

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

The Board of Supervisors of the Beach Road Golf Estates Community Development District held Multiple Public Hearings and a Regular Meeting on August 16, 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
Shane Willis	Operations Manager
Greg Urbancic (via phone)	District Counsel
James Werbeck	Resident/HOA
Ralph Hay (via phone)	Resident
Sal Dona	Resident/HOA

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

Public Comments

Resident Ralph Hay asked who is responsible for cleaning stormwater grates clogged with trash. Mr. Adams stated the HOA currently managed the Lake Maintenance contractor but it was anticipated that the CDD would begin managing the contractor on October 1, 2021.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year
2021/2022 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2021-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams reviewed the proposed Fiscal Year 2022 budget, which had only changed slightly since last presented. He highlighted any line item increases, decreases and adjustments compared to the Fiscal Year 2021 budget, and explained the reasons for any adjustments. Revenues increased slightly; intergovernmental costs decreased by approximately \$55,000 because the construction with Florida Power & Light (FPL) was completed. Expenditures would increase by \$92,000 since the CDD would take over on-site lake and preserve maintenance from the Master Association. Year-over-year, there would be a \$27 to \$28 increase in assessments, per unit, on the operations and maintenance (O&M) side.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Kove thought the Mailed Notice brought clarity to property owners and stated it was well-received. He stated he received numerous emails questioning how this would affect HOA fees, going forward and he made it very clear in conversations that the CDD has no control over what the HOA charges. Mr. Adams recalled that the Mailed Notice indicated that these services would be removed from the HOA budget.

Mr. Adams presented Resolution 2021-06.

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, Resolution 2021-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2021/2022, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

These items were provided for informational purposes.

C. Consideration of Resolution 2021-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Adams presented Resolution 2021-07.

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, Resolution 2021-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Update: Lake Bank Erosion Repair Project

Mr. Kove gave the following update:

➤ MRI commenced repairs at the multi-family homes three weeks ago and the project was progressing beautifully. Cherrywood Court, which was probably the area most in need of repair, was completed and, while the berms took longer than anticipated, the grass was installed on August 13, 2021.

➤ The next area scheduled would be Carlow Court, and then Cookstown Court.

- Based on the initial schedule, the project was projected to be completed in two months.

SIXTH ORDER OF BUSINESS

Update: Streetlight Installation Project on Bonita Beach Road

Mr. Adams gave the following update:

- Installation of LED lights and arms on the existing wood poles on the north side of Bonita Beach Road was underway.
- Concrete poles to be installed on the south side of Bonita Beach Road were delivered.
- The LED heads to be installed are in compliance with the City's Dark Skies Ordinance.
- The Lights were designed to cast more light to the front than to the back; minimal light would be cast into backyards.

Mr. Kove asked if the electric wiring would be buried on the south side of Bonita Beach Road. Mr. Adams stated he believed so; wires on the north side would remain. Discussion ensued regarding the project and FPL use of the public utility easement. The consensus was that the project was a benefit to the community.

SEVENTH ORDER OF BUSINESS

Discussion: Stormwater Needs Analysis

This item was presented following the Ninth Order of Business.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Littoral Plantings

Mr. Adams stated the current plantings meet the requirements of the CDD's permits; these proposals were for supplemental plantings. He distributed and presented proposals from EarthBalance and SOLitude for the supply, delivery and installation of 45,000 plants. SOLitude bid \$0.78 per plant and EarthBalance bid \$0.67 per plant. He discussed the warranties, plant selection, erosion control, absorption of nutrients and pesticides, aesthetics and placement of Golden Canna, Pickerelweed and Arrowhead in addition to existing littoral plantings. Plantings would include areas disrupted by lake bank erosion work and bare areas. Littoral plant management would require monitoring, irrigation of aquatic plants during the dry season, in

cooperation with the HOA, and educating residents about the process and importance of littoral plantings.

Discussion ensued regarding locations, quantity and timing; planting would take approximately one week and it may be scheduled in September. Mr. Adams stated the Construction Fund had sufficient funds for the project and he would attempt to schedule plantings in conjunction with the golf course closure.

Discussion ensued regarding irrigation issues and the optimal quantity of plantings. Mr. Adams discussed the benefits of littoral plants, including erosion control, improvement of water quality and providing habitat for fish and wading birds. He noted that stormwater ponds are required to have a littoral shelf and discussed the parameters and benefits to property owners.

On MOTION by Mr. Kove and seconded by Mr. DiTomasso, with all in favor, the EarthBalance proposal, in the amount of \$30,150, was approved.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2021

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2021. Additional revenue was expected, as another quarter was billed to Valencia and the other two CDDs. The financials were accepted.

▪ **Discussion: Stormwater Needs Analysis**

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

Mr. Adams stated that, due to newly passed legislation, all Florida governmental entities with certain infrastructure are required to complete a Stormwater Needs Analysis. This would be primarily an Engineering function. The Analysis would include a description of the overall stormwater system, cost to replace and long-term planning for infrastructure replacement. When received, forms would be completed and updated every five years. Updates would be provided when received.

TENTH ORDER OF BUSINESS

Approval of July 19, 2021 Regular Meeting Minutes

This item was presented following the Twelfth Order of Business.

ELEVENTH ORDER OF BUSINESS

STAFF REPORTS

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

There was no report.

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

There was no report.

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

- **NEXT MEETING DATE: September 20, 2021 at 1:00 P.M.**

- **QUORUM CHECK**

The next meeting will be held September 20, 2021.

TWELFTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

Mr. Kove stated he would meet with Mr. Adams and the HOA on August 26, 2021 regarding the Traffic Study; an update would be provided at the next meeting if any decisions are made.

- **Approval of July 19, 2021 Regular Meeting Minutes**

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

Mr. Adams presented the July 19, 2021 Regular Meeting Minutes.

The following changes were made:

Line 26 and throughout: Change "Horvath" to "Werbeck"

Line 27 and throughout: Change "Hensketh" to "Yudkin"

Regarding line 138, Mr. DiTomasso asked if Mr. Nagle was still inspecting spot repairs. Mr. Kove stated he was performing an inspection every two weeks; attendance was required for approval and payment.

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the July 19, 2021 Regular Meeting Minutes, as amended, were approved.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

**On MOTION by Mr. Grillo and seconded by Mr. DiTomasso, with all in favor,
the meeting adjourned at 1:45 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair