

**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 September 19, 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
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
Andy Nott	Superior Waterway Services, Inc.
Gary Jasper	Resident
Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m. Supervisors Kove, Grillo, Leyon and Kempf were present. Supervisor DiTommaso was not present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Kove welcomed everyone. He discussed the following:

- He suggested and the Board agreed to change the November meeting date to the 14th.

➤ An announcement to fill Mr. Leyon's seat and appoint a new Supervisor will be made in November.

➤ SOLitude is addressing resident complaints about the condition of the lakes, at no cost to the CDD.

Mr. Kove requested updates from Mr. Adams and Mr. Willis on the following:

➤ Lake Treatment: Mr. Willis discussed the constraints of product use and treatment process to ensure that the littoral shelves are not harmed. It was noted this is not a health issue and the yellow brownish mass thought to be algae is actually dead vegetation.

➤ Regarding evidence of debris and trash around the lake banks: The contractor is removing small items as part of their contract and were instructed to submit a proposal for larger items. Residents were also instructed to contact Code Enforcement to address construction debris issues.

Ms. Kempf suggested, and the Board agreed, to Mr. Adams contacting the communities across the lake to address similar issue with the builders.

➤ Regarding repairing sod damaged during the oak tree relocation project, Mr. Willis will inspect it after the meeting to determine if the repairs were completed.

➤ Speed table: The contractor, as part of the contract, will use the same pole designs at Bridgetown.

➤ Installation of blue reflector lights to highlight the fire hydrants is on Lennar's calendar; Mr. Willis will follow up with Dean on the status.

➤ The CDD will coordinate Lennar lowering the extension pipes at Foxrock Court, once the water levels recede. Mr. Willis noted he asked Solitude to anchor them.

➤ The contract for the speed hump was executed and the project is scheduled to commence in October. The schedule will be sent to Mr. Serena upon receipt. Regarding color selection, the decision was made that the pavers should match the entry at the Clubhouse and throughout the community.

➤ The pedestrian Gate vendor contracts were executed and the first 50% deposit to the electrician was authorized last Friday. The schedule will be circulated once the County approves

the permits. Regarding permit, Mr. Willis stated that the contractor requested the permits and is waiting for the approval.

Ms. Kempf asked about telling residents to use their key cards to access the front gate. Mr. Willis will email verbiage to Mr. Serena to e-blast to the residents.

➤ Regarding how often the drainage systems are being assessed to ensure there is no blockage and water is flowing away from the community and into the preserves, it was noted that Solitude’s Manager, Mason, typically notifies Mr. Willis of potential issues to address. Mr. Willis will include quarterly updates in the Field Operations Report.

Mr. Grillo reported that the pipe on T-Box 14 is still exposed. Mr. Willis will contact SOLitude.

A resident reported that heavy rains resulted in water coming halfway up the lawn but it eventually drained. Mr. Adams stated this is common, as the system is intended to surge. There is no cause for concern as long as it drains within 24 to 48 hours; the resident reported that the water receded within the hour. Mr. Adams addressed flooding concerns, in the event of a hurricane, by noting the system worked well beyond what it is intended during the two 100-year storm event and Hurricane Irma that occurred 12 days apart. He spoke about how the system works when high water levels reach control elevations.

Resident Gary Jasper reported felt that the drainage areas before the Seasons construction entrance are unkept and asked who maintains it. As this is a CDD issue, Mr. Willis will inspect it after the meeting and have LandCare take appropriate action.

Mr. Kove stated that about 10’ of foliage is needed to fill the space between the Seasons concrete wall and asked who maintains it. Mr. Willis believed it was Seasons but must verify this and give him a definitive answer later.

THIRD ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

There were no public comments.

FOURTH ORDER OF BUSINESS

**Discussion/Consideration:
Waterway Services, Inc.**

Superior

- A. **Aeration Repair Project [\$155,153.46]**
- B. **New Cabinets [\$31,214.14]**
 - I. **Aeration Email from Andy Nott**
 - II. **Cost Sheet**
 - III. **Aeration Photo**

These items were included for informational purposes.

Having reviewed the proposals, Mr. Kove believed that the CDD needs to do in order to improve the lakes with aeration and algae issues. Mr. Nott responded to questions, explaining the different warranties, locking mechanism and project timeline. He agreed to extend the 120 day labor warranty to one year, and expects to start sometime in November, but it is dependent on the supplier.

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the Superior Waterway Services, Inc. proposal for Aeration Repairs in the amount of \$155,153.46, and proposal for New Cabinets in the amount of \$31,214.14, for a not-to-exceed amount of \$186,367.60, was approved.

FIFTH ORDER OF BUSINESS

Update: August 2022 Aeration Maintenance Report

The Aeration Maintenance Report was included for informational purposes.

Mr. Grillo asked if the GFCI Outlets typically trip. Mr. Nott replied affirmatively and stated they are required by code to have them. He discussed technicians performing monthly monitoring and quarterly maintenance.

SIXTH ORDER OF BUSINESS

Update: Streetlight Installation Project on Bonita Beach Road

Mr. Adams stated that three of the four HOA responses were in favor of proceeding with the testing phase, which is phase one of the two-phase LDO process. Mr. Underhill is preparing the LDO to submit to the City and coordinating the schedule with Mr. Fellows and

Florida Power & Light (FPL) Representatives, which he expects to complete this week. The LDO graphic showing the testing area, will be forwarded to Ms. Kempf as requested.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2022. The construction funds will fund the final two requisitions being prepared and the speed table, gate installation and aeration projects before the account is closed. In response to a request, he will also designate construction funds towards the pipe extension project at Foxrock Court and another pipe inspection.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of August 15, 2022 Public Hearing and Regular Meeting Minutes

Mr. Adams presented the August 15, 2022 Public Hearing and Regular Meeting Minutes. The following changes were made:

Line 115: Change “noted” to “confirmed”

Line 171: Change “Ms. Kempf” to “Mr. Kove” and “Kove” to “Leyon”

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the August 15, 2022 Public Hearing and Regular Meeting Minutes, as amended, were approved.

Mr. Grillo asked for details about the pipe break on Bonita Beach Road. Mr. Willis stated that repairs are in progress; Antonio believed the pumping of water loosened the pipe either because the glue did not hold or the joint was not secured when it was buried. He will have definitive information after the meeting. As to notifications, residents or maintenance crews typically report these types of issues, as he and Antonio were notified simultaneously, there are no alarms on the system.

NINTH ORDER OF BUSINESS

Staff Reports

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

Mr. Urbanic stated he was preparing the legal documents relative to the requisitions for the budget draw and Mr. Adams should expect to receive the executed Easement Agreement with Valencia Bonita HOA to record with the County. Mr. Adams confirmed receipt.

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

There was no report.

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

- **NEXT MEETING DATE: October 17, 2022 at 1:00 P.M.**
 - **QUORUM CHECK**

The next meeting will be held on October 17, 2022.

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

The Field Operations Report was included for informational purposes.

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

A resident asked what happens to the money in the construction fund and if consideration was given to add littorals. Mr. Adams confirmed that funds will be used for additional littorals and stated that once the projects are certified complete, excess funds will be designated to the prepayment account to pay down principle.

Discussion ensued regarding the current construction fund balance, funding upcoming projects and to pay down the principle in the Trust Account, which is expected to be around \$500,000.

There were no Supervisors' requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Grillo and seconded by Mr. Leyon, with all in favor, the meeting adjourned at 1:59 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair