

**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 September 20, 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
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
Ralph Taynin (via Zoom)	Resident
Ralph Hall	Resident
Mark Leone	Resident/HOA Assistant Manager
Toni _____	Bonita National _____
Jim Werbeck	Resident
Lou Forrester	Resident
Jonathan Ehret	Bonita Landing CDD Resident
Ron Mound	Bonita Landing CDD Resident
Chris Applegate	Bonita Landing CDD Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m. Supervisors Kove, Grillo, Leyon and Kempf, were present, in person. Supervisor DiTommaso was not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Ralph Taynin expressed his concerns about the street light aesthetics at the gate. It was noted that an update would be given later in the meeting.

THIRD ORDER OF BUSINESS

Update: Lake Bank Erosion Repair Project

Mr. Kove gave the following update:

- MRI completed all the erosion repairs to the single-family and multi-family homes last week. Erosion repairs remaining at the west side of Wicklow Court and Longford Court would be addressed in two to three weeks, as the water recedes.
- He thanked MRI, on behalf of the CDD Board, for a superior job completing the remediation in a timely manner, and thanked Mr. Adams for suggesting MRI.
- Littoral planting on the perimeter of the lakes should commence in mid-October, once the contractor executes the contract.

FOURTH 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 completed.
- Installation on the south side, towards the fire station, commenced; however, per the City's request, the CDD applied for and submitted the Limited Development Order (LDO) to the City, which cost \$1,500. The project is pending, as the City requested additional information, which required an additional \$250 submittal fee. As the reason for these requests is unknown, the plan was to engage the District Engineer to submit the documents to the City by the end of the week.
- Due to some Bonita Landing CDD residents complaining about the heads shining brightly into their back yards, Mr. Eric Culling, the new Florida Power & Light (FPL) Representative, was

having shields installed to see if that resolves the issue. There was no impact to The Seasons community. The Electrical Engineer who performed the survey saw no projection issues.

- Work with the contractor to address the hanging wire on the north side of Bonita Beach Road was underway.
- Regarding input from some homeowners about the poor aesthetic of the poles, FPL recommended those poles and the ones installed around the City were not offered to the CDD.

Resident and HOA Assistant Manager Mark Leone asked which entity is responsible for the light pole just west of the turnaround at the front entrance. Mr. Adams stated the HOA is responsible.

A resident asked why the lights need to cover four lanes of traffic for both sides, instead of installing just two lights in each direction. Mr. Adams stated that this was determined by the Lighting Engineer who performed the Florida Metric Survey and, although he agreed that it made more sense to install the lights in the center median, with double lights, FPL indicated that it was not an option and the Agreement FPL offered worked best for cost sharing between the four communities.

Discussion ensued regarding homeowner comments about paying for extra electricity with the heads installed, the design creating a more commercial setting appearance than high end properties, drag racing, noise complaints and accidents over a ten-year period.

Resident Ron Mound asked about the annual power consumption per pole. Mr. Adams stated that it is unknown, as the CDD is charged a flat monthly fee of under \$25 per head, for the lease, power and maintenance.

Mr. Leone was asked to send a picture of the lights in question to Mr. Kove to analyze and determine if it is a CDD issue.

Resident Ralph Hall voiced his opinion that the CDD was making assumptions based on the Photometric Survey, which he felt everyone agreed is flawed. Mr. Adams stated that FPL required one to be done by an Electrical or Lighting Engineer. He observed that the heads do not appear to be level and FPL's recommendation is to install shields, which were successfully employed in other settings.

Mr. Mound asked why there are no street lights west of the firehouse up to Publix but the area up to the firehouse is inundated with lights. Mr. Adams did not know the reason.

Bonita Landing CDD resident Chris Applegate was bothered that homeowners are now responsible for paying these costs but had no input on items impacting the community, such as selecting the light poles, which, in his opinion, are not as aesthetically pleasing as in other communities. He noted that all Bonita Landing CDD meetings were cancelled and, in his opinion, there is no representation there. He felt that projects were being pushed through for the purpose of cost sharing expenses. Mr. Adams stated that this project was presented over a year ago; he hoped the shields would help with the lighting shining into Mr. Applegate's residence.

Discussion ensued regarding the need to progress before the planned communities are completed.

FIFTH ORDER OF BUSINESS**Update: Traffic Study**

Mr. Adams and Mr. Kove gave the following updates:

- Traffic Study Committee Members met last Friday to review the Traffic Study and the suggestions that were made.
- The Committee has chosen, upon HOA approval, to plan a three-phase traffic control project involving turning the existing sidewalk and cart path at the east side of the intersection, coming in the gate, into a speed table and expanding it by installing gradual raised paver stones, rather than implementing the suggestion to install a roundabout.
- Another speed table would be purchased to install in the opposite direction.
- The temporary speed table would be relocated to Cookstown.
- If successful, installing the same technology at the tennis courts and by the multi-family community, permanently, would be considered, and in other areas as needed.
- Upon HOA approval, Mr. Underhill would proceed with the design and obtain proposals.

Mr. Hall asked if it was possible to install a permanent speed table where golf carts cross the street. Mr. Adams suggested installing signs or rumble strips, as golf cart users are required to stop but often do not. Regarding whether there is GPS software in the existing golf carts,

Toni stated that there is not but others believed that there is. It was noted that, without sound, drivers would not see any warning unless they look at the screen, which they often do not. A suggestion was made to contact Golf Software Group to find out if something can be installed to address this specific issue.

SIXTH ORDER OF BUSINESS

Consideration of Solitude Lake Management Services Contracts

A. Annual Preserve Maintenance

B. Annual Lake & Flow-way Management

Mr. Adams discussed the professional experience of the preferred vendor, SOLitude Lake Management (SOLitude), who is also engaged by the HOA. He presented the proposals and pointed out that all CDD lakes and flowways were included in the proposals; however, Lake #18 was inadvertently omitted from the map and the description of Flowway #3 was inadvertently left out. The proposals included algae control; however, SOLitude felt it is not necessary, since the lakes are new. A proposal to maintain aerators was being obtained and would be presented at the next meeting.

Mr. Kove stated the HOA would transition from its Agreement with Florida Fountain to SOLitude as expeditiously possible.

Mr. Urbancic stated the CDD's contracts with SOLitude were approved and included the required language regarding public records and E-verify requirements.

On MOTION by Mr. Grillo and seconded by Mr. Leyon, with all in favor, the SOLitude Lake Management Proposals Annual Preserve Maintenance, in the amount of \$31,900, and Annual Lake & Flow-way Management, in the amount of \$54,120, were approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2021

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2021. Due to off-roll assessment collections transitioning to on-roll, on-roll revenues were at 123%, which

offset off-roll collections being down about \$34,000. Several requisitions were recently processed. The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of August 16, 2021 Public Hearings and Regular Meeting Minutes

Mr. Adams presented the August 16, 2021 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the August 16, 2021 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

STAFF REPORTS

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

Mr. Urbancic stated that he received the template from the State for reporting for the new Stormwater Needs Analysis, so work on it can begin to meet the deadline next summer.

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

There was no report.

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

- **NEXT MEETING DATE: October 18, 2021 at 1:00 P.M.**
 - **QUORUM CHECK**

The next meeting will be held October 18, 2021.

TENTH ORDER OF BUSINESS

Audience Requests

Comments/Supervisors'

In response to the request, Mr. Adams provided an overview of the upcoming landscape projects, which included introducing a cluster of sabal palms every 200' to break up the monotony of the lined oak trees along Galwen and several other locations. LandCare would tour property and provide a proposal and designs.

Mr. Adams would have landscaping installed around the Cherrywood Court mail boxes and extend the shrubs. Mr. Leone would have the dead trees on the other end of the Cherrywood Court mail boxes removed.

Mr. Adams addressed several questions raised regarding SOLitude’s contract and scope of work and confirmed that all items were included in the contract.

Mr. Mound asked if an Engineering Study was done for the water quality of the lakes. Mr. Adams stated it is part of a Five-Year Monitoring Report that was submitted last summer. Mr. Mound recommended the CDD contact the Pond Watch Group, as it offers free water quality sampling tests, especially since the lakes were severely destroyed. Mr. Adams stated that studies were done in some of his other communities but they installed nano-bubbler aeration systems to increase the dissolved oxygen and breakdown decomposition to prevent future dredging of the lakes. He discussed a CDD that implemented a Water Quality Task Force Committee (WQTF) to address concerns. He recommended the community initiate a similar Committee, outside of the CDD, to work with the Pond Watch Group. The CDD will own and maintain the lakes, effective October 1, 2021. He discussed the criteria to require aeration systems.

Resident Lou Forrester asked if Mr. Adams’ salary comes from the budget. Mr. Adams stated he works for the District Management Services consulting firm engaged by the CDD.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Grillo and seconded by Ms. Kempf, with all in favor, the meeting adjourned at 1:55 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair