

**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 October 16, 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/94315901673> and telephonically at 1-305-224-1968, Meeting ID 943 4113 4325, for both.

**Present at the meeting were:**

Barry Kove (via phone/Zoom)	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
Wendy Weber-Brunson	Bonita Nat'l Community Association Mgr
Residents (in person/via phone/Zoom)	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Willis called the meeting to order at 1:00 p.m. Supervisors DiTommaso, Grillo, Kempf and Vanderhyden were present. Supervisor Kove attended via telephone/Zoom.

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

Mr. Kove welcomed all meeting attendees and reminded everyone that the three-minute time limit will be enforced during public comments. He discussed and requested updates on the following items:

- Stop Signs: He provided an overview of discussions conducted with the HOA, Troon Management and in CDD meetings for ways to help address safety concerns, which resulted in the CDD’s decision vote to install stop signs. This will be explained at the next HOA meeting.
- Regarding resident concerns about the condition of the ponds, specifically algae maintenance, Mr. Willis stated that Andy is monitoring Lake 17 every week. It has been treated three times since September and will need another treatment soon. Mr. Kove asked Mr. Willis to send Andy’s maintenance schedule to Ms. Weber-Brunson to e-blast to residents.
- Regarding littoral planting, Mr. Willis stated he expects EarthBalance will complete harvesting in the next week or so and then install littorals in the remaining lakes but will confirm with them. He will notify Ms. Weber-Brunson of the schedule.
- Regarding inspecting the dead tree in the lake between the 4<sup>th</sup> green and the fifth T-box, Mr. Willis is conducting lake and quality control audits this Thursday and will determine if the Cypress tree is healthy and is just in the winter stage or if it needs to be removed.
- Regarding solar lighting, Mr. Willis stated that the AV-Tech invoice to install the solar panel lights, the crosswalk raised pavement markers (rpms) and power is pending. This is in lieu of engaging three different vendors. He expects installation to be completed within the next few weeks.

Mr. Vanderhyden asked about the plans for the Season’s construction entrance on Bonita Beach Road. Mr. Adams stated the plans are to lay Bahia sod. He will request an update from Seasons.

**THIRD ORDER OF BUSINESS**

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

Mr. Willis stated that nine residents are in attendance and two are attending via Zoom. No members of the public spoke.

**FOURTH ORDER OF BUSINESS**

**Operations Updates**

**A. Beach Road/Sidewalk Lighting Project**

Mr. Adams stated that the Limited Development Order (LDO) application for the project permits was filed with City. The Florida Power & Light (FPL) construction division committed to

removing the existing street lights, which will take two weeks to complete, prior to the October 31, 2023 deadline. As the date is approaching, he emailed Mr. Culling, of FPL, for an update.

Discussion ensued regarding the sidewalk lighting project start date being dependent on whether there are delays in the permit approval process and concerns that the City will issue additional fines to the CDD if the existing street lights are not removed by the deadline.

**B. Speed Tables and 3-Way Stops Additions**

Mr. Adams stated the plans for the speed tables and the three-way stop additions are completed and will be filed in the LDO application to the City this week. Mr. Kove asked for a copy of the final design plans to be provided to the HOA.

**C. Drain Pipe Inspection and Cleaning**

This item was presented during Item 4D.

**D. Drain Pipe Repairs**

Mr. Willis stated that the pipe cleaning and repair proposal approved at the last meeting was a duplicate of the one approved in May. MRI is aware of Mr. Grillo’s interest in being on site when the broken pipe is repaired. The other repairs and pipe cleaning projects are completed.

**E. Request for Qualifications (RFQ) for Engineering Services**

Mr. Adams stated no responses to the advertised RFQ were received. He did not originally notify engineering firms to bid but has already sent invitations to bid and re-advertised the RFQ.

Regarding drainage, it was noted that the flooding on Bonita Beach Road due to the recent storm drained pretty quickly and the street signs were removed. Mr. Willis discussed MRI’s recent pipe cleaning project and noted Lykins-Signtek is reconstructing the damaged street signs. Due to demand, this work is typically taking up to six months to finish.

**FIFTH ORDER OF BUSINESS**

**Discussion/Update: Panther Property Salability Report from Johnson Engineering**

Mr. Adams stated he reviewed the draft Report, which is about 90% complete; a meeting is needed with the South Florida Water Management District (SFWMD) to discuss the

CDD’s options to sell or lease the property and what type of permit modifications are necessary for the conservation easement to complete the Report, which is expected to be completed in the next few weeks. He responded to questions about insurance on the property, whether the prospective buyer still interested in purchasing the property and SFWMD advising the CDD to reflect the sale and remove certain restrictions tied to the CDD when modifying the permit.

**SIXTH ORDER OF BUSINESS**

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

The financials were accepted.

**SEVENTH ORDER OF BUSINESS**

**Approval of September 18, 2023 Regular Meeting Minutes**

Mr. Willis stated Mr. Grillo’s minor edits to the September 18, 2023 Regular Meeting Minutes were received.

**On MOTION by Mr. Grillo and seconded by Mr. Vanderhyden, with all in favor, the September 18, 2023 Regular Meeting Minutes, as amended to include changes previously emailed to District Management, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Urbancic will research the options for Board Members to complete the four-hour ethics training course next year; there were no new updates.

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

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

There were no District Engineer or District Manager reports.

- **NEXT MEETING DATE: November 13, 2023 at 1:00 PM**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the November 13, 2023 meeting.

Mr. Kove asked Ms. Weber-Bruson if anything about the transition needs to be addressed now that Mr. Serena is leaving at the end of the month. She replied no.

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

Mr. Willis stated that, once he completes the audit on Thursday, he will input the data in the project tracker and email it to the Board. The Field Operations Report will be presented at the next meeting. Mr. DiTommaso commended Mr. Willis on the reporting process.

**NINTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

Mr. Willis stated there are no residents participating via Zoom at this time.

Ms. Kempf informed Ms. Weber-Bruson that the landscapers are still blowing grass clippings into the ponds.

Mr. Vanderhyden expressed concern that selling the Panther Mitigation property might not release the CDD from future permit obligations, which he thinks is supposed to be one of the advantages of selling the property. Mr. Adams stated that the SWFMD will make the determination to transfer all permit obligations to the new buyer. The buyer will be using the property, including the easement, solely for agricultural purposes.

**TENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the meeting adjourned at 1:40 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair