

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

The Board of Supervisors of the Beach Road Golf Estates Community Development District held a Regular Meeting on March 18, 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:

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

Also present:

Chuck Adams (via phone/Zoom)	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via phone/Zoom)	District Counsel
Andy Nott	Superior Waterway Services, Inc. (SWS)
Antonio Navarrete	LandCare
Derek Intinarelli	Bonita Nat'l Community Assoc. General Mgr
Wendy Weber-Brunson	Bonita Nat'l Community Assoc. Manager
Dave Straub	Resident
Dan Wester	Resident
Residents (in person/via phone/Zoom)	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:01 p.m.

Mr. Kove invited General Manager Derek Intinarelli to speak as he needs to leave.

Mr. Intinarelli stated he appreciates the working relationship with CDD Staff. He plans to attend as many CDD meetings as possible. He encouraged everyone to contact him with any questions or concerns.

Mr. Kove thanked everybody for the great event last night. Mr. Intinarelli noted several events were held; 510 members and 40 staff members attended the concert, which is almost double the number of attendees at the prior events.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Kove welcomed all meeting attendees. The following items were discussed:

➤ Regarding the request for additional speed humps, Mr. Kove stated that, despite several forms of communication and in-person meetings with the Fire Department, Deputy Chief Eric Madden is firm in denying the request for this or any other communities in Bonita Springs, as he thinks speed humps will slow arrival times. Mr. Kove advised HOA President Kirsti Wadham, who will advise the HOA Board of this information. The Fire Department will approve only one other option, which is adding stop signs; installing cameras to evaluate the situation was suggested. Ms. Wadham will provide the HOA's comments at the next meeting.

Mr. Kove opened public comments about this matter. Mr. Willis reported that one resident is attending via phone/Zoom.

Mr. Kove responded to comments, stating that the rumor about removing existing speed humps is untrue, he conveyed the Fire Marshall's opinion that the decision of his predecessor was wrong. Mr. Kove will work with Ms. Weber-Brunson on preparing an update about this and other CDD matters to insert in the weekly update.

➤ Aerators: Mr. Nott stated that quarterly maintenance service was completed last week; no major problems were noted.

It was noted that the EPT breaker and aeration cabinet in Lake 7 was installed.

➤ Littorals: Mr. Willis and Mr. Nott recommended deferring evaluation to after the rainy season to determine if the littorals will recover or if additional plantings are needed. The warranty terms for the existing littorals will be discussed with the vendor.

Mr. Kove asked Mr. Nott to inspect the Lake at Foxtrot Court and Kerry for weed build up and to make sure the plants around the compressor boxes are being maintained.

Mr. Willis stated SWS removed the floating corrugated pipe from the lake. Ms. Weber-Brunson advised the resident of Mr. Willis' comment about tossing vegetation debris into the lake being harmful, as it nutrient loads the water.

Resident Dave Straub stated that his request to adjust the sprinklers from flowing into "Flow-way A" was not done. Ms. Weber-Brunson stated that she would follow up on that request.

Ms. Weber-Brunson stated that she observed a turtle's nest at the lake adjacent to Kerry Court and asked Mr. Navarrete to inspect the area.

- Grub Infestation: Mr. Navarrete reported there were two treatments and, once elimination is confirmed, he will present a proposal to replace the damaged sod.
- Trip Hazard: Mr. Willis was asked to inspect the sidewalk exiting the security gate, due to recent complaints of a possible trip hazard.
- Beach Road/Sidewalk Lighting Project: Mr. Adams stated that this item is still being circulated for review amongst the various City departments. He will speak to the Permit Coordinator and Mr. Urbancic to determine if it would be prudent for District Counsel to send a letter.
- Panther Property: Mr. Adams stated that Mr. Urbancic is reviewing a form of lease from the Realtor, which will be presented for consideration once the Realtor finishes researching comparables to determine a lease price.

Discussion ensued regarding whether the CDD should take on the responsibility of becoming a landlord, how it might affect Staff's workload, ensuring the land remains in compliance with the permit and the lease terms.

- Mr. Willis will have a missing reflector on Bonita National and Wicklow Court replaced.
- Solar Pedestrian Crosswalk Project: My Av-Tech is waiting for the City to approve the permit and will be working with Collier Paving on the installation; the materials will arrive soon.
- Regarding replacing missing speed and street signs, Ms. Weber-Brunson is waiting for Lykins-Signtek to schedule an installation date.

THIRD ORDER OF BUSINESS**Public Comments (3 minutes per speaker)**

Mr. Willis stated one resident is attending via phone/Zoom and 11 are attending in person.

There were no public comments.

FOURTH ORDER OF BUSINESS

**Update: Superior Waterway Services, Inc.
Treatment Report – February 2024**

A verbal report was given during the Second Order of Business.

FIFTH ORDER OF BUSINESS

Operations Update(s)

- **Landscape**

This item was discussed during the Second Order of Business.

- **CDD vs Community Responsibilities Map**

This item was presented following Item 9C.

SIXTH ORDER OF BUSINESS

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

This item was discussed during the Second Order of Business.

SEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of January 31, 2024**

- **Construction Fund Sources and Uses Reconciliation Report**

Mr. Willis stated that a significant portion of the funds budgeted for the additional speed table will be reallocated to the “Unassigned fund balance” budget line item, after he receives the proposal to repaint the striping. Other funds will be reallocated once he receives the final closeout requisitions from Johnson Engineering.

Mr. Kove asked Mr. Willis for a copy of a Lease Agreement and budget information for other CDDs that he manages.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of February 19, 2024 Regular Meeting Minutes

The following changes receive from Ms. Kempf will be made:

Lines 44: Change “Limited Development Order (LDO)” to “speed humps”

Line 52: Insert “, who is also a member of the Golf Association,” after “Mr. Grillo”

Line 75: Insert “by the Master HOA” after “replaced”

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the February 19, 2024 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

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

Mr. Urbancic discussed legislation awaiting the Governor’s signature or veto; an update will be provided at the next meeting.

B. District Engineer: Johnson Engineering, Inc.

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

There were no District Engineer or District Manager reports.

- **NEXT MEETING DATE: April 15, 2024 at 1:00 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 15, 2024 meeting.

Mr. DiTommaso voiced his opinion that the permit delays related to the two major projects is unacceptable and that the Board should make the decision to send a letter to the City now, rather than continuing to wait.

Mr. Kove agreed with Mr. DiTommaso and suggested requesting a meeting. Mr. Willis thinks the reason for the delays is because the City is understaffed.

Discussion ensued regarding who to send the letter to at the City and what to include in the letter.

Mr. Urbancic stated that the letter will be presented for ratification at the next meeting. Mr. Kove asked for the letter to ask the City for an in-person meeting at their office.

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, authorizing District Counsel, with the support of Staff, to send a letter to the Bonita Springs City Manager asking for movement on the permits due to potential safety issues as a result of the City's delays, and for District Counsel to work with the Vice Chair, Mr. DiTommaso, to approve the form of the letter before it is sent, was approved.

▪ **Operations Update(s) - CDD vs Community Responsibilities Map**

This item, previously part of the Fifth Order of Business, was presented out of order.

Mr. Willis reviewed the content available on the Lee County Property Appraiser's website and explained and demonstrated The Brooks' Geographic Information System (GIS) Mapping program, which is an additional service that is used in other CDDs. He will find out if construction funds can be used to fund this expense.

Mr. Kove suggested meeting with Ms. Weber-Brunson and Mr. Intinarelli to determine what layers they want to add to the GIS program, at their expense.

Mr. Willis outlined the CDD and The Seasons landscape maintenance responsibility areas.

Mr. Kove asked Ms. Weber-Brunson if RAMCO is responsible for stopping bicyclists from entering the property through the security gate. Ms. Weber-Brunson stated it would be difficult stop a bicyclist from entering.

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, authorizing Staff to acquire a proposal from Florida GIS for a GIS system, was approved.

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

• **Project Tracker**

This item was included for informational purposes.

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

Mr. Willis stated that two participants are attending via phone/Zoom and 11 are attending in person.

There were no audience comments or Supervisors' requests.

ELEVENTH ORDER OF BUSINESS

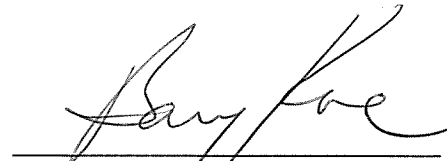
Adjournment

On MOTION by Mr. Kove and seconded by Mr. Vanderhyden, with all in favor, the meeting adjourned at 2:17 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair