

**BEACH ROAD  
GOLF ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**November 15, 2021**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
SEPTEMBER 30, 2021**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
BALANCE SHEET  
SEPTEMBER 30, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 133,195	\$ -	\$ -	\$ 133,195
Investments				
Revenue	-	1,406,820	-	1,406,820
Reserve	-	1,048,803	-	1,048,803
Sinking	-	27	-	27
Interest	-	1	-	1
Prepayment	-	14	-	14
Construction	-	-	1,468,027	1,468,027
Due from capital projects fund	263	-	-	263
Due from other governments	5,528	-	-	5,528
Assessments receivable	15	153	-	168
Utility deposit	282	-	-	282
Prepaid expense	7,016	-	-	7,016
Total assets	<u>\$ 146,299</u>	<u>\$ 2,455,818</u>	<u>\$ 1,468,027</u>	<u>\$ 4,070,144</u>
<b>LIABILITIES</b>				
<b>Liabilities</b>				
Accounts payable	\$ 5,657	\$ -	\$ -	\$ 5,657
Contracts payable	-	-	103,654	103,654
Developer advance	1,983	-	-	1,983
Accrued taxes payable	579	-	-	579
Payroll liability	3	-	-	3
Due to general fund	-	-	263	263
Total liabilities	<u>8,222</u>	<u>-</u>	<u>103,917</u>	<u>112,139</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	5,528	-	-	5,528
Total deferred inflows of resources	<u>5,528</u>	<u>-</u>	<u>-</u>	<u>5,528</u>
<b>FUND BALANCES</b>				
Restricted for:				
Debt service	-	2,455,818	-	2,455,818
Capital projects	-	-	1,364,110	1,364,110
Unassigned	132,549	-	-	132,549
Total fund balances	<u>132,549</u>	<u>2,455,818</u>	<u>1,364,110</u>	<u>3,952,477</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 146,299</u>	<u>\$ 2,455,818</u>	<u>\$ 1,468,027</u>	<u>\$ 4,070,144</u>

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
On-roll assessments	\$ 16	\$ 196,647	\$ 161,123	122%
Off-roll assessments	-	-	34,289	0%
Intergovernmental mitigation and monitoring	-	80,824	114,480	71%
Non-governmental mitigation and monitoring	13,001	18,942	-	N/A
Interest	1	34	-	N/A
Total revenues	<u>13,018</u>	<u>296,447</u>	<u>309,892</u>	96%
<b>EXPENDITURES</b>				
Supervisors	861	8,397	-	N/A
Management/recording	3,333	40,000	40,000	100%
Financial accounting services	1,292	15,500	15,500	100%
Audit	-	4,200	4,500	93%
Dissemination agent	417	5,000	5,000	100%
Arbitrage rebate	3,000	3,000	-	N/A
Trustee fees	-	10,077	10,850	93%
Legal	823	6,819	10,000	68%
Engineering	-	3,456	5,000	69%
Postage	139	1,025	300	342%
Printing & reproduction	83	1,000	1,000	100%
Legal advertising	-	2,776	1,000	278%
Annual district filing fee	-	175	175	100%
Insurance	-	6,098	6,200	98%
Other current charges	69	2,968	650	457%
ADA website maintenance	-	210	210	100%
Website	-	705	615	115%
Total professional & admin	<u>10,017</u>	<u>111,406</u>	<u>101,000</u>	110%
<b>Operations</b>				
Mitigation maintenance and monitoring	6,184	167,371	212,000	79%
On-site operations and maintenance	-	4,179	-	N/A
Total operations	<u>6,184</u>	<u>171,550</u>	<u>212,000</u>	81%
<b>Other fees and charges</b>				
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>16,201</u>	<u>284,604</u>	<u>315,998</u>	90%
Excess/(deficiency) of revenues over/(under) expenditures	(3,183)	11,843	(6,106)	
Fund balance - beginning	135,732	120,706	271,115	
Assigned				
Lake bank erosion repair <sup>1</sup>	150,000	150,000	150,000	
Unassigned	(17,451)	(17,451)	115,009	
Fund balance - ending	<u>\$ 132,549</u>	<u>\$ 132,549</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 SEPTEMBER 30, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 161	\$ 2,000,530	\$ 1,625,460	123%
Assessment levy: off-roll	-	-	371,308	0%
Interest	21	236	-	N/A
Total revenues	<u>182</u>	<u>2,000,766</u>	<u>1,996,768</u>	100%
<b>EXPENDITURES</b>				
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%
<b>Other fees and charges</b>				
Tax collector	8	1,933	-	N/A
Total other fees and charges	<u>8</u>	<u>1,933</u>	<u>-</u>	N/A
Total expenditures	<u>8</u>	<u>1,979,843</u>	<u>1,977,910</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	174	20,923	18,858	
Fund balance - beginning	<u>2,455,644</u>	<u>2,434,895</u>	<u>2,425,403</u>	
Fund balance - ending	<u><u>\$ 2,455,818</u></u>	<u><u>\$ 2,455,818</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 SEPTEMBER 30, 2021**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 16	\$ 250
Total revenues	16	250
 <b>EXPENDITURES</b>		
Capital outlay	103,918	1,222,435
Total expenditures	103,918	1,222,435
 Net increase/(decrease), fund balance	(103,902)	(1,222,185)
Beginning fund balance	1,468,012	2,586,295
Ending fund balance	\$ 1,364,110	\$ 1,364,110

**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 October 18, 2021, at 1:00 p.m., at the Bonita National Golf and Country Club, 2<sup>nd</sup> 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 telephone)	District Counsel
Jim Worbech	HOA
Sal Dona	Resident
Chris Applegate	Resident
Johnathan Ehret	Resident
Ben Amarusso	Resident
Ellen Caydee	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.

▪ **Chairman's opening remarks**

**This item was an addition to the agenda.**

Mr. Kove reported the following:

➤ The littoral planting around the community was going very smoothly and should be completed within a few days.

➤ The CDD facilitated removal of "45 speed limit" that was written on trees on Bonita Beach Boulevard and it is no longer an issue.

41 ➤ SOLitude Lake Management (SOLitude) would be asked to inspect and cut back the  
42 weeds and extra growth near Holes #17 and #18 and the remainder of the golf course. Mr.  
43 Adams would ascertain when SOLitude would be on site and apprise the Board.

44 ➤ Staff should include an agenda item in two months regarding having MRI re-evaluate  
45 the grass-line when the water levels recede in a few months, especially in Cherrywood behind  
46 the multi-family homes.

47 ➤ The Board gave approval for LandCare to replant bushes, palm trees and clusters on  
48 Galway and at the end of Galway and Wicklo, so landscaping is uniform with the other end of  
49 Galway.

50 ➤ Plantings would be installed behind the mailbox on Cherrywood by the end of October.  
51 Mr. Adams reported the following:

52 ➤ The City is requiring the CDD to submit a Limited Development Order (LDO) or permit  
53 request for the streetlighting being installed by Florida Power & Light (FPL).

54 ➤ As part of a request for additional information, the District Engineer is preparing a new  
55 set of construction drawings with a photometric survey overlay from Mr. Reed Fellows, at  
56 Transportation Consultants, for submittal to the City.

57 ➤ There was no requirement to redo the photometric survey, as nothing is changing and  
58 because the original sizing, spacing, is sufficient.

59 ➤ FPL would be installing shields on the lights, as the light is casting further than was  
60 anticipated in the photometric survey.

61 Resident Chris Applegate believed that, on August 29, 2021 the City advised the CDD not  
62 to proceed with the streetlights until it had a permit but the CDD proceeded anyway. He stated  
63 that City code states that anything within 50' of a property cannot exceed 15' of pole height.  
64 Mr. Adams stated that the streetlighting details would be fleshed out in the LDO process that  
65 the CDD is currently undertaking. Discussion ensued regarding adhering to code requirements,  
66 an environmental study requirement, the LDO, installing shields onto LED lights and flaws in the  
67 photometric survey.

68 Mr. Adams recalled that the CDD received a request to disconnect the lights until the  
69 LDO is issued and stated that, within a few days, FPL would disconnect all the lights that were  
70 installed up to this point. Asked if the CDD incurred significant expenses due to the  
71 streetlighting issues, Mr. Adams stated Engineer and Lighting Consultant fees have been  
72 incurred. Mr. Applegate felt that the entire streetlight project was rushed so that the CDD

73 could turn the project over to Bonita Landing early next year and residents would then have  
74 less input in the decisions being made. Mr. Adams stated, since this CDD takes the lead on  
75 interlocal agreements with neighboring communities, residents can voice their concerns at the  
76 Board Meetings. Mr. Applegate voiced his opinion that it was a conflict of interest for Mr.  
77 Adams to oversee this CDD and the Bonita Landing CDD. Mr. Adams stated he is simply the  
78 CDD District Manager and the CDD Board Members are the decision makers.

79

**80 SECOND ORDER OF BUSINESS**

**Public Comments**

81

82 Resident Ben Amarusso inquired about assessments, CDD fees, Lennar, the lakes and  
83 streetlights. He asked who to contact for issues with Bonita National.

84 Mr. Adams stated a facilities maintenance assignment agreement is in place between  
85 the CDD and the HOA wherein most of the CDD’s infrastructure is maintained by the HOA, on  
86 behalf of the CDD. He discussed cost-shares with Seasons and Valencia HOA, the CDD assuming  
87 maintenance of the conservation areas and lakes as of October 1 and sovereign immunity  
88 protection in case of a claim. He reviewed recent CDD projects, such as the littoral re-plantings  
89 that were funded from surplus construction funds. Asked if the lights would be installed on  
90 both sides of the road, Mr. Adams stated no, they would only be on the north side. He  
91 reiterated that the CDD is waiting for the permit to install shields on the streetlights, which will  
92 be a part of the permit and part of the photometric overlay as well.

93 Resident Ellen Cadee voiced her opinion that streetlights are needed on Bonita Beach  
94 Road but the LED lights that were installed are far too intense. There was even a local news  
95 story about it.

96 Ms. Kempf stated the last paragraph of the photometric study states that the  
97 westbound lanes would closely meet the lighting design criteria required by the FDOT of the  
98 County. She took issue with that statement and recalled that, at the last meeting, it was stated  
99 that the study was flawed.

100 Mr. Kove asked if FPL would analyze whether the south side really needs the lights. Mr.  
101 Adams stated nothing would be done until the project is permitted and the Engineering Staff  
102 would review the photometric survey, the shielding and the type and design of the shields.  
103 Asked if the Board would be apprised of everything before the projects proceed, Mr. Adams  
104 replied affirmatively.

105 A resident read a statement from the last meeting minutes into the record, which she  
106 believed was proof that the survey is flawed. She stated Line 93 reads as follows:

107 “Resident Ralph Hall voiced his opinion that the CDD was making assumptions  
108 based on the Photometric Survey, which he felt everyone agreed is flawed.”

109 Discussion ensued regarding whether Board Members agreed with the quote, the  
110 confusion over the Photometric Survey, the CDD having to pay for the Engineer’s error,  
111 permitting process, the 10-year Lighting Agreement with FPL and the intensity of the LED lights  
112 where they were previously installed.

113 Mr. Kove asked if FPL could be asked to install different lights and for the Board to  
114 review the project details before the streetlighting project commences. Mr. Adams replied  
115 affirmatively and voiced his opinion that Mr. Fellows should be invited to a future meeting to  
116 explain what the Photometric Survey does and address the intensity of the lights.

117 Ms. Kempf asked for an explanation of the shield installation process. Mr. Adams stated  
118 the idea is to install five or six shields first, determine if those give the desired effect and, if so,  
119 install the remainder of the shields; however, for now the streetlights would be disconnected  
120 until the LDO is approved.

121

122 **THIRD ORDER OF BUSINESS**

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

124

125 Regarding the streetlight project, Mr. Kove stated the CDD and HOA Boards are still  
126 evaluating the project details, nothing has been signed off on and the comments during today’s  
127 meeting are initial thoughts to clarify safety issues and facilitate the project as soon as possible.

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129 **FOURTH ORDER OF BUSINESS**

**Update: Traffic Study**

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131 Mr. Adams gave the following update:

132 ➤ The Traffic Committee met last month to review the Traffic Study and made  
133 recommendations. Ms. Tracy Bower would meet with the HOA Board in October and apprise  
134 the CDD Board of the direction that the HOA Board is comfortable moving forward with.

135 ➤ The Committee chose, upon HOA approvals, to plan a three-phase traffic control project  
136 involving trimming the existing sidewalk and cart path on the east side of the intersection at the

137 front gate of Bonita National Boulevard, installing a 10' speed hump and expanding it into  
138 raised pavers.

139 ➤ The temporary, existing speed hump on International Boulevard would be relocated to  
140 the corner of Cookstown and Bonita National Boulevard and another speed hump would be  
141 purchased by the CDD to install in the opposite direction of this corner. If successful, this  
142 installation can be transitioned to a permanent speed hump at any time and the temporary  
143 ones could be tested in other areas of the community as needed.

144 ➤ Installation of a permanent speed hump in both directions on International Road  
145 between the west gate and Carlo will control excessive speeding in that area. The actual  
146 location would be determined by evaluating what would work best for the community. This  
147 speed hump would match the one at the front gate entrance.

148 ➤ Banks Engineering did the initial design for this project.

149 Mr. Kove noted that the CDD and HOA Boards initially discussed installing only one  
150 speed hump on the outbound side but, after speaking to Ms. Bower, it was determined that it  
151 should be done on both sides in that specific section to control incoming and outgoing traffic;  
152 further discussion and consideration was necessary.

153 Discussion ensued regarding obtaining the HOA Board agenda, installing temporary and  
154 permanent speed humps, timing the installation and project costs.

155 Mr. Kove read the following email he received from Ms. Nancy Pennington:

156 "I am raising my hand again for a crosswalk for the corner and the residents of  
157 Bridgetown Court just in time for the busy season to begin. We are now 156 doors without a  
158 crosswalk to safely access the sidewalk on Bonita National Boulevard, likewise Terrace Buildings  
159 1 to 3, another 90 doors, have no access to the satellite pool as well. I know there is no  
160 sidewalk, but certainly one could be installed to the \_\_\_\_ in front of the pool."

161 Mr. Kove motioned to have Banks Engineering re-inspect the area and re-evaluate what  
162 it would take to construct a crosswalk on Bonita Beach Boulevard and a small sidewalk for  
163 residential pool access, with funds from the construction budget.

164

165 **On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, having**  
166 **Banks Engineering re-inspect and re-evaluate the community to facilitate**  
167 **installing a crosswalk on Bonita Beach Boulevard and a sidewalk for access to**  
168 **the Satellite Pool, was approved.**

169

170 Mr. Kove stated the Board decided to engage a new aeration maintenance company and  
171 would be terminating the current contractor soon.

172 Mr. DiTommaso stated it was important to examine the CDD’s long-term plans mostly  
173 from an infrastructure standpoint. He asked what items the Board should be evaluating as the  
174 new year approaches and beyond. Mr. Adams replied that the community was recently-  
175 developed, the infrastructure is new and pipe repairs were planned for the spring months, once  
176 water levels recede. He discussed the CDD’s fund balance, unforeseen expenses, infrastructure  
177 re-investment, real-time pricing, assessments and debt service bonds. Asked if the construction  
178 budget could be kept open and active through March or April 2022, Mr. Adams stated the  
179 construction funds could remain open until November 2022. Discussion ensued regarding  
180 Lennar, the Traffic Study, drainage pipes, MRI invoices, installing fountains, HOA guidelines,  
181 shared costs, CDD budget, advertisements on Bonita Beach Road and petitioning to turn over  
182 maintenance of Bonita Beach Road to the County.

183

**FIFTH ORDER OF BUSINESS**

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

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186

187 Mr. Adams presented the Unaudited Financial Statements as of August 31, 2021. He  
188 responded to questions regarding current charges, assessment notices and legal advertising.

189 The financials were accepted.

190

**SIXTH ORDER OF BUSINESS**

**Approval of September 20, 2021 Regular  
Meeting Minutes**

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193

194 Mr. Adams presented the September 20, 2021 Regular Meeting Minutes. The following  
195 changes were made:

196 Line 23 and throughout: Change “Tanin” to “Taynin”

197 Line 53: Change “in the middle of the lakes” to “on the perimeter of the lakes”

198 Line 108: Change “progress” to “proceed”

199 Line 143: Change “purchase” to “maintain”

200 Line 145: Change “Mr. Leone” to “Mr. Kove”

201 Line 192: Change “Galloway” to “Galway”

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On MOTION by Mr. Kove and seconded by Mr. DiTommaso, with all in favor, the September 20, 2021 Regular Meeting Minutes, as amended, were approved.

**SEVENTH 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: November 15, 2021 at 1:00 P.M.**

- **QUORUM CHECK**

The next meeting will be held November 15, 2021.

**EIGHTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

Mr. Amarusso asked if the CDDs charged for roadway construction and infrastructure of the two or three communities from Motley Road to Logan Road when they were developed. Mr. Adams explained that, in 2005 and 2006, one Developer owned four communities in the area and the road was installed as a private road. The City and County were not willing to accept conveyance of the roadway so the Developer had to assume long-term ownership and a deal was reached with the Developers of Village Walk, such that the CDD would be responsible for the landscaping of the center median and the north right-of-way (ROQ) across the frontage of Village Walk.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Kove and seconded by Mr. Leyon, with all in favor, the meeting adjourned at 2:25 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair



**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**7C**

<b>BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
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*