

**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 January 10, 2022, 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/81619773399> and telephonically at 1-929-205-6099, Meeting ID 816 1977 3399, 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
Peter Serena	General Manager Association
Dan Fisher	Resident
George Bush	Resident
Sal Dona	Resident
Ken Kobylinski	Resident of Bonita Landing

**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 stained cement sidewalk project on Galway was completed two weeks ago.

- Oak Trees: A proposal from LandCare to remove some of the oak trees on Galway to balance the design of the new palms was pending.
- Aquatic Plants: Several homeowners commented about how nice the aquatic plants installed in November were looking. Mr. Willis' email clarifying the differences between a weed versus aquatic plantings was e-blasted to homeowners.
- Mr. Willis was waiting to receive the service schedule from SOLitude Lake Management (SOLitude) to spray the weeds around the lakes and to treat algae in the lakes. Mr. Willis and Mr. Adams believed only one algae treatment would be needed.

Mr. Willis was asked to have SOLitude inspect the aeration systems as, over the weekend, Mr. Kove observed that two were shut down and the plugs were removed. Mr. Willis would provide an update at the next meeting.

- Gate: Ms. Tracy Mower, of the HOA, and the Safety Committee are determining whether to install a black security gate on the sidewalk and evaluating if the two black gates are working efficiently or need to be replaced; recommendations would be presented at the next meeting.
- Per Mr. Adams, Lennar would lower the installation pipes just put in at Fox Trot.
- Irrigation Water Permits: Lennar filed the documents to transfer the permits to the CDD and will authorize an extension, if the transfer does not go through prior to the expiration date.
- Mr. Willis to contact SOLitude to address resident complaints of debris in the lakes.

Mr. Grillo asked for residents to be provided with instructions about how to approach the gate, so the cones can be removed. Mr. Adams recommended having the HOA address this matter. Discussion ensued regarding sending an e-blast to residents and drivers no longer needing to come up to the reader, which should prevent further damage to the grass.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Update: Status of LDO for Streetlight Installation Project on Bonita Beach Road**

Mr. Adams stated that the District Engineer advised him last week that he completed his portion of the Limited Development Order (LDO) resubmittal package, in response to a request for additional information. The Lighting Engineer would be contacted to check on the status of the revised Photometric Survey, related to installing a shield over the lights that would project differently; this is part of the proposal to the City of Bonita Springs.

Discussion ensued regarding the urgency to move the project along and a statement of the Board’s decision to address the issue, although the investigation determined that the lighting was not the cause of a recent fatality. Ms. Kempf voiced her opinion that installing reflectors on the roadway greatly improved the sight lines on the dark road.

**FOURTH ORDER OF BUSINESS**

**Update: Status of Accommodations for Improved Pedestrian Foot Traffic as Well As Traffic Calming Improvements Design/Permitting**

Mr. Adams stated that Mr. Underhill advised him that the design drawings were 90% completed and noted that Mr. Underhill expected to give an update today but was unable to call in due to technical difficulties.

Ms. Kempf asked if the CDD can install striping along Bridgetown Court to address safety concerns. Mr. Adams stated that a few areas in the community still need to have sidewalks installed before striping can be installed. Mr. Kove stated that Mr. Underhill should have already included this in the final layout and, if not, he would mention it again.

**FIFTH ORDER OF BUSINESS**

**Update: MRI Re-Evaluation of Grass-Line Now That Water Levels Have Receded**

Mr. Adams reported that the homeowner advised him that MRI and Leo Sod were scheduled for next week to discuss evening out the grassy areas along the lakes. Mr. Kove stated that Rodney knows that the other side of the pond needs to be completed, once the water levels recede.

Mr. Leyon ask if the berms were also being reevaluated, as the water side was steep. He reported that turf in the area might have been chopped down. Mr. Adams advised him to

contact the HOA to have LandCare inspect the irrigation and determine if it is covering the areas properly. Mr. Kove recalled several meetings with LandCare to address the ongoing issue of them cutting the berms too low and removing grass, which LandCare then tried to raise to correct the issue. Someone reported seeing LandCare using weed whackers instead of a mower.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2021**

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2021.

The financials were accepted.

**SEVENTH ORDER OF BUSINESS**

**Approval of November 15, 2021 Regular Meeting Minutes**

Mr. Adams presented the November 15, 2021 Regular Meeting Minutes. The following change was submitted to Management for incorporation:

Line 23 and throughout: Change “Pachiko” to “Pacheco”

**On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the November 15, 2021 Regular Meeting Minutes, as amended to incorporate edits submitted to Management, were approved.**

**EIGHTH ORDER OF BUSINESS**

**STAFF REPORTS**

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

Mr. Urbancic stated that he was monitoring several current legislative bills pertaining to changing the limited waiver for sovereign immunity and addressing the Sunshine Law during a State of Emergency. He would provide an update once the session has ended.

Mr. Urbancic stated that Counsel for both sides are clarifying language related to the easement request from Valencia Bonita, pertaining to plant and maintenance obligations. The request is because they are seeking permission to landscape the lake bank area adjacent to some of the properties south of Bonita Beach Road. This would be included on the next agenda.

Mr. Adams stated that the CDD would maintain and have access to the entire water body and Valencia would maintain the lake bank. The same process would be done with the Seasons community.

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

Mr. Kove asked Mr. Adams to schedule a conference with Mr. Underhill to discuss the Traffic Study and to finalize outstanding items before the next meeting.

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

- **NEXT MEETING DATE: February 21, 2022 at 1:00 P.M.**
  - **QUORUM CHECK**

The next meeting will be held on February 21, 2022 at 1:00 p.m.

**NINTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

Resident Dan Fisher asked who applied for the water permit. Mr. Adams stated that Lennar is the permit holder but the permit would eventually be conveyed to the CDD. A South Florida Water Management (SFWMD) Representative had advised that he would monitor the permit and issue an automatic extension if the transfer is not completed by the February expiration date.

Resident George Bush expressed his opinion that the newly planted palm trees on Galway look nice. He was concerned about whether removing some of the oak trees would be a problem, as he believed they are a protective species. Mr. Adams replied no and stated that the trees are being relocated to ensure they keep the same canopy count; the trees would most likely be planted adjacent to a pond.

Mr. Ken Kobylinski, a Bonita Landing CDD resident, asked if anything was being done about the lake in Bonita Landing CDD. As Manager of both CDDs, Mr. Adams stated that Lennar advised him this morning that they are obtaining proposals to repair the linear erosion back to the 4:1 slope requirement; Lennar will incur those costs. Mr. Kobylinski reported that his area sits parallel to the shore line and is about 10' long. Mr. Adams stated it would probably be repaired but not for everyone because most of the south side is in good shape and the north

side was just done by MRI. Mr. Adams stated that the SFWMD will not accept the permit transfer until the slope is re-established.

Mr. Kobylinski voiced his opinion that nothing has been done to the lakes at the Bonita Beach Club and in the Bonita Landing CDD, in terms of planting aquatic plants. He felt that the Bonita Landing CDD does not exist because he received no response to his questions.

Mr. Adams explained that Mr. Kobylinski’s concerns are related to the Bonita Landing CDD and do not involve the Beach Road Golf Estates CDD. He recommended that Mr. Kobylinski contact the Master Association Manager because the Master Association manages all Bonita Landing CDD assets. He noted that the current Bonita Landing CDD Board is comprised of Developer representatives, which would continue until the Bonita Landing CDD meets the thresholds necessary to transition to the General Election process.

Mr. Adams stated that the Beach Road Golf Estate CDD budgeted and is collecting assessments to maintain the lakes and wetlands. The only other operations are outside of the gate, on Bonita Beach Road, and for the mitigation property in Hendry County, which is shared between all four communities that utilize the road.

**TENTH ORDER OF BUSINESS**

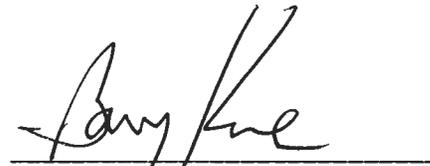
**Adjournment**

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

**On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with all in favor, the meeting adjourned at 1:35 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/~~Assistant Secretary~~

  
Chair/~~Vice Chair~~