

**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 January 9, 2023 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/82952595001> and telephonically at 1-929-205-6099, Meeting ID 829 5259 5001, for both.

Present at the meeting were:

Barry Kove	Chair
Daniel DiTommaso	Vice Chair
Joseph Grillo	Assistant Secretary
Denise Kempf	Assistant Secretary
Timothy Vanderhyden	Assistant Secretary

Also present were:

Chuck Adams (via phone/Zoom)	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via phone/Zoom)	District Counsel
Richard Slattery	HOA
Peter Serena	Troon-General Manager
Joel Koenig	Resident
Numerous Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Kove greeted the Board and residents. The following topics were discussed:

- Bonita Beach Drainage Enhancement System: Mr. Willis discussed revisions to the drainage of the ditch to promote water flow. He was asked to look at the height of the rocks around the exterior and determine if a more uniform appearance can be achieved.
- Regarding an old section of gate in the grass in front of the Seasons gate, Mr. Willis stated he will check the status of storm damage debris removal.
- Pedestrian Gate Project: Mr. Kove stated, based on emails from the City, the permit might be received this week. Mr. Willis stated the start date will be within a few days of receiving the permit; fence materials are on site and electrical conduits are installed. The Board and HOA will be notified of the start date so a communication to residents can be emailed. Mr. Kove suggested an email advising residents that a card will be needed to enter the community.
- Mr. Kove suggested meeting with Ramco to explain procedures and expectations and the need to anticipate people attempting to enter from the back end, including cyclists from Valencia. Mr. Willis noted that the CDD is responsible for installing mechanical and electrical components of the pedestrian gate but the operating system will be managed by the HOA and their vendor will manage integration. Mr. Kove stated the current cards will remain in use.
- Regarding adding Clusia plants for security purposes, Mr. Willis will schedule installation with LandCare.
- Speed Hump Project: Mr. Adams stated the bricks were delivered; all materials are on hand and the project is scheduled to begin on Monday, January 16, 2023. Work is expected to take two weeks. Flagmen will direct traffic while work underway. Mr. Slattery stated a communication will be emailed as soon as possible.
- Regarding signage coming into Bonita National, Mr. Adams stated signage will be the last portion to be completed. Mr. Kove felt that it is important for the first sign to emphasize the speed hump and the need to slow down when entering. Mr. Willis believed the verbiage is identical to the "Speed Hump Ahead" signage when exiting; he will verify.
- Regarding the signs in the Bridgetown area, Mr. Willis stated he installed the last two inserts. The small sign is on order and was not removed for safety reasons; he will install the new sign when it is received.

➤ Regarding the Americans with Disabilities Act (ADA) mats in the Bridgetown area, Mr. Adams stated the contractor installing the speed tables will install the mats.

Discussion ensued regarding the preference to remove the yellow ADA mats and install black mats throughout. Mr. Willis stated he will ask the contractor about a uniform color and if it meets ADA requirements. Mr. Kove noted that the CDD has yellow and black mats and opined that the contrast should be identical on all streets. Mr. Willis will ask for a proof to be provided.

➤ Regarding the blue reflectors, Mr. Willis stated Lennar will install them as part of the final lift of asphalt; he will check with Lennar regarding the timing.

➤ Aeration: Mr. Kove stated the aeration installation project is going very well. Work on the driving range lake will begin tomorrow; the driving range will be closed for several hours tomorrow and Wednesday. All diffusers, cabinets and tubing were installed and Mr. Tilton is activating the lakes one at a time. Compressor repair and replacements are underway.

Discussion ensued regarding the gradual process of bringing the system into full operation over several weeks. It was noted that some compressors might be turned off at times and, within several weeks, swirling waters and bubbling will subside.

➤ Regarding an odor emitted when the sprinkler system starts, Mr. Willis stated the irrigation system is separate from the lakes; the odor is unrelated to the lake treatment.

Discussion ensued regarding the odor, which is common in Florida and worse in winter. The consensus was the odor issue has improved and will eventually resolve itself.

➤ Mr. Adams stated the stop signs and crosswalks will be painted in the spring.

➤ Mr. Kove stated that he and Mr. Slattery discussed homeowners hiring contractors to install pipes from their gutter extensions into the lake. He questioned the contractors' competence and thought they might not be aware of the extension boxes that were installed during erosion repairs.

Discussion ensued regarding reminding homeowners that all repairs involving digging must go through the Architectural Review Committee (ARC) and educating homeowners about the importance of hiring licensed contractors.

▪ **Continued Discussion/Update: Beach Road Lighting Project**

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

Mr. Adams stated he requested a status update from Florida Power & Light (FPL) and will email FPL's response to the Board as soon as it is received.

Discussion ensued regarding whether to have Mr. Urbancic send a dated letter to FPL to prompt quicker feedback.

Mr. Adams stated FPL was responsive when advised that the project was put on hold and that the CDD is considering an equipment buyout and a sidewalk lighting plan. Mr. Kove asked for an update by the end of January. The consensus was to give FPL time to respond.

Mr. Vanderhyden asked if FPL is aware that the project was halted. Mr. Adams replied affirmatively; FPL is evaluating revisions to the agreement and determining the value of the equipment delivered and costs to remove and store equipment that was delivered and partially installed. He recommended converting the existing agreement to avoid necessitating a buyout.

Asked if an engineering proposal of a sidewalk layout should be developed for the upcoming meeting, Mr. Adams stated it might be premature, as a roundtable meeting with representatives from the adjacent communities is needed before beginning engineering.

Discussion ensued regarding whether to begin searching for a new District Engineer.

Mr. Adams suggested finishing the existing projects over the next several months and stated, in the interim, MRI will clean out all pipes and perform necessary repairs so final acquisitions can be funded. Banks Engineering will remain available to ensure continuity until a new District Engineer is engaged.

Mr. Kove recalled discussion about buying lights and paying future maintenance. He asked if pricing should be evaluated to have a basis for comparison before meeting with FPL. Mr. Adams recommended having a lease to reduce the upfront cost. Mr. Kove asked Mr. Adams to view the lights at Seasons and Valencia that were likely purchased and have a similar appearance. Mr. Adams will check availability and circulate a catalog to the Board.

Mr. Kove stated FPL has not given the CDD approval to install lights in the center median and medians at the entrance to Bonita National and at the Logan roundabout. He asked Mr. Adams to pursue other options.

Mr. Vanderhyden expressed support for utilizing FPL for installation and asked if other lights, such as lower sidewalk lights, can be incorporated. Mr. Adams will provide options.

Mr. DiTomasso asked if the sidewalk lighting project must meet City or another entity's specified design criteria. Mr. Adams stated the electrical engineer will advise. Mr. Kove asked if the photometric study must be repeated. He recalled discussion about sidewalk lighting requiring more poles to meet the lighting criteria and match the photometric study.

Discussion ensued regarding the photometric study and ownership and joint management of Bonita Beach Road by the three communities. Mr. Kove noted, as Mr. Adams stated earlier, it is important to include the other communities in the decision making as soon as possible so FPL is aware of the direction to take.

THIRD ORDER OF BUSINESS**Public Comments (3 minutes per speaker)**

Mr. Willis noted that 13 residents are attending via Zoom; participants attending via Zoom were asked to submit questions online, to be relayed to the Board.

Resident Joel Koenig asked questions about the lighting project and asked about the CDD's liabilities related to the lighting project. Mr. Adams stated the CDD's costs are to be determined and will include equipment provided and partially installed. The CDD incurred upfront costs in conjunction with a ten-year lease agreement for conduit and transformer installations, which can be utilized for the sidewalk lighting. Mr. Koenig noted there is no permit or design and asked about the CDD's financial obligations and what remedies are available to regain lost funds. Mr. Adams reiterated that the final amount is not known at this time; FPL is amenable to transferring the existing contract to the sidewalk lighting project.

Discussion ensued regarding the history of the project, which was originally funded by the Construction Fund and not via assessment, and the Board's decision to discontinue the project several meetings ago.

Mr. Kove stated whatever remaining funds are not used for the lighting project can be used to pay down the bond. He discussed the possibility of working with FPL on a new lighting program in cooperation with the other communities.

Regarding the photometric study, Mr. Willis stated it was not required for the street lighting project to proceed but it was required to comply with the Florida Department of Transportation (FDOT) requirements. There is no such requirement for sidewalk lighting.

FOURTH ORDER OF BUSINESS

Continued Discussion/Update: Beach Road Lighting Project

This item was discussed in following the Second Order of Business.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2022

Mr. Willis presented the Unaudited Financial Statements as of November 30, 2022.

The financials were accepted.

SIXTH ORDER OF BUSINESS

Approval of December 19, 2022 Regular Meeting Minutes

Mr. Willis presented the December 19, 2022 Regular Meeting Minutes.

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

SEVENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Urbancic recommended Mr. Vanderhyden contact him with questions regarding the Sunshine Law and his obligations as a Supervisor.

Mr. Kove asked Mr. Urbancic if he has worked on a CDD lighting project such as the Bonita Beach Road lighting project. Mr. Urbancic stated he had not.

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

There was no report.

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

Mr. DiTomasso recalled Mr. Koenig's questions about the CDD's liabilities stemming from the lighting project. He voiced his opinion that, since any surplus from the construction fund used to pay down debt would be divided across so many homes, the reduction to his

assessment would be negligible. However, he felt that other residents might ask the same question so knowing the amount would be helpful as negotiations progress. Mr. Willis stated it is a legitimate question and noted that, if those funds are used to pay down the bonds, this project would have to be funded via assessment in the future. Mr. Vanderhyden asked how paying off \$100,000 of debt service would affect annual assessments. A Board Member stated that every \$100,000 equates to \$68.54. The consensus was that the amount coming back would be inconsequential. Mr. Willis will work with Mr. Adams to provide an answer.

- **NEXT MEETING DATE: February 20, 2023 at 1:00 P.M.**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the February 20, 2023 meeting.

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

The Field Operations Report was included for informational purposes.

Mr. Willis noted aquatics and wetlands proposals will be presented at the next meeting.

EIGHTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

There were no audience comments or Supervisors' requests.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the meeting adjourned at 2:21 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair