

**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 March 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
Peter Serena	Troon-General Manager
Jim Warbach	Resident and HOA President
John Hammell	HOA
Other Residents	

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.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Kove gave the following update:

- Mr. Jim Warbach was introduced as the new HOA President.

Mr. Kove stated that he looked forward to working with him and continuing the relationship with the HOA.

- MRI would be working with Leo Sod this week to level the sod around all lakes in the community; the work would take a day or two to complete. They would also lower the exposed extension pipes in the lakes and address the issue at the back of Wicklow.

- Main Gate: The two main black gates at the entrance were inspected and found to be operational, with no issues.
- The CDD will commence installation of a similar 10’ security gate to extend to the sidewalk, for security purposes and to deter trespassers on bike and on foot. The CDD will provide the layout to the HOA and Troon for their review.

Regarding the status of SOLitude removing the brown foliage and at Hole #17, Mr. Willis stated that he would inspect the areas today. SOLitude previously stated they would be on site last week and remove it.

Mr. Willis was asked to email the SOLitude aeration systems reports to the Chair and Mr. Adams and to have the SOLitude weekly service schedule emailed to Mr. Leyon and John. Mr. Willis stated this reoccurring request was already implemented.

Mr. Kove reported the following:

- The littorals on the golf course side will be evaluated after the rainy season and installed toward the end of rainy season.
- Mr. Warbach was asked to send an HOA e-blast explaining the fishing policy.
- Mr. Adams was asked to schedule the speed bump project for April 5 through April 7, 2022. The project will be discussed later in the meeting.

THIRD ORDER OF BUSINESS

Public Comments

A resident requested and the Board agreed to ask SOLitude to return the broken parts of the aeration systems to the HOA’s maintenance shop. It was noted that the aeration hoses are leaking again and the Florida Fountain contract was cancelled. Mr. Willis was asked to have SOLitude address the leaks.

FOURTH ORDER OF BUSINESS

Status of Lennar’s Accurate Grading Erosion Repairs

Mr. Adams stated that he emailed a reminder to Mr. Dean, of Lennar, who replied that he would raise the issue with Lennar’s homebuilder division. Mr. Adams believed this is the best time to perform the repairs, as the water levels are receding. Mr. Kove stated that MRI and Accurate Grading are doing the remediation work; MRI did not do this work.

Mr. Grillo stated that the 16th Tee and other areas around the berms are eroded, possibly due to irrigation leaks. He asked Mr. Adams to have someone inspect the area.

FIFTH ORDER OF BUSINESS

Update: Status of Water Permit

Mr. Adams stated he received the extension on the Water Permit, in the CDD's name, and distributed it to the appropriate parties; the permit is valid for another five years. Mr. Adams was asked to email the permit to Mr. Grillo.

This item would be removed from future agendas.

SIXTH ORDER OF BUSINESS

Update: LandCare Relocation of Oak Trees on Galway

Mr. Willis distributed and reviewed the plans identifying the best locations to replant the trees. When the trees mature, they will create a sound barrier between the communities. He would advise LandCare to commence the project. Mr. Willis was asked to contact No Cuts.

SEVENTH ORDER OF BUSINESS

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

- **Possible Installation of Smaller Illumine Package**

Mr. Adams reported the following:

- Mr. Reid Fellow, of TR Transportation Consultants (TRTC), will present the scope of work and written report at the April meeting.
- Mr. Fellow believed in his initial research finding that Florida Power & Light (FPL) has no other options that are any better than what the CDD has. All create a glare and require a shield.
- The CDD needs to determine how to achieve the design criteria standard, which will require installing a shield and ensuring the heads are directed straight to the ground.
- Limited Development Order (LDO): A 60-day extension was received from the City.

EIGHTH ORDER OF BUSINESS

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

Mr. Adams reported the following:

BEACH ROAD GOLF ESTATES CDD

March 21, 2022

- Due to the sense of urgency, the project was split into two, including the speed tables and crosswalk improvements at certain locations.
- Crosswalk Improvements: A proposal was obtained from Collier Concrete and a contract was executed. The project would commence within the next couple of weeks.
- Speed Tables: Collier Concrete was preparing a proposal for the remainder of the work that will commence once the season ends.

Mr. Adams was asked to email the project schedules to Mr. Leyon for his review.

NINTH ORDER OF BUSINESS

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

Mr. Urbancic presented the latest draft Easement Agreement; comments from Valencia’s attorney regarding his recent changes were pending. He hoped to present the final version for approval at the next meeting and noted that an easement sketch is needed. Mr. Adams stated he would ask Mr. Underhill to provide the sketch. Mr. Adams stated he believes Mr. Asher plans to install landscaping, once the Agreement is executed.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2022. He stated, once Lennar submits the final draw, the CDD will have about \$1 million remaining in the 2015 Capital Projects Fund to address any outstanding infrastructure items. For auditing purposes, the account should be closed during this fiscal year, before September 30, 2022.

Mr. Adams responded to questions about surplus funds, installing another gate and landscape maintenance along the new wall. He would provide a breakdown of the shared streetlighting costs to Ms. Kempf. The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of February 21, 2022 Regular Meeting Minutes

Mr. Adams presented the February 21, 2022 Regular Meeting Minutes.

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the February 21, 2022 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

Mr. Urbanic stated the Department of Justice recently issued guidance on the Americans with Disability Act (ADA) applicability to CDD websites. He asked Mr. Adams to have the website manager review and confirm that the CDD website is compliant with the general guidance.

Mr. Urbanic stated that a legislative bill that passed was related to the public notice options. This would enable posting the notices on a County Public Notice website, in lieu of the newspaper; however, whether the County will create such a website is not known at this time.

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

There was nothing to report.

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

- **NEXT MEETING DATE: April 18, 2022 at 1:00 P.M.**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 18, 2022 meeting.

THIRTEENTH ORDER OF BUSINESS

Audience Requests

Comments/Supervisors'

Mr. Kove asked Mr. Willis if he received any reports from SOLitude about treating broken down algae in the lakes. Mr. Willis stated that, when the area was treated, it was determined that plant materials were breaking down, not algae.

Mr. Kove asked Mr. Hammell to give Mr. Willis suggestions for irrigating the relocated oak trees. Mr. Hammell stated that LandCare suggested installing drip lines along the trees.

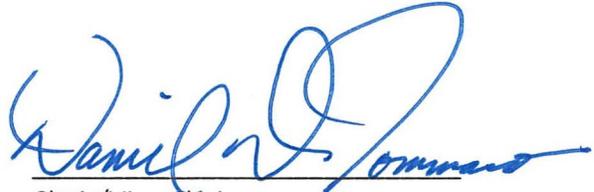
FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with all in favor, the meeting adjourned at 1:41 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair