

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

The Board of Supervisors of the Beach Road Golf Estates Community Development District held a Regular Meeting on January 8, 2024 at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17501 Bonita National Blvd., Bonita Springs, Florida 34135 and via Zoom at <https://zoom.us/j/94315901673> and telephonically at 1-305-224-1968, Meeting ID: 943 1590 1673 and Passcode: **555333**, for both.

Present at the meeting were:

Daniel DiTommaso	Vice Chair
Joseph Grillo	Assistant Secretary
Timothy Vanderhyden	Assistant Secretary
Denise Kempf	Assistant Secretary

Also present:

Shane Willis	Operations Manager
Greg Urbancic (via phone/Zoom)	District Counsel
Jared Brown (via phone/Zoom)	Johnson Engineering, Inc. (JEI)
Gary Nychyk (via phone/Zoom)	Johnson Engineering, Inc. (JEI)
Andy Nott	Superior Waterway Services, Inc. (SWS)
Wendy Weber-Brunson	Bonita Nat'l Community Assoc. Manager
Derek Intinarelli	Bonita Nat'l Community Assoc. General Mgr
Kristi Wadhams	HOA President/Resident
Dan Wester	Resident
Gary Jasper	Resident
Joel Koenig	Resident
Denise Germano	Resident
Mike Ciberey	Resident
Residents (in person/via phone/Zoom)	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:00 p.m.

Supervisors DiTommaso, Grillo, Vanderhyden and Kempf were present. Supervisor Kove was not present.

SECOND ORDER OF BUSINESS**Chairman's Opening Comments**

Mr. DiTommaso welcomed all attendees. He thanked Mr. Willis for the meeting materials, especially the Project Status Report, which he believes is a useful tool and very helpful for planning. The following items were discussed:

- Street Lighting Project: Finalization for the new project to be approved is pending.
- Beach Road/Sidewalk Lighting Project: There are no new updates.
- Solar Pedestrian Crosswalk Project: The deposit will be paid to the contractor once the materials arrive, which will be when the contractor will apply for the permit.
- The Construction Fund Reconciliation Report: There will be \$179,586 remaining in the account after all the open projects are completed. No additional projects are assigned at this time. Once the projects are certified complete, Staff will determine how to apply any remaining funds to pre-payment of the debt service owed.
- The Seasons' HOA plans to install a cell phone tower on Bonita Beach Road but the CDD has not been contacted about this. All parties must agree to this and amend the Shared Cost Agreement, which will not apply if it is installed within The Seasons' community. Mr. Willis will contact The Seasons for information about the company and the plans.
- Nano-bubblers: The ground fault circuit interrupters (GFCI) are working properly to protect the compressor and other equipment in the cabinet. The technicians are monitoring areas and frequency where the GFCIs are tripping. A proposal to switch to a breaker and relocate the GFCI plate to the panels to eliminate moisture will be presented in the future. GFCIs should be replaced every couple of years. The technicians are on site performing monthly inspections and make adjustments to the equipment on a quarterly basis. Residents are encouraged to email issues to Mr. Willis.
- Regarding a report of a loose reflector on the speed hump at the entrance, Mr. Willis will replace it after the meeting.
- Regarding MRI trucks on site, Mr. Willis stated MRI's schedule opened up and they commenced work on the larger pipe cleaning project without prior notification. He discussed

the importance of MRI providing a schedule in advance so residents can be informed. He will email the Report to the Board.

THIRD ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Mr. Willis reported that ten participants are attending via phone/Zoom and about ten are attending in person.

Resident Gary Jasper asked what entity is responsible for maintaining the grassy area from the CDD to The Seasons' main gate. Mr. Willis stated that is part of his Field Operations Report. The Seasons' Construction Superintendent advised Mr. Adams of plans to re-install sod in that area after all the landscaping is completed. Mr. Willis is creating a map to identify CDD versus community responsibilities to provide at the next meeting.

Mr. Derek Intinarelli introduced himself as the new General Manager of Bonita National.

Resident Joel Koenig asked if the Florida Power & Light (FPL) payouts are included in the Construction Fund Report. Mr. Willis replied affirmatively.

Resident Denise Germano asked what work is being done on Pond #20 and requested the address of overgrown littorals. It was noted that a water leak is being repaired. Mr. Willis will speak to Mr. Nott about the littorals. Ms. Germano asked about what she perceives as insufficient lighting when walking to the Clubhouse. It was noted that, at the last meeting, residents were advised to speak to the HOA Board about the lighting and her request to adjust the timing when sprinklers turn on to avoid getting wet.

FOURTH ORDER OF BUSINESS

Operations Update(s)

- **Landscape**

Mr. Willis reported the following:

- A LandCare representative will attend the next meeting.
- Regarding the irrigation satellite along Bonita Beach Road, repairing the 15-year old equipment is no longer working. It will need to be replaced; it is a shared cost amongst all four communities.

➤ Regarding the grub infestation, the CDD is still addressing this issue; once eliminated, new sod will be installed.

FIFTH ORDER OF BUSINESS

Continued Discussion/Update: Panther Property Salability Report from Johnson Engineering

Mr. Urbancic discussed the outcome of the meeting with the South Florida Water Management District (SFWMD) regarding the mitigation property. If the CDD sells the property, the SFWMD will not release the CDD from the responsibilities under the permit. The SFWMD is concerned about placing cattle on the property.

Mr. Gary Nychyk agreed with Mr. Urbancic’s summary of the meeting with the SFWMD. The SFWMD did not seem interested in the CDD selling it; the potential of leasing it will be researched. Mr. Willis stated that Mr. Adams believes this is the initial starting point and will continue conversations with the SFWMD and provide an update at the next meeting as to whether to proceed. A Board Member asked for a written timeline from the genesis of this matter to its current status.

Discussion ensued regarding the SFWMD not responding to calls or letters and the belief that the SFWMD will take no action until the CDD files a permit or permit modification.

Mr. Willis thinks it is prudent for Mr. Adams to be present to participate in the Board’s decision on how to pursue this matter. Mr. DiTommaso requested written documentation that the CDD provided updates on this matter to the rancher.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Willis presented Resolution 2024-01. Seats 1 and 2 will be up for election at the November 2024 General Election. He read portions of Exhibit A, outlining the candidate qualifying period, which runs from noon on June 10, 2024 to noon on, June, 14, 2024, and instructing candidates about the qualifying process.

On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with all in favor, Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2023

- **Construction Fund Reconciliation Report**
The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of December 18, 2023 Regular Meeting Minutes

The following change was made:
Line 90: Delete last sentence.

On MOTION by Mr. Grillo and seconded by Mr. Vanderhyden, with all in favor, the December 18, 2023 Regular Meeting Minutes, as amended and to include any changes previously emailed to District Management, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

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

Mr. Urbancic stated that Financial Disclosure Form 6 does not apply to CDD Supervisors; they need only file Form 1.

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

New District Engineer, Jared Brown, stated that he looks forward to working with the CDD.

The District Engineer name under Staff Reports will be changed to Johnson Engineering, going forward.

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

There was no report.

- **NEXT MEETING DATE: February 19, 2024 at 1:00 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the February 19, 2024 meeting.

D. Field Operations: Wrathell, Hunt and Associates, LLC

Mr. Willis presented the Field Operations Report.

Discussion ensued regarding making format changes to the Field Operations Report.

It was noted that, once installation is completed, training on using the solar pedestrian crosswalk and how the system works will be scheduled for the Golf Course maintenance crew.

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

Mr. Willis reported eight participants attending via phone/Zoom and about eight in person.

Resident Derek Burns asked where the Panther Mitigation property is located. Mr. Willis stated it is in Hendry County.

There were no Supervisors' requests.

▪ **Collier Paving Proposal**

This item was an addition to the agenda.

Mr. Willis distributed and presented a revised proposal from Collier Paving reflecting material cost increases from the supplier.

Discussion ensued regarding the recent contract and what the original contract terms were in 2022, concerns if the CDD tries to enforce the terms, the vendor possibly terminating

the newly executed contract and possible difficulties finding another vendor and obtaining new bids.

On MOTION by Mr. Vanderhyden and seconded by Mr. Grillo, with all in favor, the Collier Paving Proposal to include the additional cost increase, for a not-to-exceed amount of \$77,681.50, was approved.

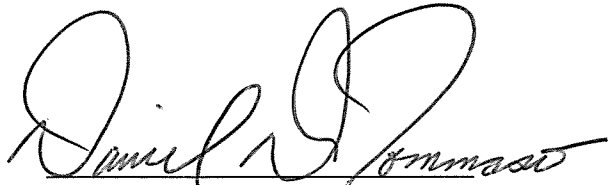
ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with all in favor, the meeting adjourned at 2:36 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair