work in the Easement Area may be performed, at the sole election of Valencia Bonita HOA, by Valencia Bonita HOA's own employees, by contractors or agents engaged by Valencia Bonita HOA.

5. Beach Road CDD Rights. Beach Road CDD shall retain all rights and use of the Easement Area, subject, however, to this Easement Agreement and the rights granted to Valencia Bonita HOA in this Easement Agreement. Notwithstanding anything to the contrary in this Easement Agreement, nothing herein shall be construed to limit or restrict Beach Road CDD's right to operate and maintain its stormwater management system, of which Tract WFW-B is a portion.

6. Assumption of Risk; Indemnification. Valencia Bonita HOA assumes all risk and bears any loss or injury to property or persons occasioned by negligent act or omission of Valencia Bonita HOA or its agents, consultants, employees, or subcontractors, relating to this Easement Agreement and Valencia Bonita HOA's exercise of its rights set forth herein. Valencia Bonita HOA agrees to indemnify, hold harmless and defend Beach Road CDD and all of its supervisors, officers, agents and employees from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgments of every nature and description brought or recoverable against it or them by reason of any negligent act or omission of Valencia Bonita HOA, its agents, consultants, employees, or subcontractors, relating to this Easement Agreement and Valencia Bonita HOA's exercise of its rights set forth herein. Notwithstanding the foregoing, nothing in this Easement Agreement shall be deemed as a waiver of immunity or limits of liability of Beach Road CDD beyond any statutory limited waiver of immunity or limits of liability that may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Easement Agreement shall inure to the benefit of any third party for the purpose of allowing any claim that would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. Valencia Bonita HOA further agrees to carry and maintain in full force and effect commercial general liability including contractual liability insurance coverage of \$1,000,000 combined single limit bodily injury and property damage per occurrence, and \$2,000,000 general aggregate, which insurance names Beach Road CDD as certificate holder and additional insured to the general liability insurance policy. Valencia Bonita HOA shall require any contractor performing work within the Easement Area to maintain commercial general liability insurance in an amount equal or greater than the foregoing minimum coverage level.

7. Restoration of Damage. Valencia Bonita HOA shall, at Valencia Bonita HOA's sole cost and expense, promptly repair any damage to the Easement Area caused in any manner by the activities of Valencia Bonita HOA pursuant to the terms of this Easement Agreement to reasonably the same condition as existed prior to such damage.

8. Default/Default Remedies.

(a) Valencia Bonita HOA shall be deemed to be in default ("**Default**") under this Easement Agreement in the event Valencia Bonita HOA fails to comply with any term, provision or covenant of this Agreement and such failure is not cured within thirty (30) days after written notice from Beach Road CDD; provided, however, that if the failure is of such a nature that it cannot reasonably be cured by Valencia Bonita HOA within said thirty (30) days period, Valencia Bonita HOA shall not be deemed in default so long as Valencia Bonita HOA commences curing such default within said thirty (30) day period and continues to diligently prosecute the same to final completion no later than ninety (90) days after written notice from Beach Road CDD.

(b) In the event of a Default under this Easement Agreement by Valencia Bonita HOA, Beach Road CDD shall have the right, but not the obligation, to do either of the following, in Beach Road CDD's sole discretion:

- (i) to satisfy Valencia Bonita HOA's Default obligation by such action deemed necessary by Beach Road CDD whereupon Valencia Bonita HOA shall promptly upon demand from Beach Road CDD accompanied by reasonable supporting evidence, reimburse Beach Road CDD for any and all reasonable expenses associated with the corrective action by Beach Road CDD; or
- (ii) to unilaterally terminate this Easement Agreement and all rights and easements granted to Valencia Bonita HOA hereunder by sending a written termination notice to Valencia Bonita HOA (the "**Termination Notice**"). Upon delivery of the Termination Notice in accordance with Section 10 hereof, this Easement Agreement and all rights and easements granted hereby shall be fully terminated except for the indemnification obligations in Section 6 hereof, which obligations

shall survive termination of this Easement Agreement and Beach Road CDD may at its election place such documentation of record to evidence the termination as deemed necessary or desirable by Beach Road CDD. Although the foregoing termination under this subsection (ii) is intended by the parties to be self-operative, Valencia Bonita HOA agrees to execute a written release and termination of this Easement Agreement if requested by Beach Road CDD.

