

**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 May 15, 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 1-305-224-1968, 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
Denise Kempf	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via phone/Zoom)	District Counsel
Jessie Landrum	Bonita National/Troon-Facility Director
Wendy Weber	Bonita National/Troon HOA Manager
Nancy Dagher	
Jim Werbeck	Resident
Christy _____	HOA President/Resident
Stu Fermin	Resident/Valencia Liaison
Robyn Kove (via phone/Zoom)	Resident
Tamra Joysteadf	HOA President
Other residents (via phone/Zoom)	

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 everyone and introduced Mr. Stu Fermin, Valencia HOA liaison for the roundtable meeting, HOA President Christy _____, attendees from other committees and Ms. Wendy Weber, of Troon. The following topics were discussed:

- Mr. Kove asked Mr. Willis to provide a project update list weekly; similar to the Field Operations Report.
- Pedestrian Gate Project: Mr. Willis reported that the powder coating of the pedestrian gate is underway; everything else is installed. He will notify Troon of the installation date so Troon can notify residents that they will need their white card to activate the gate.

Ms. Wendy Weber introduced Mr. Jessie Landrum the new Facilities Director.

Discussion ensued regarding the HOA reviewing and considering implementing a process to close gates to prevent bicyclists from entering from the front gate entrance due to safety concerns.

Mr. Kove opened public comments.

Mr. Landrum suggested relocating the gate arms up to the gate house. He thinks that will prevent bicyclists from coming through the exit and will not slow traffic. The estimated cost is under \$8,000.

- The Americans with Disabilities Act (ADA) mats at Bridgetown Court were installed.
- Orange reflectors were installed on the speed humps.
- Regarding the stain behind Westmeath Ct., Mr. Willis stated that Collier Paving agreed to remove it at no cost to the CDD, on his schedule, since this was not part of the agreement.
- Regarding additional speed humps, HOA President Christy _____ invited Mr. Kove to attend the HOA's meeting in June. Areas being considered include between Holes #1 and #2, Carlow Court to the roundabout and Cherry Wood to Wicklow.
- Aeration Maintenance: Regarding Hole #13, Mr. Willis reported that Superior is treating and removing invasive weeds at Hole #13, which is a timely process.

Mr. Willis discussed his conversation with Mr. Grillo about the process and noted this is a designated marsh area so it is necessary to adhere to the Limited Development Order (LDO). The CDD's new maintenance company is catching up.

Mr. Grillo asked for the following comments to be transcribed in the minutes in response to comments from an irate homeowner concerning littorals:

1. Lakes and flowways receive water from water tables and rain, via nature; the CDD has no control over either one.

2. The only two water control structures on site are the 11th Fairway and at the end of Hole #13 on Carlow Street; both flow into the preserves.

3. Declaration 3.3 related to conservation areas states “Concerning removal or destruction of trees, shrubs or other vegetation, with the exception of exotics/nuisance vegetation, removal, excavation, dredging or removal of soil material is forbidden.” Section E states “Lakes and spillways in Bonita National are not visual amenities to the properties but are a part of functioning water management system; as such the water levels in the lakes are not guaranteed and will fluctuate from time to time.”

4. There are no signature holes in Bonita National. The 24 lakes and 5 flowways are just as important; everyone is the same and the CDD treats them that way.

Mr. Kove asked Mr. Grillo to email the information to Ms. Weber and Ms. Dagher. Mr. Willis thanked Mr. Grillo for his efforts and noted that littorals will be planted during the upcoming rainy season. He was asked to email the schedule to everyone and to discuss the protocol for littorals.

Mr. Vanderhyden voiced his opinion that the littorals are unsightly, look like weeds and offer a habitat for cane toads, snakes and alligators. Mr. Willis stated the appearance is an aesthetic matter. There are five types of littorals; however, the University of Florida (UF) has proven that spikerush, although it can be considered unsightly, is beneficial to the lake banks as it keeps lake banks intact and saves money in the long run.

This topic will be a discussion item on the next agenda.

Mr. Willis gave the following maintenance update for Wicklow:

- Storm Debris Clearing on Roadways: The CDD has an agreement with the HOA to maintain all the roads within the community; outside the front gate to the fire station is maintained through the Tri-party Agreement, which the CDD manages.
- Signage: Signs are on order. The delay is due to increased demand.

THIRD ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Mr. Willis stated about 16 participants are attending via Zoom.

Resident pJim Werbeck complimented Mr. Grillo on his comments; however, there might be pushback on his comment and write-up that there are no signature holes in Bonita National, as the builder advertised that to sell homes.

Resident Tamra Joysteadf stated that Comcast plans to install fiber optics at 27 homes left in the community on March 24, 2023 and remove the old green cable boxes by mid-June.

FOURTH ORDER OF BUSINESS

Continued Discussion/Update: Beach Road Lighting Project

Mr. Adams stated that Johnson Engineering’s Electrical Engineer, Mr. Wayne Wright, is preparing a proposal to conduct a photometric design study for the sidewalk lighting project. He will also participate in the roundtable meeting. A liaison to represent the CDD at the roundtable meeting is needed. Mr. Kove appointed himself as the CDD’s liaison for the project.

Roundtable representatives will consist of one designated authorized participant from each of the adjacent communities, District Staff, Mr. Wright and a Florida Power & Light (FPL) representative.

On MOTION by Mr. Grillo and seconded by Mr. Vanderhyden, with all in favor, appointing Supervisor Kove as the CDD’s Liaison to participate in the Bonita Beach Road lighting/sidewalk lighting project roundtable discussions, was approved.

Mr. Adams stated that he is working with Mr. Culling, of FPL, to remove the stockpiled, uninstalled poles.

It was noted that the roundtable meeting will be in early June.

Mr. Adams discussed the roundtable topics, the FPL LED lighting catalog and Mr. Wright replacing Mr. Reid Fellows and possibly Mr. Underhill.

Resident Stu Fermin introduced himself as the appointed Valencia Bonita Spring HOA liaison for the roundtable discussion.

FIFTH ORDER OF BUSINESS

Consideration of Anchor Marine Services, Inc., Proposal for Erosion Repair on Both Sides of Foxrock Ct. and 28075 Wicklow

Mr. Willis presented the updated Anchor Marine Services quote for erosion repairs on both sides of Foxrock Court on the east side of Lake #21 and the west side of Lake #20 and 28075 Wicklow Court. It also includes minor repairs at two other locations on Wicklow Court.

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the Anchor Marine Quote #2310, for erosion repairs on both sides of Foxrock Court, Lakes #20 and #21 and 28075 Wicklow, in a not-to-exceed amount of \$75,820, was approved.

Mr. Willis encouraged homeowners to hire contractors to install pipes from their gutter extensions to connect to the CDD’s drainage boxes in areas that have them, which extend into the lake, as it will help prevent future lake bank erosion.

SIXTH ORDER OF BUSINESS

Consideration of M.R.I. Inspection, LLC, Proposal for Pipe Cleaning and Repairs

Mr. Willis presented the M.R.I. Inspection, LLC (MRI) estimate for pipe cleaning and repairs. Mr. Willis and Mr. Adams responded to questions about blockages over 25% having an adverse impact on the pipe operations, scheduling the project every three to five years or after a significant storm event and suggestion to build reserves for catastrophe response.

Asked if the estimate includes the two sewers on Bonita Beach Road, Mr. Willis replied no, that is a separate project and part of the Tri-Party Agreement; however, that project will “piggy back” with the CDD’s project to keep costs down.

On MOTION by Mr. DiTommaso and seconded by Mr. Grillo, with all in favor, the M.R.I. Inspection LLC Estimate #4002 to clean pipe structures over 25% blocked and for stormwater system repairs, in a not-to-exceed amount of \$62,400, was approved.

Asked about the project timeline, Mr. Willis anticipates commencing work within a month. He will have the HOA notify the residents.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

Mr. Willis presented the Unaudited Financial Statements as of March 31, 2023.

Mr. Adams was asked to research why the “Postage” line item exceeded budget. Regarding Ms. Kempf’s question about engineering costs at the last meeting, Mr. Adams stated the Engineer developed the speed tables late last summer but did not submit the invoice until October.

Discussion ensued about the intent to use construction funds for the FPL project, determining if speed humps will be effective before incurring the costs, possibly adding stop signs and the HOA considering installing “Traffic Hawk” cameras for monitoring purposes.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of April 17, 2023 Regular Meeting Minutes

Mr. Willis presented the April 17, 2023 Regular Meeting Minutes.

The following changes were made:

Line 126: Change “Huff” to “Kempf”

Line 135: Change “father” to “farther”

Line 149: Change “Denis” to “Denise”

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the April 17, 2023 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

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

This item was presented following the Tenth Order of Business.

B. District Engineer: Banks Engineering, Inc.

There was no report.

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

- **1,302 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: June 19, 2023 at 1:00 PM**
 - **QUORUM CHECK**

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

The Field Operations Report was included for informational purposes.

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

Ms. Kempf expressed safety concerns for Bridgetown residents crossing Bonita National Boulevard toward the pool and asked if it is possible to install a sidewalk and cross walk where a speed hump is being considered. She will submit a photograph to Mr. Adams and Mr. Willis to evaluate at the next meeting. A Board Member offered to do this after the meeting.

Mr. Grillo reported downed street signs across from Village Walk and on Valencia Bonita Boulevard. Mr. Willis will have them adjusted and moved further back as the construction trucks are knocking them down.

Ms. Kempf asked how Staff responds to homeowner emails. Mr. Willis reviewed the CDD's protocols for responding to homeowner emails.

Mr. Fermin asked about the Hendry County mitigation property and the proposed termination date. Mr. Adams stated the five-year monitoring requirement ended.

Asked for his position about the sidewalk lights, Mr. Fermin stated that he wants to see the lights before commenting. Mr. Adams will include the FPL lighting catalog with the Outlook calendar invite.

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

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

Mr. Urbancic reported on recently passed legislation that requires Board Members to attend ethics training, annually. He noted that changes to the E-Verify requirements will alter contractual procedures. Both items are awaiting the Governor's signature or veto. Additional information will be provided at the next meeting.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the meeting adjourned at 2:40 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair