

**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 Public Hearing and Regular Meeting on August 15, 2022, at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135 and via Zoom at <https://us02web.zoom.us/j/85618785926> and telephonically at 1-929-205-6099, Meeting ID 856 1878 5926, 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
Richard Slattery	HOA
John Hammill	HOA
Antonio Navarrete	LandCare-Account Manager
Andy Nott	Superior Waterway Services, Inc.
Jeff Cutler	Resident
Tim Vanderlinde	Resident
Ed Walters	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.

Mr. Willis introduced Mr. Antonio Navarrete, the CDD's new Landcare Account Manager, and noted his professional experience and background.

Mr. Kove introduced Mr. Andy Nott, of Superior Waterway Services, Inc., who will address aerator issues.

SECOND ORDER OF BUSINESS

Chairman’s Opening Comments

Mr. Kove welcomed everyone. He and others provided updates on the following:

- Troon and the CDD approved replacing the poles near Bridgetown with the correct color. Once the speed humps are installed, use of the same pole designs for consistency throughout the community, was requested.
- The oak tree relocation project is completed and replacement and/or repair of the hedges and sod damaged by the move is expected this week or next week. LandCare and Staff will monitor the trees and determine if those that did not survive need to be replaced.
- Speed Humps: The City approved the CDD’s revised Limited Development Order (LDO), which included the permit for the Bridgetown crosswalk project. The contractor is preparing the proposal and, upon receipt, a tentative project schedule will be emailed to the Board.
- Front Gate Installation: Final approval to install the new security gates was received from Troon and the HOA. Mr. Willis submitted the contracts and is waiting on the executed contracts from the electrician and Carter Fence, which are expected this week. The project is expected to commence in a month.
- The lake between Kerry Court and Foxrock Court will be treated for algae this week. The schedule will be added to the monthly Operations Manager Report.
- Mr. Willis will submit another request to paint the new sidewalks and reinstall the blue reflectors on the streets where the top coat was laid, as well as inspect and paint those that are worn down.
- Littorals: Mr. Adams explained that funding will come from the construction fund, not the operating budget, as the additional littorals needed fall under the original requirement of the stormwater systems.

Mr. Willis noted EarthBalance completed its assessment of all lakes and submitted a proposal to install one littoral plant per linear foot for certain lakes on the residential and golf side, in late August; this is part of the Field Operations Report.

Regarding Ms. Kempf's inquiry about littoral installation last year, Mr. Adams will find out if the littorals were inspected within the 90-day warranty period and, if so, report the results of the inspection. Mr. Kove asked how many of the littorals installed last year survived the season. Mr. Willis stated he will schedule this year's inspection, within the warranty period.

▪ **Discussion of Aeration Noise Suppression**

This item, previously Item 7A, was presented out of order.

Mr. Kove discussed aeration issues and homeowners' actions to address the noise issue.

Mr. Nott discussed lake aeration issues and provided solutions, such as installing weather stripping and securing the lids to ease the noise. A new second compressor and new filters were added and brick was removed. The resident advised that it helped reduce the noise.

Mr. Nott recommended replacing the cabinets that are the loudest and waiting to upgrade until the CDD decides how to proceed with the rest of the lakes. He distributed an Aeration Upgrade Map and discussed the scope of work necessary for a full upgrade.

Mr. Kove asked Mr. Nott to inspect some units and submit a proposal to proceed with the upgrade. Mr. Adams stated that this work qualifies for funding through the construction fund and that Mr. Underhill is working on the final two requisitions from Lennar.

Mr. Adams responded to questions regarding the project timeline. He listed upcoming projects and hoped to close out the construction fund by the end of the calendar year. Regarding the lakes, Lennar met its obligation.

Mr. Notts responded to questions about the aerator type and model and algae issues and noted that oxygen levels were not tested. He expects to complete the project within three to four months, depending on the supplier.

Ms. Kempf asked for the Master HOA to send information to residents about the purpose of aerators. Mr. Adams stated he will provide verbiage for the newsletter.

Installing landscaping or quiet fencing and decibel levels were discussed.

Mr. Kove stressed that residents must stop touching the boxes as they are creating more issues.

Mr. Kove stated that the CDD became aware, over the last four years, that half of the lakes were set up properly and the other half have no movement. It was noted the bubbles no longer create turbulence on top of the water.

THIRD ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

A resident asked if there is irrigation where the oak trees were planted. Mr. Kove replied affirmatively and stated that it will be monitored to determine if the trees will survive.

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

A. Proof/Affidavit of Publication

The proof of publication was included for informational purposes.

B. Consideration of Resolution 2022-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented the proposed Fiscal Year 2023 budget, highlighting line item increases, decreases and adjustments. He noted the budget in the agenda package was incorrect. In the most updated version, the assessment level for the General Fund portion of the Fiscal Year 2023 budget will be \$163.34 per unit, compared to \$166.93 in Fiscal Year 2022. As assessment levels for Fiscal Year 2023 will not increase, the CDD is not required to send Mailed Notices to affected property owners.

Mr. Adams opened the Public Hearing.

Resident Jeff Cutler asked about the assessments. Mr. Adams stated that the General Fund portion of the assessments are proposed to decrease slightly and assessment levels for the Debt Services portion of the budget do not change from year-to-year. Overall, assessments for Fiscal Year 2023 are proposed to decrease about \$3 per unit. The strategy was to reduce assessments or keep assessments flat, year-over-year. He reiterated that the version of the budget in the agenda package is incorrect.

Mr. Cutler recommended keeping assessments flat.

Discussion ensued regarding keeping assessments flat, instead of decreasing the assessment levels. Concerns that the budget included funds for lake erosion repairs, in the event of a hurricane, were addressed.

Regarding Mr. Cutler’s question about assigning funds for lake bank erosion repairs and maintenance, Mr. Adams stated funding is assigned for that and, due to certain criteria that work is still being done, the work will be paid out of the construction fund.

Resident Tim Vanderlinde asked if surplus funding can be carried over into next year, if assessments remain flat. Mr. Adams replied affirmatively and noted that the amount can be split between assigned and unassigned fund balance. It was noted that, once the construction fund account is depleted, an assessment increase of about \$3 to \$4 per door can be expected.

On MOTION by Mr. Kove and seconded by Mr. DiTommaso, with all in favor, adjusting the Fiscal Year 2023 budget, as necessary, to keep assessment levels the same as Fiscal Year 2022, was approved.

Mr. Adams closed the Public Hearing.

Mr. Adams presented Resolution 2022-05.

On MOTION by Mr. Kove and seconded by Mr. Leyon, with all in favor, Resolution 2022-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023, as amended to keep assessment levels the same as Fiscal Year 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the

Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2022-06. The amended versions of the Fiscal Year 2023 budget and the Assessment Rolls will be used with Resolution 2022-06.

Mr. Kove asked if closing the construction fund account can be extended into next year. Mr. Adams stated it already is. He expects the Auditor to recommend closing it in Fiscal Year 2023 and for the field work to be completed in April or May 2023.

On MOTION by Ms. Kempf and seconded by Mr. Kove, with all in favor, Resolution 2022-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Easement Agreement with Valencia Bonita HOA

Mr. Urbancic reported there was still some formatting and legal language to correct in the Easement Agreement but it and the Legal Description were in final form. He asked if the sketch point is as far north as it needs to be. Mr. Adams replied affirmatively and noted the CDD will still maintain a certain portion of the area. Mr. Urbancic stated that the Agreement is effective, in perpetuity. He explained the termination provision in the Agreement.

On MOTION by Mr. Kove and seconded by Mr. Leyon, with all in favor, the Easement Agreement with Valencia Bonita HOA, in substantial form subject to final corrections, was approved.

Mr. Adams was authorized to use the same form of Agreement to present to the Seasons community.

SEVENTH ORDER OF BUSINESS

Introduction of Mr. Andy Nott, Superior Waterway Services, Inc.

A. Discussion of Aeration Noise Suppression

This item was discussed following the Second Order of Business.

B. Presentation of Findings Regarding System Repairs

- **July 2022 Aeration Maintenance Report**

This item was presented during Item 11D.

EIGHTH ORDER OF BUSINESS

Continued Discussion/Update: Streetlight Installation Project on Bonita Beach Road

Mr. Adams stated the sketch that Mr. Underhill will include in the LDO submittal will be completed tomorrow and will be emailed to the Board to review and submit comments. Once it is in final form, he will contact the HOAs to obtain approval to proceed with the testing phase.

Mr. Adams responded to questions about whether the shields were in stock and noted that the communication between the HOAs will be via email with a 14-day response time. The HOA responses will be submitted to the City and, as this two-phase LDO is new, it is unknown how the City will base its decision on whether to proceed with testing.

Once testing is completed, Mr. Kove recommended inviting City and Florida Power & Light (FPL) Representatives to attend a CDD meeting to discuss the second phase of the LDO.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2022

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2022.

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of July 18, 2022 Regular Meeting Minutes

Mr. Adams presented the July 18, 2022 Regular Meeting Minutes. The following changes were made:

Lines 26 and 103: Change “Worbech” to “Werbeck”

Lines 46 and 50: Change “Leyon” to “Serena”

Line 157: Change “in other communities” to “in front of Palmira”

Line 160: Change “Slattery” to “Werbeck”

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the July 18, 2022 Regular Meeting Minutes, as amended, were approved.

ELEVENTH 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: September 19, 2022 at 1:00 P.M.**

- **QUORUM CHECK**

The next meeting will be held on September 19, 2022.

D. Field Operations: *Wrathell, Hunt and Associates, LLC*

The Field Operations Report was included for informational purposes.

Mr. Willis presented the monthly Aeration Maintenance Report behind Tab 7B.

A Board Member reported an exposed culvert pipe facing away from the water at T-Box

4. Mr. Willis will inspect it after the meeting.

TWELFTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors’

Resident Ed Walters felt that the littorals planted last year around the lakes did not grow as they typically do and asked if there are plans to add more or use a different type. Mr. Kove stated there are plans to evaluate the lakes and a second planting in September is scheduled, once the water recedes. Mr. Willis stated gaps will be filled in using all four species.

Mr. Cutler asked for a timeline on the lighting issue. It was noted that the information is unknown at this time but Staff might be able to answer once testing is completed.

A resident asked if complaints were received from residents of the Season's and asked if the light fixture is lower than the one on the Bonita Landing side on purpose. Mr. Adams stated the only inquiry was about when the lights will be turned on. It was noted that FPL installed the lights and needs to re-angle those on the Season's side.

There were no Supervisors' requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the meeting adjourned at 2:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COP SALI

Secretary/Assistant Secretary

Raylene

Chair/Vice Chair