9. Termination. Unless terminated as set forth in Section 8 above or this Section 9, this Easement Agreement shall remain in full force and effect in perpetuity from the date first set forth above. The Easement Agreement may be freely terminated by Valencia Bonita HOA, with or without cause, upon ninety (90) days' written notice to Beach Road CDD and the recording of a termination of this Easement Agreement in the Public Records. Upon any termination of this Agreement (whether pursuant to Section 8 or Section 9), Valencia Bonita HOA, at its sole cost and expense, shall remove any landscaping, irrigation or other improvements installed by Valencia Bonita HOA in the Easement Area as may be requested by Beach Road CDD and restore such areas, at its sole cost and expense, to substantially the same condition that existed immediately prior to the effective date of this Easement Agreement.

10. Notices. Any and all notices required or desired to be given hereunder shall be in writing and shall be deemed to have been duly given (i) when delivered by hand, (ii) three (3) business days after deposit in the United States mail, by registered or certified mail, return receipt requested, postage prepaid, and (iii) one (1) business day after deposit with Federal Express, UPS or other nationally recognized overnight courier, and addressed as follows (or to such other address as either party shall hereafter specify to the other in writing):

If to Beach Road CDD: Wrathell, Hunt and Associates, LLC
9220 Bonita Beach Road, Ste. 214
Bonita Springs, FL 34135
Attention: Chelsey "Chuck" Adams

With a copy to: Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail N., Suite 300
Naples, Florida 34103
Attn: Gregory L. Urbancic, Esq.

If to Valencia Bonita HOA: Valencia Bonita Homeowners Association, Inc.
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323
Attention: President

11. Miscellaneous.

(a) This Easement Agreement is intended to and shall be considered as a covenant running with the title to the Easement Area and shall be binding upon and inure to the Parties and their respective successors and/or assigns. This Easement Agreement shall be: (i) recorded amongst the public records of Lee County, Florida and (ii) construed in accordance with the laws of the State of Florida.

(b) The provisions of this Easement Agreement may be enforced by all appropriate actions at law and/or in equity by Beach Road CDD or Valencia Bonita HOA.

(c) Venue for any lawsuit or other proceeding between the parties arising under this Easement Agreement shall be exclusively in Lee County, Florida. BEACH ROAD CDD AND VALENCIA BONITA HOA EACH HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THEIR RIGHT TO A TRIAL BY JURY WITH RESPECT TO ANY LITIGATION ARISING OUT OF, UNDER OR IN ANY WAY CONNECTED WITH THIS EASEMENT AGREEMENT AND/OR THE PARTIES' PERFORMANCE UNDER THIS EASEMENT AGREEMENT. THIS PROVISION IS A MATERIAL INDUCEMENT FOR EACH OF THE PARTIES TO ENTER INTO THIS EASEMENT AGREEMENT. THIS MEANS THAT A JUDGE AND NOT A JURY WILL BE THE TRIER OF FACT IN ANY SUCH LITIGATION.

(d) In the event of any litigation between the parties to this Easement Agreement arising out of this Easement Agreement, the prevailing party in such action or proceeding shall be entitled to recover all costs of such action or proceeding incurred by it, including reasonable attorneys' fees and costs incurred up to and including all trial, appellate, and post-judgment levels and proceedings.

(e) All of the Parties to this Easement Agreement have participated fully in its negotiation and drafting, and accordingly, this Easement Agreement shall not be more strictly construed against any one of the parties hereto.

(f) In the event any term or provision of this Easement Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Easement Agreement shall be construed in full force and effect.

(g) This Easement Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior agreements, understandings and arrangements, both oral and written, between the parties with respect thereto.

{Remainder of page intentionally left blank. Signatures appear on next page.}

IN WITNESS WHEREOF, the parties have executed this Easement Agreement as of the date set forth above.

VALENCIA BONITA HOA:

VALENCIA BONITA HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation

WITNESSES:

Print Name:_____

By:_____ Dianna Betancourt, President

[CORPORATE SEAL]

Print Name:_____

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day _____, 2022, by Dianna Betancourt, as President of Valencia Bonita Homeowners Association, Inc., a Florida not for profit corporation, who () is personally known to me or () has produced _____ as identification.

NOTARY SEAL

Notary Public

Print Notary Name
My Commission Expires:_____

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

BEACH ROAD CDD:

BEACH ROAD GOLF ESTATES COMMUNITY
DEVELOPMENT DISTRICT

WITNESSES:

Print Name: _____

By: _____
Barry Kove, Chairman

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2022 by Barry Kove, as Chairman of Beach Road Golf Estates Community Development District, who () is personally known to me or () has produced _____ as identification.

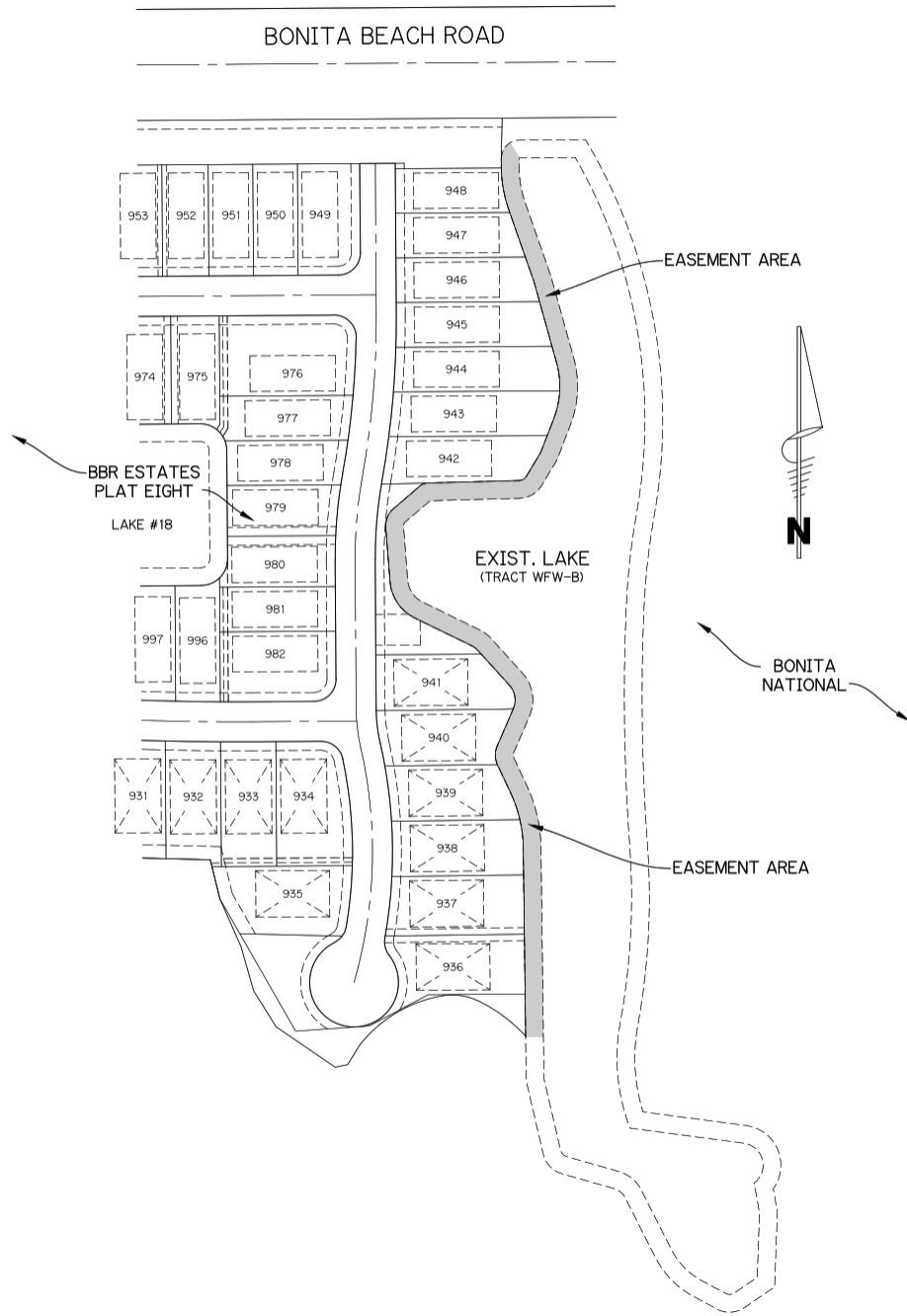
NOTARY SEAL

Notary Public

Print Notary Name
My Commission Expires: _____

EXHIBIT "A"

Easement Area



**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

10

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2022**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BALANCE SHEET
MAY 31, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 198,548	\$ -	\$ -	\$ 198,548
Investments				
Revenue	-	1,421,746	-	1,421,746
Reserve	-	997,709	-	997,709
Sinking	-	28	-	28
Interest	-	9	-	9
Prepayment	-	14	-	14
Construction	-	-	1,262,123	1,262,123
Due from general fund	-	6,414	-	6,414
Due from capital projects fund	263	-	-	263
Due from other governments	2,273	-	-	2,273
Utility deposit	282	-	-	282
Total assets	<u>\$ 201,366</u>	<u>\$ 2,425,920</u>	<u>\$ 1,262,123</u>	<u>\$ 3,889,409</u>
LIABILITIES				
Liabilities				
Developer advance	\$ 1,983	\$ -	\$ -	\$ 1,983
Accrued taxes payable	306	-	-	306
Due to debt service	6,414	-	-	6,414
Due to general fund	-	-	263	263
Total liabilities	<u>8,703</u>	<u>-</u>	<u>263</u>	<u>8,966</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	<u>2,273</u>	<u>-</u>	<u>-</u>	<u>2,273</u>
Total deferred inflows of resources	<u>2,273</u>	<u>-</u>	<u>-</u>	<u>2,273</u>
FUND BALANCES				
Restricted for:				
Debt service	-	2,425,920	-	2,425,920
Capital projects	-	-	1,261,860	1,261,860
Assigned				
Lake bank erosion repair	150,000	-	-	150,000
Unassigned	40,390	-	-	40,390
Total fund balances	<u>190,390</u>	<u>2,425,920</u>	<u>1,261,860</u>	<u>3,878,170</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 201,366</u>	<u>\$ 2,425,920</u>	<u>\$ 1,262,123</u>	<u>\$ 3,889,409</u>

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
On-roll assessments	\$ 752	\$ 233,821	\$ 233,809	100%
Intergovernmental mitigation and monitoring	482	8,435	78,840	11%
Non-governmental mitigation and monitoring	-	15,821	-	N/A
Interest	-	21	-	N/A
Total revenues	<u>1,234</u>	<u>258,098</u>	<u>312,649</u>	83%
EXPENDITURES				
Supervisors	1,077	7,320	-	N/A
Management/recording	3,333	26,667	40,000	67%
Financial accounting services	1,292	10,333	15,500	67%
Audit	4,200	4,200	4,500	93%
Dissemination agent	417	3,333	5,000	67%
Arbitrage rebate	-	500	-	N/A
Trustee fees	-	9,868	10,850	91%
Legal	1,677	5,989	10,000	60%
Engineering	-	-	5,000	0%
Postage	239	917	300	306%
Printing & reproduction	83	667	1,000	67%
Legal advertising	-	275	1,000	28%
Annual district filing fee	-	175	175	100%
Insurance	-	6,311	6,200	102%
Other current charges	-	391	650	60%
ADA website maintenance	-	210	210	100%
Website	-	705	615	115%
Total professional & admin	<u>12,318</u>	<u>77,861</u>	<u>101,000</u>	77%
Operations				
Mitigation maintenance and monitoring	2,535	41,884	146,000	29%
On-site operations and maintenance	<u>24,480</u>	<u>88,368</u>	<u>92,000</u>	96%
Total operations	<u>27,015</u>	<u>130,252</u>	<u>238,000</u>	55%
Other fees and charges				
Property appraiser	-	-	1,459	0%
Tax collector	-	2,117	2,189	97%
Total other fees and charges	<u>-</u>	<u>2,117</u>	<u>3,648</u>	58%
Total expenditures	<u>39,333</u>	<u>210,230</u>	<u>342,648</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	(38,099)	47,868	(29,999)	
Fund balance - beginning	228,489	142,522	329,261	
Assigned				
Lake bank erosion repair ¹	150,000	150,000	150,000	
Unassigned	40,390	40,390	149,262	
Fund balance - ending	<u>\$ 190,390</u>	<u>\$ 190,390</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 MAY 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 6,414	\$ 1,977,116	\$ 1,996,768	99%
Interest	461	736	-	N/A
Assessment prepayments	-	24,012	-	N/A
Total revenues	<u>6,875</u>	<u>2,001,864</u>	<u>1,996,768</u>	100%
EXPENDITURES				
Principal	-	595,000	595,000	100%
Interest	687,068	1,386,035	1,386,035	100%
Total expenditures	<u>687,068</u>	<u>1,981,035</u>	<u>1,981,035</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(680,193)	20,829	15,733	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(51,360)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(51,360)</u>	<u>-</u>	N/A
Net change in fund balances	(680,193)	(30,531)	15,733	
Fund balance - beginning	3,106,113	2,456,451	2,449,879	
Fund balance - ending	<u>\$ 2,425,920</u>	<u>\$ 2,425,920</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 MAY 31, 2022**

	Current Month	Year to Date
REVENUES		
Interest	\$ 183	\$ 319
Total revenues	183	319
EXPENDITURES		
Capital outlay	-	87,582
Total expenditures	-	87,582
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	51,360
Total other financing sources/(uses)	-	51,360
Net increase/(decrease), fund balance	183	(35,903)
Beginning fund balance	1,261,677	1,297,763
Ending fund balance	\$ 1,261,860	\$ 1,261,860

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

1 1A

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 May 16, 2022, 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 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 (via telephone)	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 Werbeck	Resident and HOA President
Richard Slattery	HOA
Jon Ehret (via telephone)	Resident
Craig Ramsey	Resident
Tom Henderson	Resident
Carl Burnton	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m. Supervisors DiTommaso, Grillo, Leyon and Kempf were present, in person. Supervisor Kove was attending via telephone.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Kove gave the following update:

- The pressure washing project at the front was completed.
- Erosion issues at Monaghan Run and Foxrock Court were completed expeditiously.

Mr. Willis reported the following:

43 ➤ Project on Galway: A revised proposal to relocate the oak trees is expected this week;
44 the original amounts submitted were too high.

45 Mr. Willis explained the tree markings and scope of work, which includes irrigation at
46 the new location.

47 ➤ Plantings: A second row of plants is being added from Antrim Court to Cherrywood
48 Court; work will be completed on Friday.

49 ➤ Mr. Willis will have the landscaper remove the hedges from the Clubhouse on Antrim
50 Court to Cherrywood Court.

51 ➤ The homeowner’s complaint about inadequate lighting at the corner of Cherrywood
52 Court and Antrim is an issue that the HOA must address with Florida Power & Light (FPL).

53 ➤ SOLitude Lake Management (SOLitude) treated the lake for algae.

54 ➤ SOLitude Weekly Reports: An Operations Staff Report will be created for SOLitude to
55 submit the reports to the Chair.

56 Mr. Kove’s updates continued:

57 ➤ The trailer area on Valencia was knocked down.

58 Mr. Kove asked if it is the CDD’s responsibility to change the driveway into a curb. Mr.
59 Adams stated he would ask Mr. Asher, with GL Homes, about their intentions. Whatever the
60 plans, they will be responsible for removing the right-of-way (ROW) and closing the curb.

61 ➤ Troon continues to provide regular project updates. Lennar is fixing and repairing curbs
62 and is expected to proceed with the repaving and top coat on May 31, 2022, which should
63 complete all the items that needs to be addressed.

64 Mr. Willis and Mr. Adams reported on the following:

65 ➤ Regarding SOLitude identifying areas with exposed extension pipes in the lakes,
66 SOLitude was on site but he must check on the status of the Report. An update will be emailed.

67 ➤ Proposals for repairs and relocation of aeration systems were pending. Vendors are still
68 experiencing supply chain delays.

69 ➤ Regarding Lennar addressing erosion repairs referenced in the Seventh Order of
70 Business, the CDD will probably engage MRI, in order to control the pace and the process, as
71 the work will be funded from the construction fund account.

72 ➤ Regarding debris and rocks to be removed around the lake banks, Mr. Dean, of Lennar,
73 is having the construction debris removed but leaving the rocks around the lakes.

74

75 **THIRD ORDER OF BUSINESS**

Public Comments

76
77
78
79
80
81

Resident John Ehret wanted the Board to hold the parties responsible for this issue accountable and asked why this is being held up for a year. He did not want this to continue with a poor plan of keeping the poles, which, in his opinion, is a plan that is not backed up with an Engineer’s Report. He appreciated the Board’s efforts looking out for the community.

82 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2022-02, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

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Mr. Adams presented Resolution 2022-02. He explained the intent to keep assessment levels the same. If assessments will increase, the levels must be set at least 30 days prior to the budget public hearing, in order to send mail notices to homeowners. He reviewed the proposed Fiscal Year 2023 budget, highlighting any line items increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reason for any changes. Formatting and calculation errors in the proposed Fiscal Year 2023 budget will be corrected.

On MOTION by Mr. Grillo and seconded by Mr. Leyon, with all in favor, Resolution 2022-02, Approving a Proposed Budget for Fiscal Year 2022/2023, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 15, 2022, 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; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

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107 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2022-03, Designating Dates, Times and Locations for the Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

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Mr. Adams presented Resolution 2022-03.

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On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, Resolution 2022-03, Designating Dates, Times and Locations for the Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

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SIXTH ORDER OF BUSINESS

Consideration of Carter Fence Proposal to Install Gate to the Sidewalk

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Mr. Willis presented the Carter Fence proposal and discussed the scope of work, operation of the gate and access.

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On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, Carter Fence Estimate #40644 to modify and install a gate to the sidewalk, subject to HOA Board approval, in the not-to-exceed amount of \$17,686.14, was approved.

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SEVENTH ORDER OF BUSINESS

Status of Lennar’s Accurate Grading Erosion Repairs

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- **Erosion at 16th Tee and Other Areas Around the Berms**

This item was addressed during the Second Order of Business.

Mr. Willis will coordinate adding this to the MRI projects list.

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EIGHTH ORDER OF BUSINESS

Update: Resolution of Aeration Issues

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Mr. Willis stated that the parts and proposal to repair maintenance items were pending.

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NINTH ORDER OF BUSINESS

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

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Mr. Adams discussed a recent conversation Mr. Reid Fellows, of TR Transportation Consultants, Inc., had with the new FPL Representative. Mr. Adams reported the following:

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- Since the CDD already has a portion of the contract system installed, FPL did not think it feasible to switch considering that FPL would have to charge the CDD for the original system, proration for depreciation and the additional labor costs associated with removing and installing new poles, which must fall within the design criteria.

154

- Mr. Fellows is waiting on FPL to submit design proposals.

155 ➤ Per Mr. Fellows, the potential to reduce the number of poles would not likely have any
156 impact to the issues. Of importance is making sure all luminaires are level, as some are not.

157 ➤ The revised Photometric Report to install shields on the north and south sides is ready
158 to submit to the City for a permit and request an extension of the Limited Development Order.

159 After further consideration, Mr. Grillo and Mr. Kove voiced their opinions that the lights
160 are a big improvement and appropriate for the new communities. Both were against incurring
161 the high cost and removing and installing decorative fixtures. Based on prior discussions, Mr.
162 Kove did not think the CDD has any financially feasible recourse.

163 Discussion ensued regarding the limited options provided by FPL, shields for the front
164 not meeting design criteria, lowering wattage and whether leveling the poles is the only option
165 to mitigate the lighting issues.

166 An unidentified person not affected by this expressed concern for the homeowners on
167 the south side and voiced their opinion that the only recourse will be to file lawsuits if this issue
168 is not resolved, which will be at a cost to the CDD. He suggested looking at the Design Report.

169 Mr. Kove asked Mr. Adams to invite Mr. Fellows and the FPL Representative to the next
170 meeting. Mr. Adams expected the removal costs to range from \$100,000 to \$200,000. Mr.
171 Adams and Mr. Urbancic responded to questions about safety concerns and potential lawsuits
172 due to inadequate lighting, whether claims would have any merits and the City not taking
173 ownership of the Road.

174 This item would remain on the agenda.

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176 **TENTH ORDER OF BUSINESS**

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

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181 Mr. Adams stated the package was submitted on behalf of the CDD. He discussed the
182 scope of work; upon approval by the City and receipt of the permit, he will have the contractor
183 order the signs and speed humps.

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185 **ELEVENTH ORDER OF BUSINESS**

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

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189 Mr. Urbancic stated a response is pending from Ms. Holmes' Counsel regarding whether
190 she has other language she wants the CDD to consider. He hoped to present the final version at
191 the next meeting.

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193 **TWELFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
194 Statements as of March 31, 2022**

195

196 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2022. He
197 expected the final requisition on the Capital Projects Fund Series 2015 bonds to be submitted in
198 August. He listed several upcoming projects for which those funds will be used and noted the
199 remaining balance will go into the Debt Service Fund to reduce outstanding principal.

200 In response to questions regarding the lakes, Staff stated that, after inspection, they
201 determined it is not feasible to add sod around the lake edges, as it will not survive without
202 proper irrigation, but with the rainy season and water levels rising, the grass is expected to
203 chase the water pattern down to the lake edges. Regarding the good condition of the sod at
204 Lake #13, Mr. Willis recalled that it is because the sprinkler heads were adjusted.

205 The financials were accepted.

206

207 **THIRTEENTH ORDER OF BUSINESS**

**Approval of April 18, 2022 Regular Meeting
208 Minutes**

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210 Mr. Adams presented the April 18, 2022 Regular Meeting Minutes. The following
211 changes were made:

212 Line 32: Change "Willis" to "Adams"

213 Line 46: Change "Easton" to "Edenderry"

214 Line 196: Change "Warbach" to "Werbeck"

215

**On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the April
216 18, 2022 Regular Meeting Minutes, as amended, were approved.**

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220 **FOURTEENTH ORDER OF BUSINESS**

Staff Reports

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

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

224 There were no District Counsel or District Engineer reports.

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

226 I. 1,220 Registered Voters in District as of April 15, 2022

227 II. NEXT MEETING DATE: June 20, 2022 at 1:00 P.M.

228 ○ QUORUM CHECK

229 The next meeting will be held on June 20, 2022. A Special Meeting might be scheduled
 230 for before June 14, if an earlier meeting with FPL can be coordinated. All Supervisors confirmed
 231 their attendance, if a Special Meeting is scheduled.

232
 233 **FIFTEENTH ORDER OF BUSINESS** **Audience** **Comments/Supervisors'**
 234 **Requests**

236 Resident Craig Ramsey voiced his opinion that the lighting issue is causing travel
 237 problems and asked if the solution is to reduce the speed limit. He felt that residents will feel
 238 safer altering the lighting behind their residences. Mr. Adams did not think the two matters are
 239 related to one another.

240 Resident Tom Henderson stated that highway lights, not decorative residential ones like
 241 in Palmira, were installed before homeowners had any say in the matter.

242 Street lights shining into homes and possibly lowering property values was discussed.

243 Resident Carl Burton discussed his prior experience in the lighting industry and voiced
 244 his opinion that the poles that were installed are not appropriate for a residential boulevard.
 245 He asked if the Board is concerned about the cost of initiating a law suit and if they considered
 246 what it could, in his opinion, cost homeowners in lowered property values.

247 Homeowners in attendance heatedly discussed whether a statement that certain
 248 communities wanted lighting and others did not is true and whether homeowners were polled;
 249 some thought that leveling the lights will not impact the ongoing issue.

250 Resident and HOA President Jim Werbeck asked homeowners to realize the \$100,000 to
 251 \$200,000 to remove the lights is not a substantial amount to absorb, when dispersed over the
 252 four communities, although the CDD Board must still vote on approving a special assessment.

254 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

257 On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with all in favor,
 258 the meeting adjourned at 2:23 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

11B

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 Special Meeting on June 9, 2022, 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 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
Richard Slattery	HOA
John Hammell	HOA
Antoinette Dona	Resident
Bill McCormick (via telephone)	Resident
Eric Culling	Florida Power & Light (FPL)
Reid Fellows	TR Transportation Consultants, Inc. (TRTC)

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, in person.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

40 Mr. Kove welcomed Mr. Eric Culling, of FPL, and Mr. Reid Fellows, of TR Transportation
41 Consultants, Inc. (TRTC) to the meeting.

42 Mr. Kove gave a briefing on the street lighting project that commenced two years ago
43 and the various issues that arose after installing the north and south side lights on Bonita Beach
44 Road. He stated that, once the issues were brought to the Board, the project was shut down.
45 This meeting is specifically for fact finding and to hopefully enable the Board to select the best
46 option to correct the issues at the next meeting. The Board must evaluate the implications of
47 any financial changes to this project and how it will impact the construction fund and the Fiscal
48 Year 2022 and Fiscal Year 2023 budget.

49 Mr. Kove reminded everyone that this involves a residential area and the decisions and
50 future plans should reflect that at all times.

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52 **THIRD ORDER OF BUSINESS**

Public Comments

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54 There were no public comments.

55

56 **FOURTH ORDER OF BUSINESS**

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

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59 In light of the Lease Agreement and current issues, Mr. Kove asked Mr. Culling to review
60 the options so the Board can select the best one to complete the project.

61 Mr. Culling reviewed FPL’s lighting processes and procedures, which excluded giving
62 recommendations or lighting designs to the CDD, as FPL’s services are based on the Board’s
63 direction and design plans, from TR Transportation, who is the CDD’s third-party contractor.

64 Mr. Culling distributed and discussed the recently updated FPL Prescriptive Catalog of
65 fixtures and shield options. Budget-wise, FPL would incur all costs associated with installing
66 shields behind the fixtures currently in place on the north and south sides. He recommended
67 pursuing this option before considering further options.

68 Mr. Culling presented the following options for consideration in chronological order:

- 69 ➤ Step 1 - South Side Option: Recommended installing shield fixtures on the concrete
- 70 poles on the south side of the road, in order to see what affect it has to homeowners on the

71 south side. If approved, he would discuss the style options with the manufacturer to determine
72 which style is appropriate.

73 ➤ Step 2 - North Side Option: Front light shields can be installed on the existing
74 distribution poles on the north side, which should eliminate the glare; however, the downside is
75 that it would significantly impact the amount of light reaching the roadway.

76 Mr. Culling responded to Board Member questions and discussed the following:

77 ➤ Proceeding with Options 1 then 2 before considering lowering the wattage is
78 recommended, as the CDD would incur the costs associated with the net book value and
79 removal costs because it is under the Lighting Tarriff Agreement filed with the Florida Public
80 Service Commission. The information can be provided to Mr. Adams.

81 ➤ The CDD will incur costs of approximately \$600 to \$850 per fixture to replace the
82 existing fixtures already installed in the field and there is a different fee structure if the CDD
83 decides to replace the poles.

84 ➤ The FPL Construction Department is aware and plans to address the way the lines were
85 installed and tamp the fixtures down slightly to eliminate the line-of-sight from the point source
86 light, at no cost to the CDD.

87 Regarding the design criteria, Mr. Fellows stated the way the poles are set up on the
88 north side does not fit into the current design criteria. He must research to determine if
89 tamping down the fixture will impact the design criteria. He is ready to submit the plans for the
90 outside shield for the north and south sides to the County.

91 Discussion ensued regarding the Florida Department of Transportation (FDOT)
92 establishing the Design Review Criteria for arterial roadways, which is how FDOT classified
93 Bonita Beach Road. It was noted that the criteria for municipalities and agencies on the west
94 coast varies dramatically.

95 Ms. Kempf asked if this could be challenged since Bonita Beach Road is a dead-end
96 street. Mr. Fellow stated that he is submitting the permits to install the shields to the City and
97 he will ask the City Representatives if the City is amenable to this change.

98 Mr. Culling stated there might be other options to consider, in certain areas, to limit
99 direct line-of-sight to meet the established design criteria but, because of the distribution

100 facility location, they may run into setback requirements established by the power delivery,
101 which will result in the CDD incurring escalating costs.

102 The Board agreed with Mr. Culling's recommendation for FPL to explore all no cost
103 options first and do a test section to reenergize up to 10 lights from the source point and install
104 the shields for both the north and south sides. The test results would be presented at the June
105 meeting.

106 Mr. Culling stated he would send the construction graphics identifying the testing areas
107 to Mr. Adams and Mr. Adams will contact Trisha Goff, with the City of Bonita Springs, to find
108 out if the City is amenable to proceeding with the testing, which will help the CDD know what
109 to include on the next Limited Development Order (LDO) application.

110 Mr. Culling was asked to begin work on the cost of Plan B if testing fails. Mr. Culling, Mr.
111 Fellows and Mr. Adams responded to Board Members' multiple questions.

112 When asked, Mr. Adams stated he would have to confirm with the District Engineer to
113 determine if the construction fund account can be used to fund Plan B, if the testing fails to
114 achieve the desired results.

115 Resident Antionette Donna asked about the appearance of the shield. Mr. Culling
116 showed the two shield styles available from the catalog and described how they are attached to
117 the light source.

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119 FIFTH ORDER OF BUSINESS

Staff Reports

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

122 There was no report

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

124 There was no report.

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

- 126 • NEXT MEETING DATE: June 20, 2022 at 1:00 P.M.

- 127 ○ QUORUM CHECK

128 The next meeting will be held on June 20, 2022.

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130 **SIXTH ORDER OF BUSINESS**

**Audience
Requests**

Comments/Supervisors'

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133 Resident Bill McCormick asked if the term arterial roadway is the same as commercial.
134 Mr. Fellows replied no and described the different roadway classifications and noted that each
135 type of roadway has different design criteria.

136 There were no Supervisors' requests.

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138 **SEVENTH ORDER OF BUSINESS**

Adjournment

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141 **On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the**
142 **meeting adjourned at 2:03 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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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, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd.,
Bonita Springs, Florida 34135*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 18, 2021	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/81142213094 , Meeting ID: 811 4221 3094 or telephonically at 1-929-205-6099 , Meeting ID: 811 4221 3094		
November 15, 2021	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/81142213094 , Meeting ID: 811 4221 3094 or telephonically at 1-929-205-6099 , Meeting ID: 811 4221 3094		
December 13, 2021 CANCELED	Regular Meeting	1:00 PM
January 10, 2022*	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/81619773399 , Meeting ID: 816 1977 3399 or telephonically at 1-929-205-6099 , Meeting ID: 816 1977 3399		
February 21, 2022	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/81619773399 , Meeting ID: 816 1977 3399 or telephonically at 1-929-205-6099 , Meeting ID: 816 1977 3399		
March 21, 2022	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/81619773399 , Meeting ID: 816 1977 3399 or telephonically at 1-929-205-6099 , Meeting ID: 816 1977 3399		
April 18, 2022	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/81619773399 , Meeting ID: 816 1977 3399 or telephonically at 1-929-205-6099 , Meeting ID: 816 1977 3399		
May 16, 2022	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/81619773399 , Meeting ID: 816 1977 3399 or telephonically at 1-929-205-6099 , Meeting ID: 816 1977 3399		
June 9, 2022	Special Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/81619773399 , Meeting ID: 816 1977 3399 or telephonically at 1-929-205-6099 , Meeting ID: 816 1977 3399		

June 20, 2022 CANCELED	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/85618785926 , Meeting ID: 856 1878 5926 or telephonically at 1-929-205-6099 , Meeting ID: 856 1878 5926		
July 18, 2022	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/85618785926 , Meeting ID: 856 1878 5926 or telephonically at 1-929-205-6099 , Meeting ID: 856 1878 5926		
August 15, 2022	Public Hearing & Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/85618785926 , Meeting ID: 856 1878 5926 or telephonically at 1-929-205-6099 , Meeting ID: 856 1878 5926		
September 19, 2022	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/85618785926 , Meeting ID: 856 1878 5926 or telephonically at 1-929-205-6099 , Meeting ID: 856 1878 5926		

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