

**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 April 18, 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 (via telephone)	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
Reid Fellows (via telephone)	TR Transportation Consultants, Inc.
John Hammell	HOA
Jeff Cutler	Resident
Other Resident(s)	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m. Supervisors DiTommaso, Grillo, Leyon and Kempf were present, in person. Supervisor Kove was attending via telephone.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Kove gave the following update:

- MRI completed the erosion repair work required of them this past week.
- Accurate Grading is doing the remediation work.

Mr. Adams stated a response from Rodney was pending; he hoped all the issues will be addressed within the next couple of weeks.

At Mr. Kove's request Mr. Willis reported on the following items:

- He inspected the 16th Tee this morning and already spoke to Mr. Adams about having Rodney inspect it, determine the cause of the erosion and determine who is responsible for the remediation. Mr. Adams stated the area must be regraded.
- He received the email request to inspect 28016 Edenderry for erosion; he would inspect the area after the meeting.
- Sidewalk Crack Repairs at Bridgetown: Work commenced yesterday and is expected to be completed by tomorrow.
- The area outside the gates was treated in preparation for sod installation before the end of the week.
- Oak Trees: The project is scheduled to commence Monday. An on-site meeting is planned for late this week to go over the project.
- SOLitude will submit service reports monthly.
- Regarding SOLitude returning broken aeration parts, Mr. Adams would coordinate with the Golf Superintendent to have the parts returned to a secure location. Mr. Kove stated he has another option if that does not work.
- Complaints were received about exposed pipes in the lake in front of the Clubhouse. Mr. Adams would have SOLitude trim them.

Mr. Grillo asked if they would also trim the other pipes sticking out of the ponds on the golf course and throughout the community. Mr. Adams stated this is typical during development; he would have SOLitude evaluate them to determine appropriate length.

- Status of Front Gate: Carter Fence believed they might be able to use the existing gate; a proposal might be presented at the next meeting.

THIRD ORDER OF BUSINESS**Public Comments**

In response to a resident question, Mr. Willis stated he is the CDD Operations Manager.

Regarding replanting the oak trees, Mr. DiTommaso offered to join Mr. Willis in his meeting with Remy and asked if residents were notified of the project. Mr. Kove believed Mr. Serena and Mr. Hammell contacted the homeowner on Galway. Mr. Willis stated he would provide the project information to Mr. Hammell and let Mr. DiTommaso know when he plans to be on site to stake out the areas.

The resident stated that the grass never turned green where they created the berm behind his residence and on the other side of the lake, which might be an irrigation issue. Mr. Willis suggested that the resident ask the HOA about this. Mr. Leyon suggested submitting an irrigation request to LandCare.

Resident Jeff Cutler stated that he heard homeowners complaining about it being dark when walking home from the Clubhouse on Antrim Court to Cherrywood Court because the hedges are high. Mr. Willis was asked to inspect the area and confirm if this is an issue for the HOA Landscaper to address or a street light issue.

FOURTH ORDER OF BUSINESS

Status of Lennar’s Accurate Grading Erosion Repairs

- **Erosion at 16th Tee and Other Areas Around the Berms**

Mr. Adams reported the following:

- Lennar is working on punch list items, including erosion repairs at the 16th tee.
- Mr. Underhill is working on the final requisition for Lennar, which will include the second lift of asphalt, totaling about \$250,000.

Mr. Kove asked if Lennar was told of the complaints about rocks. Mr. Adams replied affirmatively and stated they also advised Tommy, on the housing side, who is engaging a contractor to pick them up. If this matter is not addressed soon, he asked to be notified so he could engage SOLitude’s Wetland Department to do the work.

FIFTH ORDER OF BUSINESS

Update: Aeration Hose Leaks

Mr. Willis stated SOLitude received the Work Order; he would inspect after the meeting to confirm the repairs were completed. The Board reported the following aeration issues:

- The aerator under the bridge at the 11th hole was not working properly and the aerator needed to be shut down on #22, as it was in a bad location. Mr. Adams stated Eric would address these issues.
- Regarding the missing compressor on Lake #15, SOLitude was asked to try to reduce the noise level. SOLitude would be instructed to install the insulation package for the aeration box and replace the landscaping along with replacing the compressor.

SIXTH ORDER OF BUSINESS

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

- **Presentation by Mr. Reid Fellows, TR Transportation Consultants, Inc.**

Mr. Fellows stated Florida Power & Light (FPL) has recently considered “Extra Energy” leases that involve working with its customers to add other items outside of what is provided on the FPL’s current offering sheet. FPL is also considering including other third-party fixtures.

Mr. Fellows discussed lighting options and the related costs. The CDD decrease the overall Illumine Package to reduce the glare. He is waiting on the costs from FPL, as it will require adding more poles.

Mr. Kove asked Mr. Fellows if installing shields as a test was evaluated further before making decisions. Mr. Fellows stated that shields could be installed at the front and back of the fixture; however, FPL does not have any design files to simulate it and, if the CDD chooses to do this, it would result in eliminating the front light and reduce the roadway lighting.

Mr. Fellows would send the lighting options to Mr. Adams to distribute to the Board.

Mr. Fellows responded to questions regarding decorative fixtures, additional poles and the ability to complete the project this year being dependent on various factors, including the contractor’s schedule and possible supply chain delays.

Mr. Adams will request a 60-day extension on the Limited Development Order (LDO).

Discussion ensued regarding lowering wattage, decorative fixtures and the budget.

Staff would provide the information necessary to make a decision at the next meeting.

Mr. Fellows expounded on the Illumine Package and noted it would not help on the north side or meet the design criteria. Mr. Adams opined that the most feasible approach is the FPL Lease Power Maintenance option.

This item would remain on the agenda.

SEVENTH ORDER OF BUSINESS

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

Mr. Adams reported the following:

- Bridgetown crosswalk and sidewalk re-striping improvement projects were completed.
- LandCare is shaping and blending the sidewalk drop off at Bridgetown today.

➤ The LDO for the speed bumps was submitted to the City and returned for deficiencies, questions and requests for additional information.

Mr. Adams stated, per Mr. Underhill, it would take a few weeks to resubmit but about half of the additional information or deficiencies items were actually in the submittal package and just need to be highlighted for the City. Mr. Adams voiced his opinion that the deficiencies are alarming and he questioned if Mr. Underhill prepared the package.

EIGHTH ORDER OF BUSINESS**Discussion: Engineering Services**

Regarding the Board's dissatisfaction with the LDO submittal and the City's response, Mr. Adams stated that he suggested to the Chair that, to prevent further project delays, the Board should delay changing providers until the LDOs for the streetlight and speed bump installations and the final requisition for Lennar are completed.

Mr. Adams explained the Request for Qualifications (RFQ) process. If the Board decides to proceed today, proposals could be presented at the May meeting.

Mr. Kove agreed with Mr. Adams' suggestion to allow Banks Engineering to complete the three projects and then start the RFQ process.

Supervisor Grillo expressed his disappointment Banks Engineering's level of service and priority given the CDD. He discussed his professional experience and voiced his opinion that, after reviewing the City's list of deficiencies against the package and what Mr. Underhill conveyed, things did not match up.

Ms. Kempf, Mr. Leyon and Mr. DiTommaso expressed their dissatisfaction with the District Engineer and agreed with Mr. Kove's suggestion to allow Banks Engineering to fulfill the three obligations and then proceed with termination and the RFQ process. Mr. Adams stated it would not be difficult to hire a new firm. He recommended engaging one with a strong stormwater and environmental background.

Mr. Adams was directed to convey the Board's feelings and to pressure the District Engineer and apply a deadline to expedite CDD projects.

Regarding the Street Light Installation Project, the Board designated Mr. Kove as the CDD liaison to attend a conference call or meeting with Mr. Fellows, FPL Representatives and Mr. Adams, once the options and pricing are distributed to the Board.

NINTH ORDER OF BUSINESS

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

Mr. Urbancic asked for direction regarding the request for the CDD to provide Valencia with indemnity before the Easement Agreement can be finalized. He felt that Valencia's request for mutual indemnity with the CDD is not fitting in this context and stated the easement sketch description is still pending. The Board agreed with Mr. Urbancic's analysis and directed him to decline the request and, if agreed, present the final version at the next meeting.

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of February 28, 2022**

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2022. He stated the pressure washing sidewalk project commenced today. Mr. Willis expected the project, including the gutters, to take about three weeks. Mr. Adams stated the street sweeper will pick up sand and debris. The financials were accepted.

ELEVENTH ORDER OF BUSINESS

**Approval of March 21, 2022 Regular
Meeting Minutes**

Mr. Adams presented the March 21, 2022 Regular Meeting Minutes. The following changes were made:

Line 24 and throughout: Change "Worboch to "Werbeck"

Line 95: Insert "as Mr. Fellows was on vacation" after "following"

Ms. Kempf voiced her opinion on the following line items:

➤ Line 50: The request for Solitude to submit weekly reports to Mr. Leyon and John only is incorrect.

Mr. Willis and Mr. Adams stated the request was to email the monthly Report to the entire Board. Corporate emailed it to the entire Board but Mr. Willis will have the email resent.

➤ Line 96: Ms. Kempf asked to amend the minutes to state that Mr. Fellows was expected to present the scope of work at the March meeting but was unable to attend due a preplanned vacation, which she thought would reflect the Boards efforts to move projects forward despite difficulty receiving information timely. Mr. Adams stated that Mr. Fellows's schedule was unknown at the time the request was made so the minutes should not be changed.

Mr. Willis stated that the General Manager emailed the SOLitude Report to the Board on April 10, 2022.

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

Regarding the Street Lighting Project budget, Mr. Kove asked how much is left in the budget that could be added to the existing budget to pay for the lease. Mr. Adams stated the full annual amount of the lease was budget and was unused, as FPL does not charge the CDD until the project is completed. The only items the CDD expended funds on was for the additional underground work and transferring operations to a transformer.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *Coleman, Yovanovich & Koester, P.A.***
- B. District Engineer: *Banks Engineering, Inc.***

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: May 16, 2022 at 1:00 P.M.**
 - **QUORUM CHECK**

The next meeting will be held on May 16, 2022. Mr. Grillo stated he would call in.

THIRTEENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

Mr. Cutler asked if the HOA could e-blast the status of the lighting project. As the CDD does not keep an email database, the request would be mentioned at the upcoming HOA meeting in April and to Jim.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with all in favor, the meeting adjourned at 2:24 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair