

**BEACH ROAD
GOLF ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

October 17, 2022

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Beach Road Golf Estates Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

October 10, 2022

Board of Supervisors
Beach Road Golf Estates Community Development District

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Beach Road Golf Estates Community Development District will hold a Regular Meeting on October 17, 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>, Meeting ID: 856 1878 5926 or telephonically at **1-929-205-6099**, Meeting ID: 856 1878 5926. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Public Comments (*3 minutes per speaker*)
4. Update: Status of Blue Reflector Installation to Highlight the Fire Hydrants
5. Update: September 2022 Aeration Maintenance Report
6. Update: Streetlight Installation Project on Bonita Beach Road
7. Acceptance of Unaudited Financial Statements as of August 31, 2022
8. Approval of September 19, 2022 Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - B. District Engineer: *Banks Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt & Associates, LLC*
 - NEXT MEETING DATE: November 14, 2022 at 1:00 P.M.

○ QUORUM CHECK

Joseph Grillo	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Barry Kove	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Daniel DiTommaso	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Denise Kempf	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Peter Leyon	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

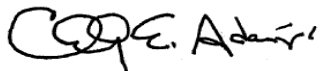
D. Field Operations: *Wrathell, Hunt & Associates, LLC*

10. Audience Comments/Supervisors' Requests

11. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chesley "Chuck" Adams
District Manager

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

5

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2022**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BALANCE SHEET
AUGUST 31, 2022**

	General Fund	Debt Service Fund Series 2015	Capital Projects Fund Series 2015	Total Governmental Funds
ASSETS				
Cash	\$ 130,827	\$ -	\$ -	\$ 130,827
Investments				
Revenue	-	1,453,347	-	1,453,347
Reserve	-	1,000,095	-	1,000,095
Sinking	-	28	-	28
Interest	-	13	-	13
Prepayment	-	14	-	14
Construction	-	-	1,249,008	1,249,008
Due from capital projects fund	263	-	-	263
Due from other governments	2,428	-	-	2,428
Utility deposit	282	-	-	282
Total assets	<u>\$ 133,800</u>	<u>\$ 2,453,497</u>	<u>\$ 1,249,008</u>	<u>\$ 3,836,305</u>
LIABILITIES				
Liabilities				
Developer advance	1,983	-	-	1,983
Accrued taxes payable	306	-	-	306
Due to general fund	-	-	263	263
Total liabilities	<u>2,289</u>	<u>-</u>	<u>263</u>	<u>2,552</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	2,428	-	-	2,428
Total deferred inflows of resources	<u>2,428</u>	<u>-</u>	<u>-</u>	<u>2,428</u>
FUND BALANCES				
Restricted for:				
Debt service	-	2,453,497	-	2,453,497
Capital projects	-	-	1,248,745	1,248,745
Assigned				
Lake bank erosion repair	150,000	-	-	150,000
Unassigned	(20,917)	-	-	(20,917)
Total fund balances	<u>129,083</u>	<u>2,453,497</u>	<u>1,248,745</u>	<u>3,831,325</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 133,800</u>	<u>\$ 2,453,497</u>	<u>\$ 1,249,008</u>	<u>\$ 3,836,305</u>

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED AUGUST 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
On-roll assessments	\$ -	\$ 236,374	\$ 233,809	101%
Intergovernmental mitigation and monitoring	850	11,558	78,840	15%
Non-governmental mitigation and monitoring	-	15,821	-	N/A
Interest	1	28	-	N/A
Total revenues	<u>851</u>	<u>263,781</u>	<u>312,649</u>	84%
EXPENDITURES				
Supervisors	1,076	10,550	-	N/A
Management/recording	3,333	36,667	40,000	92%
Financial accounting services	1,292	14,208	15,500	92%
Audit	-	4,200	4,500	93%
Dissemination agent	417	4,583	5,000	92%
Arbitrage rebate	-	500	-	N/A
Trustee fees	-	9,868	10,850	91%
Legal	1,453	8,037	10,000	80%
Engineering	-	-	5,000	0%
Postage	128	1,178	300	393%
Printing & reproduction	83	917	1,000	92%
Legal advertising	-	659	1,000	66%
Annual district filing fee	-	175	175	100%
Insurance	-	6,311	6,200	102%
Other current charges	23	488	650	75%
ADA website maintenance	-	210	210	100%
Website	-	705	615	115%
Total professional & admin	<u>7,805</u>	<u>99,256</u>	<u>101,000</u>	98%
Operations				
Mitigation maintenance and monitoring	4,158	55,400	146,000	38%
On-site operations and maintenance	20,460	120,448	92,000	131%
Total operations	<u>24,618</u>	<u>175,848</u>	<u>238,000</u>	74%
Other fees and charges				
Property appraiser	-	-	1,459	0%
Tax collector	-	2,116	2,189	97%
Total other fees and charges	<u>-</u>	<u>2,116</u>	<u>3,648</u>	58%
Total expenditures	<u>32,423</u>	<u>277,220</u>	<u>342,648</u>	81%
Excess/(deficiency) of revenues over/(under) expenditures	(31,572)	(13,439)	(29,999)	
Fund balance - beginning	160,655	142,522	329,261	
Assigned				
Lake bank erosion repair ¹	150,000	150,000	150,000	
Unassigned	(20,917)	(20,917)	149,262	
Fund balance - ending	<u>\$ 129,083</u>	<u>\$ 129,083</u>	<u>\$ 299,262</u>	

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2015
FOR THE PERIOD ENDED AUGUST 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 1,998,901	\$ 1,996,768	100%
Interest	2,885	6,528	-	N/A
Assessment prepayments	-	24,012	-	N/A
Total revenues	<u>2,885</u>	<u>2,029,441</u>	<u>1,996,768</u>	102%
EXPENDITURES				
Principal	-	595,000	595,000	100%
Interest	-	1,386,035	1,386,035	100%
Total expenditures	<u>-</u>	<u>1,981,035</u>	<u>1,981,035</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,885	48,406	15,733	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(51,360)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(51,360)</u>	<u>-</u>	N/A
Net change in fund balances	2,885	(2,954)	15,733	
Fund balance - beginning	2,450,612	2,456,451	2,449,879	
Fund balance - ending	<u>\$ 2,453,497</u>	<u>\$ 2,453,497</u>	<u>\$ 2,465,612</u>	

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2015
FOR THE PERIOD ENDED AUGUST 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES		
Interest	\$ 1,504	\$ 3,337
Total revenues	<u>1,504</u>	<u>3,337</u>
EXPENDITURES		
Capital outlay	-	103,715
Total expenditures	<u>-</u>	<u>103,715</u>
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	51,360
Total other financing sources/(uses)	<u>-</u>	<u>51,360</u>
Net increase/(decrease), fund balance	1,504	(49,018)
Beginning fund balance	1,247,241	1,297,763
Ending fund balance	<u>\$ 1,248,745</u>	<u>\$ 1,248,745</u>

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**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.

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

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

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

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

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

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

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

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

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

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

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

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

66 the permits. Regarding permit, Mr. Willis stated that the City issued the permits and he is
67 waiting for the County to approve them.

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

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

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

76 A resident reported that heavy rains resulted in water coming halfway up the lawn but it
77 eventually drained. Mr. Adams stated this is common, as the system is intended to surge.
78 There is no cause for concern as long as it drains within 24 to 48 hours; the resident reported
79 that the water receded within the hour. Mr. Adams addressed flooding concerns, in the event
80 of a hurricane, by noting the system worked well beyond what it is intended during the two
81 100-year storm event and Hurricane Irma that occurred 12 days apart. He spoke about how the
82 system works when high water levels reach control elevations.

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

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

89

90 **THIRD ORDER OF BUSINESS**

Public Comments (3 minutes per speaker)

91

92 There were no public comments.

93

94 **FOURTH ORDER OF BUSINESS**

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

95

96

97 A. Aeration Repair Project [\$155,153.46]

98 B. New Cabinets [\$31,214.14]

99 I. Aeration Email from Andy Nott

100 II. Cost Sheet

101 III. Aeration Photo

102 These items were included for informational purposes.

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

108

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

113

114

115 **FIFTH ORDER OF BUSINESS**

**Update: August 2022 Aeration
Maintenance Report**

116

117

118 The Aeration Maintenance Report was included for informational purposes.

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

122

123 **SIXTH ORDER OF BUSINESS**

**Update: Streetlight Installation Project on
Bonita Beach Road**

124

125

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

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

131

132 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
133 Statements as of July 31, 2022**

134

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

140 The financials were accepted.

141

142 **EIGHTH ORDER OF BUSINESS**

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

144

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

147 Line 115: Change "noted" to "confirmed"

148 Line 171: Change "Ms. Kempf" to "Mr. Kove" and "Kove" to "Leyon"

149

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

153

154

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

161

162 **NINTH ORDER OF BUSINESS** **Staff Reports**

163

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

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

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

169 There was no report.

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

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

- 172 ○ **QUORUM CHECK**

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

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

175 The Field Operations Report was included for informational purposes.

176

177 **TENTH ORDER OF BUSINESS** **Audience** **Comments/Supervisors'**
 178 **Requests**

179

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

184 Discussion ensued regarding the current construction fund balance, funding upcoming
 185 projects and to pay down the principle in the Trust Account, which is expected to be around
 186 \$500,000.

187 There were no Supervisors' requests.

188

189 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

190

191

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

194
195
196
197
198
199

Secretary/Assistant Secretary

Chair/Vice Chair

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
C**

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2022	Regular Meeting	1:00 PM
November 14, 2022*	Regular Meeting	1:00 PM
December 19, 2022	Regular Meeting	1:00 PM
January 9, 2023*	Regular Meeting	1:00 PM
February 20, 2023	Regular Meeting	1:00 PM
March 20, 2023	Regular Meeting	1:00 PM
April 17, 2023	Regular Meeting	1:00 PM
May 15, 2023	Regular Meeting	1:00 PM
June 19, 2023	Regular Meeting	1:00 PM
July 17, 2023	Regular Meeting	1:00 PM
August 21, 2023	Public Hearing & Regular Meeting	1:00 PM
September 18, 2023	Regular Meeting	1:00 PM

Exceptions*

November meeting date is one week earlier.

January meeting date is one week earlier to accommodate Martin Luther King Jr. Holiday

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
D**