

**BEACH ROAD
GOLF ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

April 17, 2023

**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

April 10, 2023

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 April 17, 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://zoom.us/j/94341134325>, Meeting ID: **943 4113 4325** or telephonically at **1-305-224-1968**, Meeting ID: **943 4113 4325**. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Public Comments (*3 minutes per speaker*)
4. Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Continued Discussion/Update: Beach Road Lighting Project
6. Continued Discussion: Builder, Homeowner & CDD Erosion Responsibilities
 - A. Consideration of Updated Proposal to Install French Drains and Anchoring Pipes
7. Discussion: MRI Inspection Report
8. Acceptance of Unaudited Financial Statements as of February 28, 2023
9. Approval of March 20, 2023 Regular Meeting Minutes
10. 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: May 15, 2023 at 1:00 PM

- QUORUM CHECK

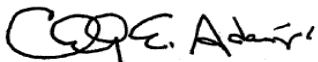
SEAT 1	JOSEPH GRILLO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BARRY KOVE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DANIEL DiTOMMASO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DENISE KEMPF	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	TIMOTHY VANDERHYDEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

11. Audience Comments/Supervisors' Requests
12. 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**

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RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Beach Road Golf Estates Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: _____

LOCATION: Bonita National Golf and Country Club
2nd Floor of the Clubhouse
17671 Bonita National Blvd.
Bonita Springs, Florida 34135

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County and the City of Bonita Springs at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17TH DAY OF APRIL, 2023.

ATTEST:

**BEACH ROAD GOLF ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A: Fiscal Year 2023/2024 Budget

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024
PROPOSED BUDGET**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
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**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll - gross	\$ 278,961				\$ 303,005
Allowable discounts (4%)	(11,158)				(12,120)
Assessment levy: on-roll - net	267,803	\$ 224,595	\$ 43,208	\$ 267,803	290,885
Intergovernmental: Shared Costs Revenue	68,040	12,210	55,830	68,040	68,040
Interest	-	14	-	14	-
Total revenues	<u>335,843</u>	<u>236,819</u>	<u>99,038</u>	<u>335,857</u>	<u>358,925</u>
EXPENDITURES					
Professional & administrative fees					
Supervisors	10,334	3,875	6,459	10,334	10,334
Management advisory services	40,000	16,668	23,332	40,000	40,000
Financial accounting services	15,500	6,458	9,042	15,500	15,500
Audit	4,500	-	4,500	4,500	4,500
Dissemination agent	5,000	2,083	2,917	5,000	5,000
Arbitrage Rebate Calculation	500	500	-	500	500
Trustee fees	10,850	9,651	1,199	10,850	10,850
Legal	10,000	1,575	8,425	10,000	10,000
Engineering	5,000	780	4,220	5,000	5,000
Postage	750	499	251	750	750
Insurance	7,100	6,784	316	7,100	7,100
Printing & reproduction	1,000	418	582	1,000	1,000
Legal advertising	1,000	275	725	1,000	1,000
Other current charges	650	126	524	650	650
Annual district filing fee	175	175	-	175	175
ADA website maintenance	210	210	-	210	210
Website	705	705	-	705	705
Total professional & admin	<u>113,274</u>	<u>50,782</u>	<u>62,492</u>	<u>113,274</u>	<u>113,274</u>
Operations					
Shared costs maintenance	126,000	31,417	94,583	126,000	126,000
On-site other contractual services	92,908	16,795	76,113	92,908	116,000
Total operations	<u>218,908</u>	<u>48,212</u>	<u>170,696</u>	<u>218,908</u>	<u>242,000</u>
Other fees and charges					
Property appraiser	1,459	1,459	-	1,459	1,459
Tax collector	2,189	2,116	73	2,189	2,189
Total other fees and charges	<u>3,648</u>	<u>3,575</u>	<u>73</u>	<u>3,648</u>	<u>3,648</u>
Total expenditures	<u>335,830</u>	<u>102,569</u>	<u>233,261</u>	<u>335,830</u>	<u>358,922</u>
Net increase/(decrease) of fund balance	13	134,250	(134,223)	27	3
Fund balance - beginning (unaudited)	164,644	105,420	239,670	105,420	105,447
Assigned					
Lake bank erosion repair ¹	150,000	150,000	150,000	150,000	150,000
Unassigned	14,657	89,670	(44,553)	(44,553)	(44,550)
Fund balance - ending (projected)	<u>\$ 164,657</u>	<u>\$ 239,670</u>	<u>\$ 105,447</u>	<u>\$ 105,447</u>	<u>\$ 105,450</u>

¹Intended to fund long term lake bank erosion repairs in District owned ponds.

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Supervisors	\$ 10,334
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.</p>	
Management advisory services	40,000
<p>Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community. The \$40,000 annual fee is inclusive of district management and recording services.</p>	
Financial accounting services	15,500
<p>Preparation of all of the District's financial items, including monthly financial statement preparation and the annual budget, are provided by Wrathell, Hunt & Associates, LLC. The annual fee for this service is \$8,000 for the general fund, \$7,500 per capital projects fund and \$4,500 per debt service fund.</p>	
Audit	4,500
<p>The District is required to complete annual, independent examinations of its accounting records and procedures. This audit is conducted pursuant to Florida Law and the Rules of the Auditor General.</p>	
Dissemination agent	5,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.</p>	
Trustee fees	10,850
<p>Annual fees paid for services provided as trustee, paying agent and registrar.</p>	
Legal	10,000
<p>Fees for on-going general counsel and legal representation on behalf of the District. Coleman, Yovanovich and Koester, PA, serves as the District's general counsel.</p>	
Engineering	5,000
<p>Banks Engineering will provide engineering and consulting services to the District in addition to advice on bids for yearly contracts and operating policy.</p>	
Postage	750
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	7,100
Printing & reproduction	1,000
<p>Letterhead, envelopes, copies, etc.</p>	
Legal advertising	1,000
<p>The District will advertise in The Fort Myers News-Press for monthly meetings, special meetings, public hearings, bidding, etc.</p>	
Other current charges	650
<p>Bank charges and other miscellaneous expenses incurred throughout the year.</p>	
Annual district filing fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
ADA website maintenance	210
Website	705

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (CONTINUED)

Operations

Shared costs maintenance 126,000

Starting in fiscal year 2017, the District became responsible for the maintenance and monitoring of the panther mitigation property in Labelle. The establishment and perpetual responsibility to maintain the property and provide a five year monitoring and reporting program (which ended in 2020) is a development order requirement for not only this District but also for 3 other neighboring communities. Additionally, in fiscal year 2018, the District became responsible for the costs of maintaining the common infrastructure along Bonita Beach Road serving the same communities, including landscaping, roadway and storm water maintenance. All of the costs are shared with the other communities by interlocal agreement and based upon previously agreed upon percentages. In fiscal year 2023, the District elected to abandon the LED streetlighting on both sides of the roadway as a part of a lease, power and maintenance agreement with FPL. The District and it's the three other communities will be working towards a sidewalk lighting plan for the sidewalk along the south side of Bonita Beach Road only and potentially some landscape uplighting in the center median to provide a softer lighting effect for the roadway and to reduce impacts to the neighboring communities. The sidewalk lighting is anticipated to be a lease, power maintenance agreement with FPL.

Panther mitigation and monitoring	20,000
Streetlighting	26,000
Common infrastructure maintenance	<u>80,000</u>
Total	126,000

On-site other contractual services 116,000

Starting in fiscal year 2022 the District assumed the on-site lake and conservation area maintenance previously provided by the master association pursuant to the facilities maintenance assignment agreement. Additionally, in fiscal year 2023 the District added aeration systems to all of it's lakes.

Lake maintenance contract	61,000
Conservation area maintenance	20,000
Aeration maintenance	25,000
Littoral plantings	<u>10,000</u>
	116,000

Property appraiser

The property appraiser's fee is \$1.00 per parcel. 1,459

Tax collector

The tax collector's fee is \$1.50 per parcel. 2,189

Total expenditures \$ 358,922

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2015 BONDS
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$2,078,156				\$2,078,156
Allowable discounts (4%)	(83,126)				(83,126)
Assessment levy: on-roll - net	1,995,030	\$ 1,896,374	\$ 98,656	\$ 1,995,030	1,995,030
Interest	-	24,147	-	24,147	-
Total revenues	1,995,030	1,920,521	98,656	2,019,177	1,995,030
EXPENDITURES					
Debt service					
Principal	620,000	620,000	-	620,000	645,000
Principal prepayment	25,000	-	25,000	25,000	-
Interest	1,361,118	687,067	674,051	1,361,118	1,335,200
Total expenditures	2,006,118	1,307,067	699,051	2,006,118	1,980,200
Excess/(deficiency) of revenues over/(under) expenditures	(11,088)	613,454	(600,395)	13,059	14,830
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(4,274)	-	(4,274)	-
Total other financing sources/(uses)	-	(4,274)	-	(4,274)	-
Fund balance:					
Net increase/(decrease) in fund balance	(11,088)	609,180	(600,395)	8,785	14,830
Beginning fund balance (unaudited)	2,496,315	2,457,776	3,066,956	2,457,776	2,466,561
Ending fund balance (projected)	\$ 2,485,227	\$ 3,066,956	\$ 2,466,561	\$ 2,466,561	2,481,391
Use of fund balance					
Debt service reserve account balance (required)					(997,500)
Principal & Interest expense - November 1, 2024					(1,331,150)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 152,741</u>

BEACH ROAD GOLF ESTATES

Community Development District

Series 2015

\$30,980,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i
11/01/2023	645,000.00	4.000%	674,050.00	1,319,050.00
05/01/2024			661,150.00	661,150.00
11/01/2024	670,000.00	4.000%	661,150.00	1,331,150.00
05/01/2025			647,750.00	647,750.00
11/01/2025	695,000.00	4.000%	647,750.00	1,342,750.00
05/01/2026			633,850.00	633,850.00
11/01/2026	725,000.00	4.700%	633,850.00	1,358,850.00
05/01/2027			616,812.50	616,812.50
11/01/2027	755,000.00	4.700%	616,812.50	1,371,812.50
05/01/2028			599,070.00	599,070.00
11/01/2028	790,000.00	4.700%	599,070.00	1,389,070.00
05/01/2029			580,505.00	580,505.00
11/01/2029	830,000.00	4.700%	580,505.00	1,410,505.00
05/01/2030			561,000.00	561,000.00
11/01/2030	870,000.00	5.000%	561,000.00	1,431,000.00
05/01/2031			539,250.00	539,250.00
11/01/2031	910,000.00	5.000%	539,250.00	1,449,250.00
05/01/2032			516,500.00	516,500.00
11/01/2032	955,000.00	5.000%	516,500.00	1,471,500.00
05/01/2033			492,625.00	492,625.00
11/01/2033	1,005,000.00	5.000%	492,625.00	1,497,625.00
05/01/2034			467,500.00	467,500.00
11/01/2034	1,055,000.00	5.000%	467,500.00	1,522,500.00
05/01/2035			441,125.00	441,125.00
11/01/2035	1,110,000.00	5.000%	441,125.00	1,551,125.00
05/01/2036			413,375.00	413,375.00

BEACH ROAD GOLF ESTATES

Community Development District

Series 2015

\$30,980,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2036	1,165,000.00	5.000%	413,375.00	1,578,375.00
05/01/2037			384,250.00	384,250.00
11/01/2037	1,220,000.00	5.000%	384,250.00	1,604,250.00
05/01/2038			353,750.00	353,750.00
11/01/2038	1,285,000.00	5.000%	353,750.00	1,638,750.00
05/01/2039			321,625.00	321,625.00
11/01/2039	1,345,000.00	5.000%	321,625.00	1,666,625.00
05/01/2040			288,000.00	288,000.00
11/01/2040	1,415,000.00	5.000%	288,000.00	1,703,000.00
05/01/2041			252,625.00	252,625.00
11/01/2041	1,485,000.00	5.000%	252,625.00	1,737,625.00
05/01/2042			215,500.00	215,500.00
11/01/2042	1,560,000.00	5.000%	215,500.00	1,775,500.00
05/01/2043			176,500.00	176,500.00
11/01/2043	1,640,000.00	5.000%	176,500.00	1,816,500.00
05/01/2045			92,500.00	92,500.00
11/01/2045	1,805,000.00	5.000%	92,500.00	1,897,500.00
05/01/2046			47,375.00	47,375.00
11/01/2046	1,895,000.00	5.000%	47,375.00	1,942,375.00
Total	\$27,550,000.00		\$19,550,325.00	\$47,100,325.00

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2024**

On-Roll Payment

Number of Units		Projected Fiscal Year 2024			FY 23 Assessment
		GF	DSF	GF & DSF	
	<u>Single-Family Units</u>				
165	SF Executive	\$ 207.68	\$1,756.37	\$1,964.05	\$ 1,947.57
37	52'	207.68	1,792.91	2,000.59	1,984.11
173	53'	207.68	1,811.18	2,018.86	2,002.38
72	SF Manor	207.68	1,829.45	2,037.13	2,020.65
82	63'	207.68	1,920.79	2,128.47	2,111.99
128	SF Estate	207.68	1,957.33	2,165.01	2,148.53
	<u>Multi-Family Units</u>				
280	Coach Home	207.68	1,171.78	1,379.46	1,362.98
252	Veranda Condo	207.68	1,062.17	1,269.85	1,253.37
270	Terrace Condo	207.68	1,025.64	1,233.32	1,216.84
1,459					

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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8360 CURRENCY DR., SUITE 1 / RIVIERA BEACH, FLORIDA 33404 - (561) 845-6381
WWW.ANCHORMARINESERVICES.COM (561) 845-7361 (FAX)
(877) 844-6381 Toll Free

TO: BRGE / Bonita National

ATTN: Shane Willis

FROM: ANCHOR MARINE SERVICES, INC.

DATE: March 16, 2023

QUOTE#: 2306

LOCATION: Lake #21 (The Whole Lake)

Anchor Marine Services, Inc. proposes to furnish all labor, material, equipment, crew, mobilization and demobilization to provide:

- Full OSHA Certified Commercial Dive Crew, Full Commercial Dive Station, Dredge Barge, 4-Wheel Drive Support Vehicle, Intake & Discharge Hoses to: fix the 62 improper installed French Drains behind the homes. Anchor Marine will dig up the old pipe and lower it below grade putting a extension on the old pipe, so pipe is out in the water during the drought. At the end of the pipe out in the water we will install a 90-degree coupler to help pipe from not filling up with sand.

Our prices are based on mobilizing to the site one time and performing all work continuously. Should customers' schedule result in additional mobilization, fees will apply.

The project start date is subject to work in progress and previously scheduled work. Scheduling is upon receipt of signed contract.

In the event of any unforeseen conditions, contractor must give customer immediate notification. Contractor will provide a reasonable market price for the additional work. If acceptable, it will be incorporated into the contract as a change order. If it is not acceptable, the contract will be null and void. No monies will be refunded to the customer and any additional costs expended will be the responsibility of the customer.

Applicable law: This agreement will be governed by and construed in accordance with the laws of the State of Florida. Venue and jurisdiction of any action or proceeding arising out of or connected with this agreement shall lie exclusively in the state courts of competent jurisdiction, in and for Palm Beach County Florida.

The parties expressly waive all other jurisdiction and venue. Parties also waive trial by jury.

Attorney Fees and cost: In connection with any litigation, including appellate and bankruptcy proceedings, arising out of this agreement, the prevailing party will be entitled to recover reasonable attorney's fees and costs.

Interest Provision: By signing this contract I/We agree to pay all purchases when due and/or by the time specified in the contract. If the purchaser is a corporation, the undersigned agrees to be personally responsible and pay for any purchases made by the corporation pursuant to this application.

If it becomes necessary to affect collections, both I/we and the corporation will pay reasonable attorney's fees and court costs. Interest shall be due and payable at the rate of 1 ½ per month on the balance of each purchase which remains unpaid after the last day of the month. A designation of payment is required on jobs where real property is being improved. This agreement will remain in effect until a new contract is submitted or until revoked, in writing, regardless of any subsequent change in the legal status of the purchaser.

Thank you for allowing Anchor Marine Services the opportunity to bid on your project. Anchor Marine Services has been established for over 30 years. We developed and trademarked the Geo-Filter™ Tube.

PROPOSAL TOTAL **\$77,640.00**

TERMS: Balance due in full upon completion.

Please visit our web site at www.anchormarineservices.com

SUBMITTED

ACCEPTED

BRIAN HOOCK

BRIAN HOOCK
ANCHOR MARINE SERVICES

AUTHORIZED SIGNATURE

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2023**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BALANCE SHEET
FEBRUARY 28, 2023**

	General Fund	Debt Service Fund Series 2015	Capital Projects Fund Series 2015	Total Governmental Funds
ASSETS				
Cash	\$ 335,117	\$ -	\$ -	\$ 335,117
Undeposited funds	2,845	-	-	2,845
Investments				
Revenue	-	1,892,331	-	1,892,331
Reserve	-	1,011,360	-	1,011,360
Sinking	-	197	-	197
Interest	-	218	-	218
Prepayment	-	14	-	14
Construction	-	-	704,495	704,495
Due from general fund	-	162,836	-	162,836
Due from capital projects fund	66,551	-	-	66,551
Utility deposit	282	-	-	282
Total assets	<u>\$ 404,795</u>	<u>\$ 3,066,956</u>	<u>\$ 704,495</u>	<u>\$ 4,176,246</u>
LIABILITIES				
Liabilities				
Developer advance	\$ 1,983	\$ -	\$ -	\$ 1,983
Accrued taxes payable	306	-	-	306
Due to debt service	162,836	-	-	162,836
Due to general fund	-	-	66,551	66,551
Total liabilities	<u>165,125</u>	<u>-</u>	<u>66,551</u>	<u>231,676</u>
FUND BALANCES				
Restricted for:				
Debt service	-	3,066,956	-	3,066,956
Capital projects	-	-	637,944	637,944
Assigned				
Lake bank erosion repair	150,000	-	-	150,000
Unassigned	89,670	-	-	89,670
Total fund balances	<u>239,670</u>	<u>3,066,956</u>	<u>637,944</u>	<u>3,944,570</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 404,795</u>	<u>\$ 3,066,956</u>	<u>\$ 704,495</u>	<u>\$ 4,176,246</u>

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 19,104	\$ 224,595	267,803	84%
Intergovernmental: shared costs revenue	7,317	12,210	68,040	18%
Interest	3	14	-	N/A
Total revenues	<u>26,424</u>	<u>236,819</u>	<u>335,843</u>	71%
EXPENDITURES				
Supervisors	-	3,875	10,334	37%
Management/recording	3,334	16,668	40,000	42%
Financial accounting services	1,292	6,458	15,500	42%
Audit	-	-	4,500	0%
Dissemination agent	417	2,083	5,000	42%
Arbitrage rebate	-	500	500	100%
Trustee fees	9,651	9,651	10,850	89%
Legal	508	1,575	10,000	16%
Engineering	-	780	5,000	16%
Postage	-	499	750	67%
Printing & reproduction	84	418	1,000	42%
Legal advertising	-	275	1,000	28%
Annual district filing fee	-	175	175	100%
Insurance	-	6,784	7,100	96%
Other current charges	25	126	650	19%
ADA website maintenance	-	210	210	100%
Website	-	705	705	100%
Total professional & admin	<u>15,311</u>	<u>50,782</u>	<u>113,274</u>	45%
Operations				
Shared costs maintenance/monitoring	2,815	31,417	126,000	25%
On-site other contractual services	-	16,795	92,908	18%
Total operations	<u>2,815</u>	<u>48,212</u>	<u>218,908</u>	22%
Other fees and charges				
Property appraiser	-	1,459	1,459	100%
Tax collector	-	2,116	2,189	97%
Total other fees and charges	<u>-</u>	<u>3,575</u>	<u>3,648</u>	98%
Total expenditures	<u>18,126</u>	<u>102,569</u>	<u>335,830</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	8,298	134,250	13	
Fund balance - beginning	231,372	105,420	164,644	
Assigned				
Lake bank erosion repair ¹	150,000	150,000	150,000	
Unassigned	89,670	89,670	14,657	
Fund balance - ending	<u>\$ 239,670</u>	<u>\$ 239,670</u>	<u>\$ 164,657</u>	

¹Intended to fund long term lake bank erosion repairs in District owned ponds.

**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 FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 162,835	\$ 1,896,374	\$ 1,995,030	95%
Interest	6,670	24,147	-	N/A
Total revenues	<u>169,505</u>	<u>1,920,521</u>	<u>1,995,030</u>	96%
EXPENDITURES				
Principal	-	620,000	620,000	100%
Principal prepayment	-	-	25,000	0%
Interest	-	687,067	1,361,118	50%
Total expenditures	<u>-</u>	<u>1,307,067</u>	<u>2,006,118</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	169,505	613,454	(11,088)	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(4,274)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(4,274)</u>	<u>-</u>	N/A
Net change in fund balances	169,505	609,180	(11,088)	
Fund balance - beginning	2,897,451	2,457,776	2,496,315	
Fund balance - ending	<u>\$ 3,066,956</u>	<u>\$ 3,066,956</u>	<u>\$ 2,485,227</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 FEBRUARY 28, 2023**

	Current Month	Year to Date
	<u> </u>	<u> </u>
REVENUES		
Interest	\$ 3,402	\$ 14,480
Total revenues	<u>3,402</u>	<u>14,480</u>
 EXPENDITURES		
Capital outlay	<u>255,320</u>	<u>295,825</u>
Total expenditures	<u>255,320</u>	<u>295,825</u>
 OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>-</u>	<u>4,274</u>
Total other financing sources/(uses)	<u>-</u>	<u>4,274</u>
 Net increase/(decrease), fund balance	(251,918)	(277,071)
Beginning fund balance	<u>889,862</u>	<u>915,015</u>
Ending fund balance	<u>\$ 637,944</u>	<u>\$ 637,944</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 March 20, 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://zoom.us/j/94341134325> and telephonically at 1-305-224-1068, Meeting ID 943 4113 4325, for both.

Present at the meeting were:

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

Also present were:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via phone/Zoom)	District Counsel
Richard Slattery	HOA

Residents present were:

Al Fiore John Wharton Jeff Cutler Denise Dorado Other residents

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:05 p.m. Supervisors Grillo, Kove, DiTommaso, and Vanderhyden were present. Supervisor Kempf was not present.

Mr. Willis recalled a statement he made at the last meeting. When asked if unused construction funds returned to the CDD would affect assessments, he had stated it would not affect Operation & Maintenance (O&M) assessments. Mr. Adams clarified that construction funds that are returned are returned to the Trustee who keeps the funds in the Prepayment Account for contribution toward reducing principal with the next scheduled payment, effectively reducing annual payments going forward.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

41 Mr. Kove advised attendees that the three-minute speaker time limit for comments will
42 be enforced. The following topics were discussed:

43 ➤ Blue Reflectors: Mr. Willis stated that the original project did not include road reflectors.
44 He distributed a photograph depicting arrow striping and reflectors; reflectors would be
45 installed on the road in line with the existing arrows directly in front of the speed table.

46 Mr. Kove stated several people expressed concern about the main speed hump on
47 Bonita National Boulevard at Wicklow Court and Longford Court. Pedestrians on the sidewalk
48 have tripped because they cannot see the elevation of the speed hump. In his opinion, it needs
49 more visibility, especially at night.

50 Mr. Willis will ask Collier Paving about the additional arrow and reflectors in those
51 locations and ensure the permitted project, which includes Americans with Disabilities Act
52 (ADA) mats, is in compliance with the ADA requirements for the visually impaired.

53 ➤ Regarding the orange signs that frequently fall when it is windy. Mr. Willis will have
54 sandbags placed on them; the orange signs will remain in place until reflectors are installed.

55 ➤ Mr. Willis stated Collier Paving will make the reflectors project a top priority. He will
56 schedule the project and advise the Board accordingly.

57 ➤ Mr. Kove stated he received numerous requests for additional speed humps. The initial
58 study showed that an additional speed hump is needed from Hole #1 to Hole #2 on Bonita
59 National Boulevard. He asked if an Engineer is needed. Mr. Adams stated the design was
60 already approved by the City; a new location map will be needed when applying for permits.

61 Discussion ensued regarding identifying additional speed hump locations, estimated
62 cost of \$20,000 per speed hump, previous study indicating the need for a speed hump between
63 Hole #1 and Hole #2 on both sides of Cavan Court and requests for speed humps on Monaghan
64 Run and Cherrywood Court.

65 Mr. Kove noted that the study only pertained to Bonita National; he will speak with the
66 HOA to determine the best way to proceed, validate the importance of safety and ensure that
67 additional speed humps are installed in the correct locations.

68 ➤ Aeration Project: LandCare installed plants around some but not all compressor boxes.
69 Mr. Willis will discuss the initial proposal with LandCare.

70 Mr. Kove noted that the Clusia were installed around the front gate area. Mr. Willis
71 stated the proposal was for 21-gallon Clusia but, given the cost and the upcoming rainy season,
72 he requested a new proposal for seven-gallon Clusia.

73 Mr. Willis will request competitive proposals from GulfScapes for enhancements.

74 ➤ The aeration project is complete. One GFCI that was off on Hole #5 will be addressed.

75 Mr. Kove and Mr. Willis stated that no aerator project noise-related complaints were
76 received. Some complaints about diffuser pressure were addressed. Mr. Kove stated parts were
77 ordered to improve sound quality of two compressor boxes on Galway Run.

78 ➤ Pedestrian Gate Project: Mr. Kove stated Mr. Steve Smith, who now works for the
79 Bonita Springs Group as an Engineer, thought the CDD's contractors did not provide the proper
80 information; however, he read the emails himself and found them to be complete.

81 Mr. Urbancic will contact the City Attorney to determine next steps.

82 Mr. Kove discussed numerous complaints from residents at a building near Hole #2
83 about unsightly aeration tubes below the water line. Mr. Willis stated he and Mr. Nott are
84 researching it. It seems to be old disconnected equipment, which will be removed by Superior
85 as soon as possible.

86 Mr. Kove stated his opinion that there is a lot of dead growth in the lakes and Mr. Nott
87 needs to address it. Hole #13 was sprayed and the next steps should be determined. In his
88 opinion, the Cookstown and Cherrywood lakes have excessive growth and dead areas need to
89 be cleaned before additional littorals are planted.

90 Mr. Willis stated this is Superior's first week maintaining the lakes. and noted that
91 browning littorals is typical during winter. Some are not dead and will turn green when the rain
92 increases. Mr. Nott will perform a written, lake-by-lake assessment in conjunction with taking
93 over the contract and, per the contract, monthly written Reports will be provided for lake
94 maintenance and aeration.

95 Discussion ensued regarding the Littoral Project.

96 Mr. Willis stated EarthBalance will begin harvesting this week and planting along the
97 lake banks. Superior is aware of the lake plantings. The littoral shelf is generally maintained at
98 approximately 15' from the high-water mark to preserve the lake bank, filter water and provide
99 fish habitats. In treated areas, dead plants cannot be removed for 14 days to prevent new
100 growth. Mr. Willis noted that the work discussed is part of the lake maintenance project.

101 ➤ Construction debris was noted on the back side of Longford, facing Valencia. Mr. Willis
102 will have Valencia and GL address it. Debris is an ongoing issue on the Wicklow side facing
103 Seasons.

104 ➤ Eight AED mats are still on order.

105 Resident Al Fiore voiced his belief that Hole #13 is supposed to be the signature golf
106 course hole, per his contract with Lennar. But, in his opinion, it looks horrible and is overgrown.
107 Mr. Grillo disagreed and stated that is not noted in the Declarations or Bylaws; the CDD
108 manages 26 lakes and five flowways and none are more important than another.

109 Discussion ensued regarding overgrowth in the lakes.

110 Mr. Kove discussed the ongoing treatments and noted that a very experienced company
111 was just hired; other lakes are in similar condition and the company is aware of the issues.

112 Mr. Fiore did not know that the documents do not address Hole #13. The consensus
113 was that Hole #13 cannot be treated differently than the other 25 lakes and the flowways.

114 Mr. Adams stated the South Florida Water Management District (SFWMD) would not
115 permit a well for aesthetics in the area in question. He reminded the Board that a flowway
116 bisects the CDD and the lake between Cookstown and Cherrywood is part of a man-made
117 wetland that is permitted by the SFWMD and the Army Corps of Engineers (ACOE). The
118 vegetation can be cleaned up to make it more aesthetically pleasing but it cannot be removed,
119 as it is intended to be a man-made wetland. He discussed the extended shelf towards the lake
120 to the south, across the road into Carlow and into the wetlands.

121 Resident Denise Dorado expressed concern about a resident stocking the pond behind
122 Cherrywood for fishing purposes. She asked if fishing and stocking ponds can be prohibited in
123 the wetlands. Mr. Adams stated the CDD is not able to enforce prohibitions against fishing; if
124 the Association prohibits fishing in its Covenants, Conditions and Restrictions (CC&Rs) they can
125 enforce it. The CDD can only enforce a "No Trespassing" policy but an authorized individual
126 must be on site to meet with officers to enforce the policy. As the lakes are chemically treated,
127 fishing should be catch and release. Fishing licenses are required but the CDD is not the
128 licensing entity and has no authority to check licenses. He discussed potential issues with
129 stocking and dumping of aquariums in lakes and suggested advising residents accordingly.

130 Ms. Dorado asked the Board to make a position statement about what can be stocked,
131 trespassing on private property and the presence of alligators. Mr. Adams suggested checking
132 the CC&Rs for a statement warning about alligators.

133 Mr. Adams stated other communities successfully created fishing clubs with fishing
134 areas in designated common areas.

135 Resident John Wharton voiced is opinion that there is no correlation between reducing
136 speeding and streetlighting.

137 **THIRD ORDER OF BUSINESS**

Public Comments (3 minutes per speaker)

138

139 Public comments were heard during the Second Order of Business.

140

141 **FOURTH ORDER OF BUSINESS**

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

142

143

144 Mr. Adams stated removal of existing equipment and the value adjustment for the
145 equipment is \$130,311.84. The initial Agreement will transition to what the CDD implements
146 going forward. No billing was received under the initial Agreement and no funds are requested
147 on the monthly Agreement. The total is the total amount due to start over. The necessary
148 language will be included on the invoice. Approval was received to proceed with the sidewalk
149 lights and a catalog was provided and emailed to the Board for review. He suggested the Board
150 review the options so that a consensus can be reached at the next meeting, after which, he
151 would like to meet with representatives from Florida Power & Light (FPL), the lighting Engineer
152 and the four community representatives. Mr. Kove believes that is the correct approach, as the
153 Board wants to ensure that each community is involved in the final plans and decisions.

154 Mr. Adams stated, once funds are received, FPL will issue a work order to remove the
155 existing equipment. Mr. Adams will work with the District Engineer to remove the expenditure
156 from the Construction Fund. Poles and aerial lines will be removed, electrical equipment such
157 as conduit and transformers will remain and can be used to power the sidewalk lights.

158 Mr. Adams stated the lighting Engineer can provide additional design criteria details.

159 Lighting options, lighting at The Seasons and Palmyra, limiting lighting to the sidewalk
160 side of the street and median lighting were discussed.

161 Mr. Adams stated FPL does not install median lights but landscape lighting might be an
162 option. The Board will consider the sidewalk lighting options and determine the desired scope
163 of the project. Mr. Adams will discuss with Eric whether to terminate the existing Agreement or
164 change the scope so that the \$130,000 does not change.

165 Regarding a resident question about when the light poles will be removed, Mr. Adams
166 stated when the invoice is paid, removal will be scheduled; scheduling has been a problem.

