

**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 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> and telephonically at 1-305-224-1068, Meeting ID 943 4113 4325, for both.

Present at the meeting were:

Barry Kove (via phone)	Chair
Joseph Grillo	Assistant Secretary
Timothy Vanderhyden	Assistant Secretary
Denise Kempf	Assistant Secretary

Also present were:

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

Residents and/or members of the public present in person or via phone/Zoom were:

John Ehret	Michael Sieber	Denise Germano	Sal Dona
Other residents			

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:00 p.m. Supervisors Grillo, Kempf, and Vanderhyden were present. Supervisor Kove was attending via telephone. Supervisor DiTommaso was not present.

Mr. Willis stated the video option was not available today.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Kove greeted everyone and asked Mr. Willis to provide updates on the following:

➤ Pedestrian Gate Project: Mr. Willis stated that, because of a series of near accidents, the Board decided to take action about 18 months ago to install a pedestrian gate at the arch to address safety concerns and limit non-residents access. There were permit delays; however, the next step of installing the gate at the arch will occur within the next couple of weeks; it will be connected to the security system. Mr. Kove stated that residents will need their white card to activate the gate. He asked Mr. Serena to advise residents of this.

Mr. Kove opened public comments. Mr. Willis advised Mr. Kove about 11 participants are attending via Zoom and another 15 in person. Attendees were advised of the three-minute speaker time limit for comments.

Resident Sal Dona asked if the arched gate is being retro-fitted. Mr. Willis replied affirmatively.

Updates continued, as follows:

- Clusia Plants: LandCare completed installation around the front gate area.
- Speed Hump Project Blue Reflectors: The reflectors will be installed and the signs will be removed within the next few days, as soon as the road dries. Additional reflectors will be installed to address visibility issues at night, as the elevation cannot be extended to the sidewalk because it would alter the flow of water into the drainage system.
- Speed Hump Signs: This will be reviewed with Mr. Adams after the meeting.

Regarding if there is a need for additional speed humps, Mr. Kove has not heard back from the HOA.

- Aeration System/Wicklow and Hole #13: Superior treated 75% of the areas for invasive weeds and will assess the areas once the 14-day treatment period expires. They will treat again, if needed. All aerators were inspected on Friday. A few adjustments were made and work on the systems to prevent further ground fault circuit interrupter issues is underway.
- Exposed old tubing behind Condo 9 and the end of Hole #1 will be inspected after the meeting because Superiors' report indicated it was removed.

Mr. Grillo stated that he observed several instances of this and believes it is because of the low water levels.

- Littorals: EarthBalance will advise Staff of the best time to install littorals to make sure the plants survive; late May or early June installation is anticipated.
- Americans with Disabilities Act (ADA) Mats for Bridgetown Court: Obtaining proposals from contractors has been difficult.

Mr. Dona asked who residents should contact about aerator issues. Mr. Willis stated that CDD contact information is on the CDD website. Mr. Kove’s preference is for residents to contact Troon with issues and Troon will disseminate it to the appropriate parties to handle. Mr. Dona asked for the cost of the littorals and how it compares to the first round. Mr. Kove stated the new installation cost is about \$15,000; the first round cost about \$40,000.

THIRD ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Public comments were heard during the Second Order of Business.

FOURTH ORDER OF BUSINESS

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

Mr. Adams presented Resolution 2023-03. He reviewed the proposed Fiscal Year 2024 budget line items and noted that an assessment increase is anticipated due to increased service levels. Adjustments can be made at the May and June meetings.

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 21, 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; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Continued Discussion/Update: Beach Road Lighting Project

Mr. Adams reported the following:

- The Florida Power & Light (FPL) quote to remove the existing equipment and the value adjustment for the equipment is \$130,311.84.
- The FPL invoice was sent to Mr. Underhill for consideration of a requisition from the Construction Fund. A conference call with Mr. Underhill and Mr. Urbancic is scheduled for tomorrow.
- The next step is to schedule a meeting with the representatives of the other communities, the FPL representative and the Electrical Engineer to discuss the next lighting project, which is more of a “sidewalk lighting” plan. The Board should review the FPL catalog before the meeting.

Mr. Adams will finalize the meeting date and put this on the agenda post haste.

Mr. Kove asked the Board to review the Cooper Messa lights in the FPL catalog, which are similar to the lights in Valencia and Seasons to determine if the CDD wants to continue with that look but only if that style addresses the current lighting issues.

Bonita Landing CDD resident Jon Ehret asked the Board to consider holding the parties responsible for this issue accountable. In his opinion, it is offensive that FPL invoiced the CDD when they started a project that was not permitted. He asked the Board to press for a date to remove the poles, which he considers an eyesore.

Ms. Kempf asked Mr. Adams to direct FPL to remove the poles.

SIXTH ORDER OF BUSINESS

Continued Discussion: Builder, Homeowner & CDD Responsibilities Erosion

A. Consideration of Updated Proposal to Install French Drains and Anchoring Pipes

Mr. Willis presented the revised Anchor Marine Services quote to install French drains and anchoring pipes on both sides of the lake, instead of the east side only.

Discussion ensued regarding establishing a new standard to extend the pipes further into the lake and HOA requirement for homeowners to install gutters in order to obtain approval from the Architectural Review Committee (ARC).

It was noted that, although the State does not require gutters or connecting to the French drain, it is highly recommended as it lessens lake bank erosion due to runoff and reduces repair costs, which are passed to homeowner via CDD assessments.

Mr. Willis will provide a vendor list to the HOA to distribute and suggested homeowners contact Anchor Marine, the vendor completing the CDD’s portion of the project, to ask for an estimate to complete the homeowners’ portion of the project.

Resident Michael Sieber asked if the areas being addressed are inside or outside Foxrock Court. Mr. Willis stated the project encompasses the entire Lake # 21 lake bank.

Due to a misunderstanding about the scope of work, an earlier motion to approve the Anchor Marine quote was rescinded. Mr. Willis will request an updated proposal to complete the east side of Lake #21 and the west side of Lake #20.

Resident Denise Germano asked if homes on Cherrywood Court will be affected. Mr. Willis replied no; erosion is only occurring on the west side of Lake #20, not on the east side. Mr. Kove noted that MRI did the grading erosion repair work on the east side of Lake #20.

SEVENTH ORDER OF BUSINESS

Discussion: MRI Inspection Report

The Pipe Inspection Report was included for informational purpose. Proposals to clean the pipes and perform repairs will be presented at the next meeting.

Ms. Kempf asked that MRI’s future reports include a summary of the recommended projects.

Mr. Grillo reported flooding west of the fire station. Mr. Willis will have MRI inspect.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2023

Ms. Kempf asked Mr. Adams to research the \$780 “Engineering” line item.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of March 20, 2023 Regular Meeting Minutes

Mr. Willis presented the March 20, 2023 Regular Meeting Minutes.

The following changes were made:

Line 36: Change “contribution” to “application”

Line 71: Change “21-gallon” to “20 one-gallon”

Line 104: Delete

Line 220: Change “lakes” to “pumps”

On MOTION by Mr. Vanderhyden and seconded by Mr. Grillo, with all in favor, the March 20, 2023 Regular Meeting Minutes, as amended, were approved.

Mr. Kove asked if a representative from the fire station should be invited to the upcoming lighting project meeting. Mr. Adams will extend an invitation, although he does not think they will want to participate.

TENTH ORDER OF BUSINESS

Staff Reports

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

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

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: May 15, 2023 at 1:00 PM**
 - **QUORUM CHECK**

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

The Field Operations Report was included for informational purposes.

ELEVENTH ORDER OF BUSINESS

Audience Requests

Comments/Supervisors’

Regarding an earlier comment, Mr. Dona asked about Mr. Underhill’s role in approving the lighting proposal. Mr. Adams stated that Mr. Underhill is the District Engineer and he reviews requisitions, a requirement for obtaining funding from the Construction fund. He explained that lighting options are limited and it is difficult to determine a cost-share or to lease the lighting from FPL.

Mr. Sieber asked if it is possible to install mini-cells on the light poles. It was noted that FPL owns the poles.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the meeting adjourned at 2:22 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair