

**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 February 21 2022, 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/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
Dave Underhill (via Zoom)	District Engineer
Reid Fellows	TR Transportation Consultants
Peter Serena	Troon
Sal Dona	Resident
Steve Ludwinski	Resident
Ken Kobylinski	Resident
Joe Morebuck	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.

▪ **Chairman's Opening Comments**

This item was an addition to the agenda.

Mr. Kove welcomed all meeting attendees and gave the following updates:

- A recent Waste Management hydraulic leak is of major concern and the Board is working on having it cleaned up.
- MRI was contacted and would be on site next week to repair one or two extension pipes in the lake and is planning to remedy the lake banks and install new grass in March.

➤ The Florida Aeration Company was on site last week to evaluate the aeration systems. Staff asked them to cancel the contract since the CDD has taken over that function and hired SOLitude Lake Management (SOLitude) to treat the lakes.

➤ Two months ago, the CDD asked Lennar to repair the grading erosion repairs that they put in, in the back. The repairs are still pending.

Mr. Kove directed Mr. Adams to contact Mr. Doyle at Lennar.

➤ There are several questions and concerns about the water permit and residents have asked if anything can be done to fast-track it.

Mr. Adams stated, on February 9, 2022, the water permit was extended for another five years and, on that same day, the application to change the name from Lennar to the CDD was filed. He anticipated that the permit from the South Florida Water Management District (SFWMD) would be issued within a few weeks and, as soon as it is issued, Staff would forward a copy of the new permit to the Golf Club and the Master HOA Board. Mr. Kove suggested keeping this item on the agenda until it is concluded.

Regarding oak tree removal plans on Galway, Mr. Willis stated he met with LandCare last week and identified a few trees for removal. The vast majority of the oak trees will be replanted between the sidewalk on Galway and the lakes to provide shade. LandCare has not submitted the proposal. Mr. Willis would follow up and provide an update at the next meeting.

Mr. Willis and Mr. Adams responded to questions regarding algae spraying, weed spraying, littoral plants and the bald cypress trees.

➤ Mr. Kove stated the aeration repairs were made. Some of the lakes have one or two aeration systems and it was brought to his attention that the CDD should probably have aeration systems in the middle of the lakes rather than at the far ends. He asked Mr. Adams to review the document and apprise the Board of whether an aeration system should be installed in the middle, as well, to help with algae.

Mr. Adams stated Staff would have SOLitude perform dissolved oxygen testing the next time they are on site.

➤ The white lines on the crosswalks have started to erode. Staff was asked to have them and the stop sign lines re-painted. Mr. Adams stated that these items must eventually become HOA responsibilities, as part of the operating of the roadways. CDD Staff would facilitate the repairs one more time, along with the final lift of asphalt, await Waste Management repairs of leak damage and then convey maintenance of the crosswalks over to the HOA.

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 copies of an updated and revised photometric survey and plans were previously forwarded to the Board. He introduced Mr. Reid Fellows, of TR Transportation Consultants (TRTC), who would review the survey.

Mr. Fellows stated TRTC conducted the photometric study and prepared plans for submittal to the City of Bonita Springs for permitting. The study has not been submitted because TRTC wanted to first obtain the Board's feedback and make any necessary changes prior to submitting it. He discussed the history of the streetlights, survey limitations and the analysis and plans to show what the actual proposed lighting levels would be.

Mr. Grillo recalled that, a few meetings ago, several residents were furious that the streetlights were too bright. He asked if that was covered in the photometric study. Mr. Fellows stated that the updated plan shows the shielding on the backside of the fixture, which eliminates back spill, and Staff alerted Florida Power & Light (FPL) that some of the fixtures were not mounted perpendicular to the roadway. Asked if FPL would make the repairs, Mr. Fellows stated approval is needed from the City to insert the outside shield fixtures.

Discussion ensued regarding resident dissatisfaction with the bright lighting, the new design, design constraints, changing the design, outside shields, testing the test shields in a specific area, the number of light poles, FPL's limited offerings, changing the wattage and uniformity. Ms. Kempf stated that the lighting is for a street in a community and the wattage seems to be the issue. She asked if the wattage could be lowered or the shields adjusted and if the poles could be spread out, with a few relocated to the other side. Mr. Fellows would research staggering the configuration.

Regarding who dictates the uniformity that he previously referenced, Mr. Fellows stated that is part of the City design criteria, which follows the Florida Department of Transportation (FDOT) actual criteria, and that the minimum average luminosity in the calculation for an arterial roadway, like Bonita Beach Road, is a minimum of 1.5. The CDD is showing it being over 2, which is brighter than the minimum required per the City and FDOT. Asked if it is possible

that FPL would not make the changes, Mr. Fellows stated that FPL is trying to coordinate with TRTC to find the best option for the CDD.

Resident Sal Dona asked for the impact of starting over with a more acceptable and more decorative design plan and what the cost impact to the communities, with the understanding that this new approach would be acceptable to them but there is a potential cost impact. Mr. Fellows stated having fixtures in the median is not allowed and he doubted that the CDD would be able to do anything there because of the fixtures on the north side. Asked if it is possible to adjust the plan according to what FPL makes available to the CDD, Mr. Fellows stated if the poles are there, he would insert the fixtures.

