

**BEACH ROAD
GOLF ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

October 18, 2021

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

Beach Road Golf Estates Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

October 11, 2021

Board of Supervisors
Beach Road Golf Estates Community Development District

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Beach Road Golf Estates Community Development District will hold a Regular Meeting on October 18, 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>, Meeting ID: **811 4221 3094** or telephonically at **1-929-205-6099**, Meeting ID: **811 4221 3094**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Update: Streetlight Installation Project on Bonita Beach Road
4. Update: Traffic Study
5. Acceptance of Unaudited Financial Statements as of August 31, 2021
6. Approval of September 20, 2021 Regular Meeting Minutes
7. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - B. District Engineer: *Banks Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt & Associates, LLC*

- NEXT MEETING DATE: November 15, 2021 at 1:00 P.M.

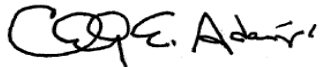
○ QUORUM CHECK

Joseph Grillo	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Barry Kove	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Daniel DiTommaso	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Denise Kempf	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Peter Leyon	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

8. Audience Comments/Supervisors' Requests
9. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,

A handwritten signature in black ink that reads "Chesley Adams". The signature is written in a cursive, somewhat stylized font.

Chesley "Chuck" Adams
District Manager

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

5

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2021**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BALANCE SHEET
AUGUST 31, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 143,017	\$ -	\$ -	\$ 143,017
Investments				
Revenue	-	1,406,808	-	1,406,808
Reserve	-	1,048,794	-	1,048,794
Sinking	-	27	-	27
Interest	-	1	-	1
Prepayment	-	14	-	14
Construction	-	-	1,858,722	1,858,722
Due from other governments	18,530	-	-	18,530
Utility deposit	282	-	-	282
Total assets	<u>\$ 161,829</u>	<u>\$ 2,455,644</u>	<u>\$ 1,858,722</u>	<u>\$ 4,476,195</u>
LIABILITIES				
Liabilities				
Accounts payable	\$ 5,125	\$ -	\$ -	\$ 5,125
Contracts payable	-	-	390,711	390,711
Developer advance	1,983	-	-	1,983
Accrued taxes payable	459	-	-	459
Total liabilities	<u>7,567</u>	<u>-</u>	<u>390,711</u>	<u>398,278</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	18,530	-	-	18,530
Total deferred inflows of resources	<u>18,530</u>	<u>-</u>	<u>-</u>	<u>18,530</u>
FUND BALANCES				
Restricted for:				
Debt service	-	2,455,644	-	2,455,644
Capital projects	-	-	1,468,011	1,468,011
Unassigned	135,732	-	-	135,732
Total fund balances	<u>135,732</u>	<u>2,455,644</u>	<u>1,468,011</u>	<u>4,059,387</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 161,829</u>	<u>\$ 2,455,644</u>	<u>\$ 1,858,722</u>	<u>\$ 4,476,195</u>

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
On-roll assessments	\$ -	\$ 196,632	\$ 161,123	122%
Off-roll assessments	-	-	34,289	0%
Intergovernmental mitigation and monitoring	-	80,824	114,480	71%
Non-governmental mitigation and monitoring	-	5,941	-	N/A
Interest	1	32	-	N/A
Total revenues	<u>1</u>	<u>283,429</u>	<u>309,892</u>	91%
EXPENDITURES				
Supervisors	1,077	7,536	-	N/A
Management/recording	3,333	36,667	40,000	92%
Financial accounting services	1,292	14,208	15,500	92%
Audit	-	4,200	4,500	93%
Dissemination agent	417	4,583	5,000	92%
Trustee fees	-	10,077	10,850	93%
Legal	770	5,997	10,000	60%
Engineering	3,456	3,456	5,000	69%
Postage	208	886	300	295%
Printing & reproduction	83	917	1,000	92%
Legal advertising	1,569	2,776	1,000	278%
Annual district filing fee	-	175	175	100%
Insurance	-	6,098	6,200	98%
Other current charges	1,617	2,898	650	446%
ADA website maintenance	-	210	210	100%
Website	-	705	615	115%
Total professional & admin	<u>13,822</u>	<u>101,389</u>	<u>101,000</u>	100%
Operations				
Mitigation maintenance and monitoring	3,762	161,187	212,000	76%
On-site operations and maintenance	-	4,179	-	N/A
Total operations	<u>3,762</u>	<u>165,366</u>	<u>212,000</u>	78%
Other fees and charges				
Property appraiser	-	1,459	1,199	122%
Tax collector	-	189	1,799	11%
Total other fees and charges	<u>-</u>	<u>1,648</u>	<u>2,998</u>	55%
Total expenditures	<u>17,584</u>	<u>268,403</u>	<u>315,998</u>	85%
Excess/(deficiency) of revenues over/(under) expenditures	(17,583)	15,026	(6,106)	
Fund balance - beginning	153,315	120,706	271,115	
Assigned				
Lake bank erosion repair ¹	150,000	150,000	150,000	
Unassigned	(14,268)	(14,268)	115,009	
Fund balance - ending	<u>\$ 135,732</u>	<u>\$ 135,732</u>	<u>\$ 265,009</u>	

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2015
FOR THE PERIOD ENDED AUGUST 31, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 2,000,369	\$ 1,625,460	123%
Assessment levy: off-roll	-	-	371,308	0%
Interest	21	216	-	N/A
Total revenues	<u>21</u>	<u>2,000,585</u>	<u>1,996,768</u>	100%
EXPENDITURES				
Principal	-	570,000	570,000	100%
Interest	-	1,407,910	1,407,910	100%
Total expenditures	<u>-</u>	<u>1,977,910</u>	<u>1,977,910</u>	100%
Other fees and charges				
Tax collector	-	1,926	-	N/A
Total other fees and charges	<u>-</u>	<u>1,926</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>1,979,836</u>	<u>1,977,910</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	21	20,749	18,858	
Fund balance - beginning	<u>2,455,623</u>	<u>2,434,895</u>	<u>2,425,403</u>	
Fund balance - ending	<u><u>\$ 2,455,644</u></u>	<u><u>\$ 2,455,644</u></u>	<u><u>\$ 2,444,261</u></u>	

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2015
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year to Date
REVENUES		
Interest	\$ 16	\$ 235
Total revenues	16	235
EXPENDITURES		
Capital outlay	390,710	1,118,519
Total expenditures	390,710	1,118,519
Net increase/(decrease), fund balance	(390,694)	(1,118,284)
Beginning fund balance	1,858,705	2,586,295
Ending fund balance	\$ 1,468,011	\$ 1,468,011

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

6

DRAFT

**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 Tanin (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.

40 **SECOND ORDER OF BUSINESS**

Public Comments

41

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

44

45 **THIRD ORDER OF BUSINESS**

Update: Lake Bank Erosion Repair Project

46

47 Mr. Kove gave the following update:

48 ➤ MRI completed all the erosion repairs to the single-family and multi-family homes last
49 week. Erosion repairs remaining at the west side of Wicklow Court and Longford Court would
50 be addressed in two to three weeks, as the water recedes.

51 ➤ He thanked MRI, on behalf of the CDD Board, for a superior job completing the
52 remediation in a timely manner, and thanked Mr. Adams for suggesting MRI.

53 ➤ Littoral planting in the middle of the lakes should commence in mid-October, once the
54 contractor executes the contract.

55

56 **FOURTH ORDER OF BUSINESS**

**Update: Streetlight Installation Project on
Bonita Beach Road**

57

58

59 Mr. Adams gave the following update:

60 ➤ Installation of LED lights and arms on the existing wood poles on the north side of
61 Bonita Beach Road was completed.

62 ➤ Installation on the south side, towards the fire station, commenced; however, per the
63 City's request, the CDD applied for and submitted the Limited Development Order (LDO) to the
64 City, which cost \$1,500. The project is pending, as the City requested additional information,
65 which required an additional \$250 submittal fee. As the reason for these requests is unknown,
66 the plan was to engage the District Engineer to submit the documents to the City by the end of
67 the week.

68 ➤ Due to some Bonita Landing CDD residents complaining about the heads shining brightly
69 into their back yards, Mr. Eric Culling, the new Florida Power & Light (FPL) Representative, was

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

72 ➤ Work with the contractor to address the hanging wire on the north side of Bonita Beach
73 Road was underway.

74 ➤ Regarding input from some homeowners about the poor aesthetic of the poles, FPL
75 recommended those poles and the ones installed around the City were not offered to the CDD.

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

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

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

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

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

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

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

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

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

110

111 **FIFTH ORDER OF BUSINESS**

Update: Traffic Study

112

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

114 ➤ Traffic Study Committee Members met last Friday to review the Traffic Study and the
115 suggestions that were made.

116 ➤ The Committee has chosen, upon HOA approval, to plan a three-phase traffic control
117 project involving turning the existing sidewalk and cart path at the east side of the intersection,
118 coming in the gate, into a speed table and expanding it by installing gradual raised paver
119 stones, rather than implementing the suggestion to install a roundabout.

120 ➤ Another speed table would be purchased to install in the opposite direction.

121 ➤ The temporary speed table would be relocated to Cookstown.

122 ➤ If successful, installing the same technology at the tennis courts and by the multi-family
123 community, permanently, would be considered, and in other areas as needed.

124 ➤ Upon HOA approval, Mr. Underhill would proceed with the design and obtain proposals.

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

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

132

133 **SIXTH ORDER OF BUSINESS**

**Consideration of Solitude Lake
Management Services Contracts**

134

135
136 **A. Annual Preserve Maintenance**

137 **B. Annual Lake & Flow-way Management**

138 Mr. Adams discussed the professional experience of the preferred vendor, SOLitude
139 Lake Management (SOLitude), who is also engaged by the HOA. He presented the proposals
140 and pointed out that all CDD lakes and flowways were included in the proposals; however, Lake
141 #18 was inadvertently omitted from the map and the description of Flowway #3 was
142 inadvertently left out. The proposals included algae control; however, SOLitude felt it is not
143 necessary, since the lakes are new. A proposal to purchase aerators was being obtained and
144 would be presented at the next meeting.

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

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

149

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

154

155

156 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of July 31, 2021**

157

158

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

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

163

164 **EIGHTH ORDER OF BUSINESS**

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

165

166

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

169

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

173

174

175 **NINTH ORDER OF BUSINESS**

STAFF REPORTS

176

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

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

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

181 There was no report.

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

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

- 184 ○ **QUORUM CHECK**

185 The next meeting will be held October 18, 2021.

186

187 **TENTH ORDER OF BUSINESS**

**Audience
Requests**

Comments/Supervisors'

188

189

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

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

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

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

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

212

213 **ELEVENTH ORDER OF BUSINESS**

Adjournment

214

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

216

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

219

220

221

222

223

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

224
225
226
227
228
229
230
231

Secretary/Assistant Secretary

Chair/Vice Chair

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

7C

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE		
LOCATION		
<i>Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 18, 2021	Regular Meeting	1:00 PM
November 15, 2021	Regular Meeting	1:00 PM
December 13, 2021	Regular Meeting	1:00 PM
January 10, 2022*	Regular Meeting	1:00 PM
February 21, 2022	Regular Meeting	1:00 PM
March 21, 2022	Regular Meeting	1:00 PM
April 18, 2022	Regular Meeting	1:00 PM
May 16, 2022	Regular Meeting	1:00 PM
June 20, 2022	Regular Meeting	1:00 PM
July 18, 2022	Regular Meeting	1:00 PM
August 15, 2022	Public Hearing & Regular Meeting	1:00 PM
September 19, 2022	Regular Meeting	1:00 PM

Exceptions*

*December meeting date is one week earlier to accommodate Christmas Holiday
 January meeting date is one week earlier to accommodate Martin Luther King Jr. Holiday*