

**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 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> and telephonically at 1-929-205-6099, Meeting ID 856 1878 5926, for both.

Present at the meeting were:

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| Barry Kove | Chair |
| Joseph Grillo | Assistant Secretary |
| Denise Kempf | Assistant Secretary |
| Daniel DiTommaso | Assistant Secretary |

Also present were:

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| Chuck Adams | District Manager |
| Shane Willis | Operations Manager |
| Greg Urbancic (via telephone) | District Counsel |
| Jim Werbeck | HOA President/Resident |
| Christopher Applegate | Resident |
| Sharon Slavik | Resident |
| Donna Jimenez | Resident |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Kove welcomed everyone and discussed the following:

- He felt that all should be grateful that Bonita National was spared the wrath of Hurricane Ian. Minimal damage was sustained, the lakes did fantastic and the drainage systems responded beautifully, as planned.
- Everything pertaining to the oak tree relocation project on Galway looks great.
Mr. Willis was asked to have LandCare remove the green markings from the trees.
Mr. Kove requested updates on the following:
- Resident Emails Regarding Galway Palm Trees: A lightning strike before the hurricane damaged a few royal palms and a couple were damaged during the hurricane, all were removed. Mr. Willis stated he will work with Mr. Adams to get them replaced.
- Regarding the trees turning reddish green after the hurricane and dying, Mr. Willis stated it is typical for windburn and salt to dry out the trees, causing the color to change but the trees will recover pretty quickly and rain will help to rinse it off.
- Regarding when the palm trees will be replaced, Mr. Willis was unsure, as flooding damaged a lot of farms and destroyed a lot of the harvest.
- Regarding signs missing from the poles just installed that are being resized, Mr. Willis will ask the District Engineer; the poles were just installed on October 13, 2022.
- Regarding when the new security fence at the front will be installed, Mr. Matt Hunter, of Carter Fence, advised this morning that the City just opened the permit portal and are only processing life and safety permits, specifically for fire and alarm systems, at this time. Mr. Willis will contact him regularly for updates.
- Regarding LandCare installing calusia plants, Mr. Willis stated that he delayed installation that was scheduled five days before the hurricane and will reschedule.
- Regarding the speed hump project, Mr. Adams reviewed the timeline and stated that the concrete and decorative signage work is scheduled for the first week of November and the paver installation is scheduled for November 19, 2022. Mr. Adams was asked to send the finalized schedule to Mr. Serena and the HOAs.
- Regarding littorals, additional littorals will be planted once the water recedes to an acceptable level to ensure survival. EarthBalance agreed to hold the price. Mr. Willis will email

an update to the Board; he expects the project will take three to four days to complete once scheduled.

Ms. Kempf asked if the overgrown littorals were thinned out and the dying ones removed throughout the community. Mr. Willis stated that he was advised of only two lakes at which they treated the excess 15' to 20' of littorals to narrow the shelf, instead of removing them, and the weeds take about seven to 10 days to take effect. He will follow up on whether the rain washed away the treatment.

Mr. Kove voice his opinion that the area looks a lot better than a month ago.

Discussion ensued regarding the constraints of product use, complaints decreasing in complaints about algae since mowing grasses away from the lakes and LandCare doing a better job mowing the berms.

➤ Regarding the Superior Waterway Services, Inc., Aeration Project contract, Mr. Adams stated that the contract was executed and Accounting is processing deposits for the invoices received last week. Mr. Willis stated that Mr. Nott expects to complete the entire project by December 1, 2022.

Mr. Grillo stated, while golfing, he inspected the cabinets and closed about three that were blown open by the hurricane; one is pressing against the cord. He also reset four GFCI Outlets and another one yesterday and asked if they will be locked. Mr. Willis believed the new designs deterred access but he must get the specifics from Mr. Knott.

Mr. Willis addressed questions about the aeration systems helping reduce algae, quarterly maintenance and the new upgrades that will prevent GFCIs from tripping. This information is included in the Field Operations Report, which was distributed.

Mr. Kove asked if the Golf Board considered installing fountains instead of floating greens, if this falls under the CDD's scope of work. Mr. Adams replied no, as the CDD's interest is in water quality and is subject to the environmental permit. He noted aeration systems are far more efficient in improving water quality than fountains.

Mr. Grillo stated that the Greens Committee is in the preliminary stages of considering asking the Golf Board to replace the lost three floating greens. Mr. Willis compared the aeration systems strengths versus fountains in terms of addressing water quality.

- **Staff Reports – Field Operations**

This item, previously Item 9D, was presented out of order.

The Field Operations Report was distributed for informational purposes.

Regarding the Road Markings/Fire Hydrant, Mr. Willis stated that Mr. Dean placed another work order with the company on September 26, 2022; there were no other updates.

Mr. Adams stated that Collier Concrete can complete this if it is not completed before they arrive to do the concrete work for the speed humps; the construction fund will fund this. Mr. Grillo noted that the pipe at Hole #3 is still sticking up and asked if drainage pipes float if thrown in the water. Mr. Willis replied affirmatively. He will ask SOLitude to re-anchor the pipe. Mr. Grillo asked who inspects Bonita Beach Road, as pieces of installation on the north side of the road and the culvert have been on site for a couple of weeks. Mr. Willis stated that he will inspect after the meeting. Mr. Grillo noted a tipped electrical box on Bonita Beach Road. Mr. Willis will have the electric company address it.

- **Chairman's Opening Comments Resumed**

Mr. Kove asked when would be the best time to consider a new District Engineer to replace Banks Engineering, Inc. Mr. Adams stated that his attempts to confirm with Mr. Underhill or his Assistant that they submitted the Streetlight Limited Development Order (LDO) application and check to the County, which was sent to them one week prior to Hurricane Ian, have gone unanswered. He is unsure how Banks' office held up in the hurricane and did not want to shift District Engineers over something that Mr. Underhill might have already submitted on behalf of the CDD.

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

This item, previously the Sixth Order of Business, was presented out of order.

Mr. Kove asked if there is anything legal-wise that the CDD can do to get the City to proceed with the tests, given that the documents were submitted to the County. Mr. Urbancic was unsure if the City can be pushed on this matter. Mr. Adams stated that the Code Enforcement and Building Department Representatives did contact him; the City typically has a 30-day period to respond but, under these conditions, they might push it back now in order to address the current emergency safety, health and welfare issues.

Resident Christopher Applegate stated that his HOA President asked the other communities who stated they were not contacted or asked for permission to conduct the study. Mr. Adams stated the CDD received all four HOA responses. Resident and HOA President Jim Werbeck stated that Mr. Applegate contacted him; the HOA had not been contacted has since been contacted.

Resident Donna Jimenez asked Mr. Adams to share the responses from the HOA, as her HOA has not provided any feedback. Mr. Adams stated he received responses from all four HOA Boards, which the City requested for the two-phase LDO process; the first is for corrective adjustments and the second is for testing.

Ms. Kempf suggested and the Board agreed to Mr. Urbancic contacting Mr. Underhill regarding the status of the streetlight project and researching the CDD's position, if the City denies testing due to Bonita Landing's response.

Discussion ensued regarding having only one resident HOA in Bonita Landing and the rest being Developers, residents having issues with the Developer installing improvements without permits and other safety concerns.

THIRD ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Resident Sharon Slavik asked if a speed hump will be installed at Old Sky. Mr. Kove noted the locations for permanent and temporary speed humps throughout the community.

FOURTH ORDER OF BUSINESS

Update: Status of Blue Reflector Installation to Highlight the Fire Hydrants

This item was discussed during the Second Order of Business.

FIFTH ORDER OF BUSINESS

Update: September 2022 Aeration Maintenance Report

The Aeration Maintenance Report was included for informational purposes.

This item was discussed following the Second Order of Business.

SIXTH ORDER OF BUSINESS

Update: Streetlight Installation Project on Bonita Beach Road

This item was discussed during the Second Order of Business.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2022. Lennar’s final two requisitions pertaining to yard drain work and the second lift of asphalt and striping were received and the only remaining item is installation of blue reflectors to mark the fire hydrants, which is a minimal cost. He expects to expend another \$250,000 to \$300,000 on other projects.

The financials were accepted.

Mr. Adams responded to questions about whether the construction fund will fund the project at Foxrock Court and other small pipe repairs and if the drainage systems will be inspected during dry season; he will have Bonita Beach Road included in the inspection.

EIGHTH ORDER OF BUSINESS

Approval of September 19, 2022 Regular Meeting Minutes

Mr. Adams presented the September 19, 2022 Regular Meeting Minutes. The following change was made:

Line 66: Change “City issued the permits and he is waiting for the County to approve them” to “contractor requested the permits and is waiting for the approval.”

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the September 19, 2022 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

Regarding the Streetlight LDO and Bonita Landing making up 7%, Mr. Kove stated he wants to ensure that the CDD takes the approach that 93% of the communities are in favor of testing. Mr. Adams stated that Representatives of 93% of the group are in favor of testing. He noted all three CDDs and the four HOA involved were Developer-controlled at that time.

Mr. Kove reiterated it would cost the CDD close to \$290,000 to remove and replace the poles with something more decorative and, according to Florida Power & Light (FPL) more of them will be needed to get the same type of illumination.

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

There was no report.

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

- **NEXT MEETING DATE: November 14, 2022 at 1:00 P.M.**

- **QUORUM CHECK**

The next meeting will be held on November 14, 2022.

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

This item was presented following the Second Order of Business.

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

There were no Audience comments or Supervisors' requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the meeting adjourned at 1:57 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

A handwritten signature in blue ink, appearing to read "Daniel J. Tommaso".

Secretary/Assistant Secretary

A handwritten signature in blue ink, appearing to read "Barry Lane".

Chair/Vice Chair