Resident Steve Ludwinski asked if the lamp inside the fixture could be changed to a lower wattage and if a filter could be placed inside to diminish the brightness of the LED lights. Mr. Fellows stated it is possible and Staff would research FPL's latest offerings to see if there is something in a smaller illumine package and, if so, install that. Mr. Kove stated that would be great. Ms. Kempf asked about inspection. Mr. Adams stated the job was not completed so there was no inspection; ultimately, the District Engineer, along with the City of Bonita Springs, as the permit issuer, would be inspecting.

Mr. Fellows left the meeting.

FOURTH ORDER OF BUSINESS

Update: Status of Accommodations for Improved Pedestrian Foot Traffic, as well as Traffic Calming Improvements Design/Permitting

Mr. Kove reported the following:

- The CDD has been going back and forth with the HOA and finally concluded the design, which was subsequently approved by the HOA.
- The current strategy is to commence the project in April and the temporary speed hump at the corner of Wicklow and Bonita National would be replaced by a permanent one going completely across; no streets would be closed.
- The second new speed hump would be on the eastbound side of Westmeath, completely across both sides. This would be a crucial spot to slow the traffic going from the first speed hump to the second.

➤ At Cookstown, one speed hump will be installed on the west side before the golf crossing and one on the other side of the crosswalk to control traffic from the other direction.

➤ A crosswalk would be installed at Bridgetown, with an additional sidewalk to connect all. If work on Bridgetown can commence sooner, the street would not have to be closed.

Asked about installing a speed hump between Hole #1 and Hole #2, Mr. Kove stated that area was not included but it could be in Phase 2 of the project, wherein other areas in the community would be considered for speed humps. Discussion ensued regarding the crosswalk and sidewalk re-striping at Bridgetown, utilities, next steps, submitting for a Limited Development Order (LDO) and permitting.

Mr. Adams would research and engage contractors and give an update in the future.

FIFTH ORDER OF BUSINESS

Discussion: HOA/Safety Committee Review of Efficiency and/or Possible Replacement of Two Black Gates and Installation of Another on the Sidewalk for Security Purposes

Mr. Kove reported the following:

➤ He recently met with Tracy Maur, of the HOA, the Safety Committee and Peter Serena, from Troon, and discussed the two main, black gates at the entrance.

➤ Mr. Serena would invite professionals from other Troon locations to inspect and evaluate the gates and report their findings of what needs to be done to upgrade the gates.

➤ The CDD suggestion is to install a security gate on the sidewalk leading into the community, right of the gate arm and the reader for the resident’s side, to deter trespassers on bike and on foot. The look of the security gate and two black gates would be kept in uniformity with one another.

Asked if he was able to have the gates inspected, Mr. Serena stated the design development person would perform an inspection the week of March 8, 2022.

SIXTH ORDER OF BUSINESS

Continued Discussion: Easement Request from Valencia Bonita Regarding Plant Material and Maintenance Obligations

Mr. Adams stated that this Easement Request involves a shared lake between Bonita National and Valencia. The CDD owns the lake tract and Valencia would like to maintain it, up to

the water’s edge, consistent with the landscaping on their side, with no responsibility to the water body itself. Mr. Urbancic has been working on the Agreement with Valencia.

Mr. Urbancic stated there have been several drafts of the Agreement and the latest draft includes comments received from Valencia’s attorney. On the positive side, the number of comments and provisions has narrowed. He voiced his concerns regarding providing Valencia with indemnity, vague language and future disputes about maintenance responsibilities. Mr. Urbancic stated his goal is to obtain clarity on these items, subject to the Board’s direction.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2022-01. The Resolution advises that Seats 3, 4 and 5, are up for election and identifies the qualifying period in June 2022. An advertisement would be published on or before May 25, 2022 to meet the publishing requirement.

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, Resolution 2022-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2021

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2021. Regarding when Lennar would install the additional asphalt, Mr. Adams stated probably after the Easter holiday. The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of January 10, 2022 Regular Meeting Minutes

Mr. Adams presented the January 10, 2022 Regular Meeting Minutes.

On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with all in favor, the January 10, 2022 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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

Mr. Adams stated that Mr. Underhill started preparing the Stormwater Needs Analysis Report.

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

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

All Supervisors confirmed their attendance at the March 21st meeting.

ELEVENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

Ms. Kempf suggested that Mr. Fellows write what he plans to do and propose to FPL on the CDD's behalf. Mr. Adams would request a report from Mr. Fellows.

Resident Joe Morebuck voiced his opinion that the recently sprayed weeds on the #17 tee box are unsightly. He asked if the dead weeds would disintegrate or be cleaned up. Mr. Adams stated Staff would have SOLitude remove the dead weeds.

Mr. Grillo stated the gutters on the north side of Bonita Beach Road have a lot of sand and debris. Mr. Adams stated Staff would obtain proposals and have the area cleaned.

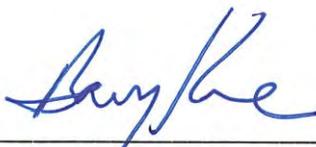
TWELFTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the meeting adjourned at 2:05 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair