

**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 July 15, 2019 at 1:00 p.m., at the Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135.

**Present at the meeting were:**

Russell Smith	Chair
Alex Hinebaugh	Assistant Secretary
Mike Rollins	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Dave Underhill	District Engineer
Ehab Azer (via telephone)	McDimit, Davis & Company, LLC

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:04 p.m. Supervisors Smith, Hinebaugh and Rollins were present, in person, at roll call. Supervisors Moran and Gabor were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There bring no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Presentation of Audited Financial Report  
for Fiscal Year Ended September 30, 2018,  
Prepared by McDimit, Davis & Company,  
LLC**

Mr. Azer presented the Audited Financial Report for Fiscal Year Ended September 30, 2018. He reviewed the information found in the audit and stated that there were no findings, irregularities or instances of noncompliance; it was a clean audit.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018**

Mr. Adams presented Resolution 2019-08.

**On MOTION by Mr. Rollins and seconded by Mr. Smith, with all in favor, Resolution 2019-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date**

Mr. Adams presented Resolution 2019-09.

**On MOTION by Mr. Hinebaugh and seconded by Mr. Rollins, with all in favor, Resolution 2019-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Presentation/Discussion: Engineer’s Lake Bank Erosion Report and Remediation Options**

Mr. Underhill distributed copies of the Lake Bank Erosion Report and Remediation Options. He stated that two types of lake bank erosion were observed:

- Washouts between homes: The velocity of the water flowing between the homes washes out the lake bank; this issue affects most lakefront units.
- Escarpment of the lake bank parallel with the shore due to wave action.

Mr. Underhill stated the areas of washout were color-coded on the report to represent the severity of erosion, with red indicating washout, blue indicating more severe washout, and yellow indicating the worst washout. He presented remediation options and stated that sod

could be added to the perimeter of the lakes to repair escarpments, which would be considered part of the lake's long-term maintenance program. The washouts need repair, as they would likely continue to wash out every year if they were just replaced. The best solution, installing pipes with yard drains between the units to pipe water back to the lake underground, would prevent water draining over the land, which causes erosion. He reviewed the cost estimates for the various options.

In response to Mr. Smith's question, Mr. Adams stated that installing pipes would be the best option but there were legal questions regarding access to the properties, which must be researched by District Counsel to determine how much work the CDD would be permitted to perform as a government entity.

Mr. Urbancic concurred that, while installing pipes seemed the best remedy, accessing the private property could be an issue during installation and ongoing maintenance. Discussion ensued regarding whether easement rights could be assigned to the District, whether blanket easements exist through the Master Association, etc.

Mr. Adams asked how bad the escarpments were. Mr. Underhill stated that all shaded areas have erosion, most are out of compliance and all areas marked on the plan needed to be addressed. Not every lake is affected and the work could be done as part of a maintenance program, working on five to six lakes per year, beginning after the rainy season, annually, on a rolling basis.

Discussion ensued regarding costs. Mr. Adams estimated that, looking at the Engineer's cost opinions, the entire project would cost \$400,000 to \$500,000. The proposed Fiscal Year 2020 budget projected \$120,000 for lake bank erosion repairs and \$100,000 was currently available.

Mr. Adams stated adding \$200,000 to the Fiscal Year 2020 budget would increase the total O&M portion of the assessments from \$140 to \$282.79. This would allow the first half of the work to be done in the spring. Discussion ensued regarding the maximum amount to specify in the Mailed Notice.

**SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Potential  
Streetlighting Installation on East Bonita  
Beach Road**

Mr. Adams distributed information regarding options offered by Florida Power & Light (FPL) for increasing street lighting on East Bonita Beach Road. Discussion ensued regarding cost, logistics, aesthetics and feasibility. Some existing poles could possibly be utilized but, worst-case, 41 poles would cost \$16,234 for the north side only, with four communities sharing the costs per the Interlocal Cost Sharing Agreement. The CDD should consider completing one side first and then reevaluating before completing the other side. Once a photometric survey is completed, at a cost of \$5,000 to \$10,000, and submitted, FPL would determine whether there is sufficient power or additional transformers are required.

**On MOTION by Mr. Smith and seconded by Mr. Hinebaugh, with all in favor, authorizing the District Manager to obtain an engineering and photometric design, subject to the other communities participation, with the District’s portion of the cost being 46%, in a not-to-exceed amount of \$5,000, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Continued Discussion: Fiscal Year 2020 Proposed Budget**

Mr. Adams presented the proposed Fiscal Year 2020 budget. As previously discussed, the Board agreed noticing a \$145 per unit assessment increase in the General Fund to address lake bank erosion issues.

**On MOTION by Mr. Smith and seconded by Mr. Hinebaugh, with all in favor, authorizing Management to notice a per unit increase of \$145 in the General Fund assessment amount, was approved.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of May 31, 2019**

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2019.

**TENTH ORDER OF BUSINESS**

**Approval of May 20, 2019 Regular Meeting Minutes**

Mr. Adams presented the May 20, 2019 Regular Meeting Minutes.

On MOTION by Mr. Smith and seconded by Mr. Hinebaugh, with all in favor, the May 20, 2019 Regular Meeting Minutes, as presented, were approved.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

There being nothing to report, the next item followed.

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

There being nothing to report, the next item followed.

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

- **UPCOMING MEETINGS**
  - **August 19, 2019 at 1:00 P.M.**
  - **September 16, 2019 at 1:00 P.M.**

The next meeting will be held on August 19, 2019 at 1:00 p.m.

**TWELFTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

There being no audience comments or Supervisors' requests, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Rollins and seconded by Mr. Smith, with all in favor, the meeting adjourned at 1:43 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair