

**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 June 21, 2021, 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/81142213094> and telephonically at 1-929-205-6099, Meeting ID 811 4221 3094, 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
Greg Urbancic (via telephone)	District Counsel
James Mason	Club General Manager
Sal Dona	Resident/HOA President
Mark Loewe	Resident/HOA Community Association Manager
Steve Ludwinski	Resident

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.

▪ **Chair's Remarks: CDD Accomplishments at Bonita National In the Last 30 Days**

This item was an addition to the agenda.

Mr. Kove gave the following update:

- A more efficient means of watering the recently installed sod was established.

- The left turn sign in front of the community was moved; resident feedback was excellent. The existing post would be removed.
- SOLitude would continue spraying areas that need additional weed control.
- Some residents added riprap behind their homes, which is an issue for the CDD. Those residents would be required to remove the riprap and, if they fail to do so, the District will hire a contractor to remove the riprap at the resident's expense. An HOA communication was sent to advise residents about this issue, as well as an issue pertaining to cypress trees.
- Approximately 25 residents performed unauthorized cypress removal or trimming.

Mr. Adams stated he would examine the areas and noted that it may be necessary for the CDD to "self-report" itself to the South Florida Water Management District (SFWMD) depending on the magnitude of vegetation removed because the Environmental Resources Permit (ERP) states that native natural vegetation is not to be touched. While SOLitude manages invasives and exotic vegetation, native vegetation and cypress, in particular, are off limits. If the SFWMD fines the CDD for what those residents did, the CDD may seek financial recovery from those residents. The HOA can assist in communicating that conservation areas are off limits and all removals or trimming must be addressed by the CDD.

Mr. Adams stated that, by Florida law, residents may cut any vegetation hanging over their property line, including vegetation in conservation areas; however, no cutting is permitted within the conservation/preserve areas. Discussion ensued regarding the tree count and the original permitted plan for the lake. The man-made swale provided by the United States Army Corps of Engineers (USACE) was required to remain in its natural state, despite homeowner complaints regarding obstruction of their views. Mr. Adams stated he would forward the ERP permit and drawings to Mr. Mason. He discussed the District's five-year monitoring and reporting requirements and noted that, in limited instances, the District may treat vegetation from preserves to prevent property damage. Threatening or dying trees are not removed; rather, they are felled and left in place as wildlife habitat. Mr. Adams stated he would survey the areas to make further determinations regarding trees that were removed. The HOA may contact homeowners responsible for removal of vegetation in the conservation areas.

- M.R.I. Underwater Specialists (MRI) was inspecting storm drains.

Mr. Adams stated that two contracts were issued for inspections in Bonita National and on Bonita Beach Road. He described the areas being inspected. At Mr. Grillo's request, Mr. Adams would transmit a copy of the report prepared following the inspection of the pipes between the lakes to him.

SECOND ORDER OF BUSINESS

Public Comments

This item was addressed following the Third Order of Business.

THIRD ORDER OF BUSINESS

Update: Lake Bank Erosion Repair Project

Mr. Kove gave the following update:

- M.R.I. Underwater Specialists (MRI) completed erosion repairs at single-family homes. Two or three slopes in front of three homes require additional work.
- Evaluation of the west side of Wicklow and Longford was outstanding.
Mr. Adams stated that Mr. Underhill was addressing a plan for those repairs.
- Work at the multi-family homes was scheduled to begin on June 30, 2021, once Banks Engineering signs off on the remediation plan.

Mr. Adams stated that the District Engineer was reevaluating the long linear catch berm; finalization was expected this week, in order to utilize MRI before they demobilize.

A Board Member asked about the next steps for the multi-unit coach homes and whether linear or horseshoe berms would be created and, given that Ms. Denise Germano has inquired several times, on behalf of residents, he asked if the CDD can commit to a plan by a certain date. He noted that MRI was waiting on the next steps for design. The consensus was that Banks Engineering was aware that a plan is needed in order to move forward. Discussion ensued regarding recurring erosion. Mr. Kove stated that MRI repaired recurrences on berm areas, when appropriate. Discussion ensued regarding runoff from pool overflow pipes and the need to inform residents that, while some berms have been widened due to excessive repairs between homes, such erosion repairs are not the CDD's responsibility.

▪ **Public Comments**

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

There were no public comments.

FOURTH ORDER OF BUSINESS

Update: Streetlight Installation Project on Bonita Beach Road

Mr. Adams stated there were no additional updates. Florida Power & Light (FPL) was waiting on materials to be delivered. A tract of land was designated as a staging area when work begins. It was unknown when the project would commence.

FIFTH ORDER OF BUSINESS

Consideration of Addendum to Agreement with Bonita National Master HOA to Transfer Lake and Preserve Maintenance to the CDD (*to be provided under separate cover*)

Mr. Adams discussed the transfer of the lake and preserve maintenance to the CDD and the addendum to the Agreement with the Bonita National Master HOA. The proposed Fiscal Year 2022 budget anticipates the CDD taking these facilities back into its operating program. Ms. Kempf asked if the CDD would be responsible for riprap on the golf course. Mr. Adams stated those areas would be sprayed for weeds, in conjunction with the lake and preserve maintenance program. Discussion ensued regarding waterway treatment programs, providing residents notification regarding the treatment schedule and other considerations.

On MOTION by Mr. Grillo and seconded by Mr. Kove with all in favor, the Addendum to the Agreement with the Bonita National Master HOA to transfer lake and preserve maintenance, in substantial form, and authorizing the Chair to execute, was approved.

SIXTH ORDER OF BUSINESS

Continued Discussion: Fiscal Year 2022 Proposed Budget

Mr. Adams discussed the annual budget preparation, deliberation, public hearing and adoption process and reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases, adjustments and new line items, compared to the Fiscal Year 2021

budget, and explained the reasons for any adjustments. As proposed, assessments were projected to increase slightly. A Mailed Notice would be sent to the property owners advising of the assessment increase and explaining that, while a decrease in costs was realized, the CDD would assume responsibility for maintenance of lakes, wetlands and interconnecting pipes. The Mailed Notices are mailed to addresses of record provided by the Property Appraiser.

Mr. Adams noted that the District had a healthy fund balance for lake bank erosion repair and unassigned expenses; upon closing out of the Construction fund, the remaining funds would be used to reduce principal in the Debt Service budget, further reducing debt service assessments.

Mr. Kove asked if any feedback was received regarding Lennar’s ongoing lake bank remediation repairs. Mr. Adams stated Mr. Underhill would contact Lennar and report back.

SEVENTH ORDER OF BUSINESS

Discussion: Results of Evaluation of Erosion on West Side of Wicklow Court and Longford Court

This item was discussed during the Third Order of Business.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2021

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2021. He stated, as discussed at the last meeting, some units transferred from off-roll to on-roll assessment collections, subsequent to budget preparation. On-roll assessment collections were at 120% and off-roll collections were at zero. The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of May 17, 2021 Regular Meeting Minutes

Mr. Adams presented the May 17, 2021 Regular Meeting Minutes. The following changes were made:

Line 135: Insert “not” after “does”

Lines 24 and 288: Change “Tanen” to “Tayman”

Line 188: Remove “none of”

Line 189: Change “should” to “must not”

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the May 17, 2021 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Urbancic stated, at some point, the Board may want to consider undertaking the rulemaking process regarding the stormwater system. While the District does not have permitting authority, rules may be enacted to educate residents and to prevent modifications that impact the system, such as downspouts. Discussion ensued regarding drainage design, communicating guidelines for contractors, coordination with the Architectural Review Committee (ARC) and requirements for contractors.

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

There being no report, the next item followed.

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

- **NEXT MEETING DATE: July 19, 2021 at 1:00 P.M.**
 - **QUORUM CHECK**

The next meeting will be held July 19, 2021 at 1:00 p.m., unless canceled. The budget Public Hearing would be held at the August meeting. The Mailed Notices would be sent.

ELEVENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors’

Mr. Kove asked if security measures may be implemented at Galway and Wicklow. Mr. Adams stated, while a fence could be installed, the north side abuts environmental property and walkers could access the area. Discussion ensued regarding adding clusia or bougainvillea.

Ms. Kempf stated that fallen Royal Palm fronds on Bonita Beach Road present a hazard. Mr. Adams stated the fronds are addressed once a week by the contractors; he would inquire about increasing the frequency.

Resident Sal Dona asked who was responsible for maintaining the drainage area in front of Seasons on Beach Road. Mr. Adams stated that landscape contractors maintained the drainage area when it was dry but it is difficult to mow during the wet season. Discussion ensued regarding maintenance. Mr. Adams stated he would ask for the area to be given more frequent attention to the issue.

Mr. Dona stated the HOA was familiar with a sister property that addressed its lake erosion issues shortly after turnover utilizing drains, littoral plantings and riprap on every lake. He asked if that would be considered and if construction funds are available to make those investments. He stated the other community spent \$3.5 million. He asked what the CDD was considering and what the options are besides littorals. Mr. Adams stated it was believed that the recent remediation would address the runoff and erosion issues; the need for more littorals was recognized but they must be chosen wisely and located appropriately. While riprap was discussed, it was not being considered due to development code limitations. Areas with runoff erosion have been addressed with good results. Mr. Adams stated the HOA and the CDD could explore options. Mr. Kove suggested evaluating the remediations, in the future, and considering what may be needed to improve the slopes, as well as determining if anything else is needed.

Ms. Kempf asked who is responsible for street cleaning. Mr. Adams stated the HOA may choose to do the street sweeping.

TWELFTH ORDER OF BUSINESS

Adjournment

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

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COPFAI
Secretary/Assistant Secretary

Bryce
Chair/Vice Chair