167 Mr. Wharton suggested color temperature of the lighting be considered when the
168 lighting criteria is considered. Mr. Kove agreed and noted that FPL sets limitations.

169 A resident noted a fixture hanging on the north side since the hurricane. Mr. Adams
170 stated the entire arm is hanging but FPL has not responded. Mr. Kove stated pictures were sent.
171 This item will be included on the next meeting agenda.

172
173 **FIFTH ORDER OF BUSINESS** **Discussion: Builder, Homeowner & CDD**
174 **Erosion Responsibilities**

175
176 **A. Consideration of Proposals to Install French Drains and Anchoring Pipes**

177 Mr. Willis distributed the Anchor Marine Services proposal to resolve the drainage
178 issues. Several drains can be reused and some will be replaced to correct improperly installed
179 drains on the east side of Foxrock. A French drain is highly recommended. Installation of the
180 drainage pipe to connect to the downspout is the homeowner’s responsibility. Mr. Kove noted
181 drains on both sides of Foxrock to be corrected. Mr. Willis will request an updated proposal.

182 This item will be included on the next agenda.

183
184 **SIXTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
185 **Statements as of January 31, 2023**

186
187 The financials were accepted.

188
189 **SEVENTH ORDER OF BUSINESS** **Approval of February 20, 2023 Regular**
190 **Meeting Minutes**

191
192
193 **On MOTION by Mr. Kove and seconded by Mr. DiTommaso, with all in favor,**
194 **the February 20, 2023 Regular Meeting Minutes, as presented, were approved.**

195
196
197 **EIGHTH ORDER OF BUSINESS** **Staff Reports**

198
199 **A. District Counsel: *Coleman, Yovanovich & Koester, P.A.***

200 There was no report.

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

202 There was no report.

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

- 204 • **NEXT MEETING DATE: April 17, 2023 at 1:00 PM**

- 205 ○ **QUORUM CHECK**

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

207 The Field Operations Report was included for informational purposes.

208 Mr. Kove asked if the existing signs that were installed with the original speed humps
209 are too far back now. Mr. Willis thinks they are in the proper location and noted the Florida
210 Department of Transportation (FDOT) approved everything.

211 Mr. Kove stated that a resident complained about the height of vegetation on Galway
212 Run. Mr. Willis stated that is an HOA issue.

213

214 **NINTH ORDER OF BUSINESS**

**Audience
215 Requests**

Comments/Supervisors'

216

217 Mr. Grillo stated residents received an email indicating that irrigation pumps in the lakes
218 are being serviced due to low lake water levels. He asked if any related issues will affect the
219 CDD or Superior. Mr. Willis stated that will not interfere with Superior’s project; irrigation is not
220 a CDD issue. Mr. Adams stated that water levels are very low and the lakes could have run dry.
221 Asked if additional bubblers and stirring up mud could be an issue, Mr. Willis stated that is why
222 new aerators run sporadically; despite some localized sediment disruption around the diffusers,
223 it did not affect the pumps.

224 Mr. Vanderhyden asked about the lighting project timeline. Mr. Adams stated, within
225 the next 30 days, Staff will attempt to schedule a roundtable meeting with representatives of
226 other communities, FPL and the Electrical Engineer to address questions, specifications and
227 options.

228 Resident Jeff Cutler recalled that revenues were at 63% in January and asked if the
229 collection percentage is known for 2022. Mr. Adams discussed revenue collections and noted
230 that, while revenue collection is generally strong by the end of December, it is slower this year
231 because the Governor extended the collection period 30 days in counties affected by Hurricane
232 Ian. On-roll revenues are now 77% collected. Mr. Willis stated as of December 2021, revenue
233 collections were at 70%.

234

235 **TENTH ORDER OF BUSINESS**

Adjournment

236

237

238 **On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the**
239 **meeting adjourned at 2:28 p.m.**

240

241

242

243

244

245 _____
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**



Wrathell, Hunt and Associates, LLC

TO: Beach Road Golf Estates CDD Board of Supervisors
FROM: Shane Willis – Operations Manager
DATE: April 17, 2023
SUBJECT: Status Report – Field Operations

Road Markings/Fire Hydrant: This will be a part of the final lift.

Pedestrian Gate: City requested additional information on 3/1/2023. LDO approved on 3/23/23, waiting for the permit approval.

Landscape Activities:

- Mowed 2 times this month
- Treated for weeds 2 time this month
- Irrigation system wet check
- Trimmed Bonita Beach Rd shrubs
- Weekly palm frond pick-up

Aquatics & Wetlands/Conservation Areas:

- Aeration refurbishment – Complete
- EarthBalance is under contract agreement, installation to begin once the rains begin