

**BEACH ROAD  
GOLF ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**June 19, 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

June 12, 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 June 19, 2023 at 1:00 p.m., at the Bonita National Golf and Country Club, 2<sup>nd</sup> 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. Continued Discussion/Update: Beach Road Lighting/Sidewalk Lighting Projects
5. Continued Review/Discussion: Fiscal Year 2023/2024 Budget
6. Discussion: Littoral Plantings
7. Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of April 30, 2023
9. Approval of May 15, 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: July 17, 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

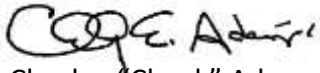
D. Field Operations: *Wrathell, Hunt & Associates, LLC*

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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**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		
<b>REVENUES</b>					
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>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative fees</b>					
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>
<b>Operations</b>					
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>
<b>Other fees and charges</b>					
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 <sup>1</sup>	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>

<sup>1</sup>Intended 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><b>Wrathell, Hunt and Associates, LLC</b>, 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 <b>Wrathell, Hunt &amp; Associates, LLC</b>. 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	
<b>REVENUES</b>					
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
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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
<b>OTHER FINANCING SOURCES/(USES)</b>					
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
<b>Use of fund balance</b>					
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**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
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
<b>Total</b>	<b>\$27,550,000.00</b>		<b>\$19,550,325.00</b>	<b>\$47,100,325.00</b>

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

<b>On-Roll Payment</b>
------------------------

Number of Units		Projected Fiscal Year 2024			FY 23 Assessment
		GF	DSF	GF & DSF	
	<b><u>Single-Family Units</u></b>				
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
	<b><u>Multi-Family Units</u></b>				
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
<b>1,459</b>					

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Beach Road Golf Estates Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Lee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District's Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 19th day of June, 2023.

ATTEST:

**BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors



**Exhibit A**

<b>BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
October 16, 2023	Regular Meeting	1:00 PM
November 13, 2023*	Regular Meeting	1:00 PM
December 18, 2023	Regular Meeting	1:00 PM
January 8, 2024**	Regular Meeting	1:00 PM
February 19, 2024	Regular Meeting	1:00 PM
March 18, 2024	Regular Meeting	1:00 PM
April 15, 2024	Regular Meeting	1:00 PM
May 20, 2024	Regular Meeting	1:00 PM
June 17, 2024	Regular Meeting	1:00 PM
July 15, 2024	Regular Meeting	1:00 PM
August 19, 2024	Public Hearing & Regular Meeting	1:00 PM
September 16, 2024	Regular Meeting	1:00 PM

**Exceptions**

*\*November meeting date is one week earlier.*

*\*\*January meeting date is one week earlier to accommodate the Martin Luther King Jr. Holiday.*

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2023**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
BALANCE SHEET  
APRIL 30, 2023**

	General Fund	Debt Service Fund Series 2015	Capital Projects Fund Series 2015	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 220,232	\$ -	\$ -	\$ 220,232
Investments				
Revenue	-	1,462,748	-	1,462,748
Reserve	-	1,001,305	-	1,001,305
Sinking	-	198	-	198
Interest	-	674,668	-	674,668
Prepayment	-	14	-	14
Construction	-	-	665,340	665,340
Due from capital projects fund	4,429	-	-	4,429
Due from other governments	12,768	-	-	12,768
Utility deposit	282	-	-	282
Total assets	<u>\$ 237,711</u>	<u>\$ 3,138,933</u>	<u>\$ 665,340</u>	<u>\$ 4,041,984</u>
<b>LIABILITIES</b>				
<b>Liabilities</b>				
Developer advance	\$ 1,983	\$ -	\$ -	\$ 1,983
Due to general fund	-	-	4,429	4,429
Total liabilities	<u>1,983</u>	<u>-</u>	<u>4,429</u>	<u>6,412</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	12,768	-	-	12,768
Total deferred inflows of resources	<u>12,768</u>	<u>-</u>	<u>-</u>	<u>12,768</u>
<b>FUND BALANCES</b>				
Restricted for:				
Debt service	-	3,138,933	-	3,138,933
Capital projects	-	-	660,911	660,911
Assigned				
Lake bank erosion repair	150,000	-	-	150,000
Unassigned	72,960	-	-	72,960
Total fund balances	<u>222,960</u>	<u>3,138,933</u>	<u>660,911</u>	<u>4,022,804</u>
Total liabilities and fund balances	<u>\$ 237,711</u>	<u>\$ 3,138,933</u>	<u>\$ 665,340</u>	<u>\$ 4,041,984</u>

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 4,960	\$ 232,640	267,803	87%
Intergovernmental: shared costs revenue	-	12,210	68,040	18%
Interest	2	18	-	N/A
Total revenues	<u>4,962</u>	<u>244,868</u>	<u>335,843</u>	73%
<b>EXPENDITURES</b>				
Supervisors	-	5,598	10,334	54%
Management/recording	3,333	23,333	40,000	58%
Financial accounting services	1,292	9,042	15,500	58%
Audit	-	-	4,500	0%
Dissemination agent	417	2,917	5,000	58%
Arbitrage rebate	-	500	500	100%
Trustee fees	-	9,651	10,850	89%
Legal	-	2,875	10,000	29%
Engineering	-	780	5,000	16%
Postage	19	821	750	109%
Printing & reproduction	83	584	1,000	58%
Legal advertising	-	275	1,000	28%
Annual district filing fee	-	175	175	100%
Insurance	-	6,784	7,100	96%
Other current charges	26	177	650	27%
ADA website maintenance	-	210	210	100%
Website	-	705	705	100%
Total professional & admin	<u>5,170</u>	<u>64,427</u>	<u>113,274</u>	57%
<b>Operations</b>				
Shared costs maintenance/monitoring	2,787	39,931	126,000	32%
On-site other contractual services	-	19,395	92,908	21%
Total operations	<u>2,787</u>	<u>59,326</u>	<u>218,908</u>	27%
<b>Other fees and charges</b>				
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>7,957</u>	<u>127,328</u>	<u>335,830</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	(2,995)	117,540	13	
Fund balance - beginning	225,955	105,420	164,644	
Assigned				
Lake bank erosion repair <sup>1</sup>	150,000	150,000	150,000	
Unassigned	72,960	72,960	14,657	
Fund balance - ending	<u>\$ 222,960</u>	<u>\$ 222,960</u>	<u>\$ 164,657</u>	

<sup>1</sup>Intended 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 APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 42,280	\$ 1,964,945	\$ 1,995,030	98%
Interest	11,444	44,754	-	N/A
Total revenues	<u>53,724</u>	<u>2,009,699</u>	<u>1,995,030</u>	101%
<b>EXPENDITURES</b>				
Principal	-	620,000	620,000	100%
Principal prepayment	-	-	25,000	0%
Interest	-	687,068	1,361,118	50%
Total expenditures	<u>-</u>	<u>1,307,068</u>	<u>2,006,118</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	53,724	702,631	(11,088)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(21,474)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(21,474)</u>	<u>-</u>	N/A
Net change in fund balances	53,724	681,157	(11,088)	
Fund balance - beginning	3,085,209	2,457,776	2,496,315	
Fund balance - ending	<u>\$ 3,138,933</u>	<u>\$ 3,138,933</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 APRIL 30, 2023**

	Current Month	Year to Date
	<u>          </u>	<u>          </u>
<b>REVENUES</b>		
Interest	\$ 2,658	\$ 20,247
Total revenues	<u>2,658</u>	<u>20,247</u>
 <b>EXPENDITURES</b>		
Capital outlay	<u>-</u>	<u>295,825</u>
Total expenditures	<u>-</u>	<u>295,825</u>
 <b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	<u>-</u>	<u>21,474</u>
Total other financing sources/(uses)	<u>-</u>	<u>21,474</u>
 Net increase/(decrease), fund balance	2,658	(254,104)
Beginning fund balance	<u>658,253</u>	<u>915,015</u>
Ending fund balance	<u>\$ 660,911</u>	<u>\$ 660,911</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 May 15, 2023 at 1:00 p.m., at the Bonita National Golf and Country Club, 2<sup>nd</sup> 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	HOA President/Resident
Christy _____	HOA President/Resident
Stu Fermin	Resident/Valencia Liaison
Robyn Kove (via phone/Zoom)	Resident
Tamra Joysteadf	Resident
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**

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

44 ➤ Mr. Kove asked Mr. Willis to provide a project update list weekly; similar to the Field  
45 Operations Report.

46 ➤ Pedestrian Gate Project: Mr. Willis reported that the powder coating of the pedestrian  
47 gate is underway; everything else is installed. He will notify Troon of the installation date so  
48 Troon can notify residents that they will need their white card to activate the gate.

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

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

53 Mr. Kove opened public comments.

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

57 ➤ The Americans with Disabilities Act (ADA) mats at Bridgetown Court were installed.

58 ➤ Orange reflectors were installed on the speed humps.

59 ➤ Regarding the stain behind West Mead, Mr. Willis stated that Eddie agreed to remove it  
60 at no cost to the CDD, on his schedule, since this was not part of the agreement.

61 ➤ Regarding additional speed humps, HOA President Christy \_\_\_\_\_ invited Mr. Kove to  
62 attend the HOA's meeting in June. Areas being considered include between Holes #1 and #2,  
63 Carlow Court to the roundabout and Cherry Street to Wicklow.

64 ➤ Aeration Maintenance: Regarding Hole #13, Mr. Willis reported that Superior is treating  
65 and removing invasive weeds at Hole #13, which is a timely process.

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

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

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

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

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

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

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

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

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

93 Mr. Willis gave the following maintenance update for Wicklow:

94 ➤ Storm Debris Clearing on Roadways: The CDD has an agreement with the HOA to  
95 maintain all the roads within the community; outside the front gate to the fire station is  
96 maintained through the Tri-party Agreement, which the CDD manages.

97 ➤ Signage: Signs are on order. The delay is due to increased demand.

98

### 99 **THIRD ORDER OF BUSINESS**

### **Public Comments (3 minutes per speaker)**

100

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

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

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

107  
108 **FOURTH ORDER OF BUSINESS** **Continued Discussion/Update: Beach Road**  
109 **Lighting Project**  
110

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

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

118  
119 **On MOTION by Mr. Grillo and seconded by Mr. Vanderhyden, with all in favor,**  
120 **appointing Supervisor Kove as the CDD’s Liaison to participate in the Bonita**  
121 **Beach Road lighting/sidewalk lighting project roundtable discussions, was**  
122 **approved.**

123  
124  
125 Mr. Adams stated that he is working with Mr. Culling, of FPL, to remove the stockpiled,  
126 uninstalled poles.

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

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

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

132  
133 **FIFTH ORDER OF BUSINESS** **Consideration of Anchor Marine Services,**  
134 **Inc., Proposal for Erosion Repair on Both**  
135 **Sides of Foxrock Ct. and 28075 Wicklow**  
136

137 Mr. Willis presented the updated Anchor Marine Services quote for erosion repairs on  
138 both sides of Foxrock Court on the east side of Lake #21 and the west side of Lake #20 and  
139 28075 Wicklow Court. It also includes minor repairs at two other locations on Wicklow Court.

140

141 **On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the**  
142 **Anchor Marine Quote #2310, for erosion repairs on both sides of Foxrock**  
143 **Court, Lakes #20 and #21 and 28075 Wicklow, in a not-to-exceed amount of**  
144 **\$75,820, was approved.**

145

146

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

150

151 **SIXTH ORDER OF BUSINESS**

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

152

153

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

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

161

162 **On MOTION by Mr. DiTommaso and seconded by Mr. Grillo, with all in favor,**  
163 **the M.R.I. Inspection LLC Estimate #4002 to clean pipe structures over 25%**  
164 **blocked and for stormwater system repairs, in a not-to-exceed amount of**  
165 **\$62,400, was approved.**

166

167

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

170

171 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of March 31, 2023**

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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**

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

208 The Field Operations Report was included for informational purposes.

209

210 **TENTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

211

212

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

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

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

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

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

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

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

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

233

234 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

235

236

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

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Secretary/Assistant Secretary

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Chair/Vice Chair



**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
C**

<b>BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
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: June 19, 2023  
SUBJECT: Status Report – Field Operations

---

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

**Landscape Activities:**

- Mowed 4 times this month
- Treated for weeds 2 time this month
- Irrigation wet checks conducted
- Palm frond clean up twice a week

**Aquatics & Wetlands/Conservation Areas:**

- EarthBalance is under contract agreement, installation to begin once the rains begin.
- Anchor Marine will begin drain repairs 6/20/23 on Foxrock lakes.
- MRI pipe cleaning & repair contract being processed and work scheduled.

**Damaged Street BBR Sign:**

- Sign is expected to be removed for repairs around 6/15/23 and reinstalled a few weeks later after painting