

**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 December 18, 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/94315901673> and telephonically at 1-305-224-1968, Meeting ID 943 1590 1673, 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:

Shane Willis	Operations Manager
Greg Urbancic (via phone/Zoom)	District Counsel
Wendy Weber-Brunson	Bonita Nat'l Community Association Mgr
Jeff Cutler	Resident
Gary Jasper	Resident
Bill McCormick	Resident
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.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Kove thanked everyone for attending the meeting. Mr. Willis stated that six participants are attending via Zoom. The following items were discussed:

- Regarding speed hump installation, Mr. Willis is scheduling a final on-site meeting with all parties and the contractor to discuss placement, prior to the project commencing at the end of January or February 2024.
- The three-way stop sign additions and the crosswalk and stop sign line repainting project will be completed concurrently with the speed hump project. Mr. Willis will email the schedule to Troon Management and Ms. Weber-Brunson so she can notify residents.
- Regarding a loose reflector at the entrance of the community, Mr. Willis ordered the part to repair the red one at the fire hydrant. He replaced the orange on the speed hump at the entrance, prior to the meeting.
- Regarding weeds piled up along the lakes, Mr. Willis reviewed the treatment and cleanup process and benefits of dying Lake 14. Technicians are treating the weeds on Cherrywood Court and proceeding with the other lakes.

Mr. Grillo voiced his opinion that Lake 14 looks good, since it was dyed.

Mr. Kove asked Ms. Weber-Brunson to research HOA matters about replacing missing speed and street signs in the neighborhood and include information in the weekly update as to when the black entry gates close. She will forward the Lykins-Signtek email response to Mr. Willis.

THIRD ORDER OF BUSINESS**Public Comments (3 minutes per speaker)**

Resident Jeff Cutler asked for an update on earlier requests to install lighting from the Clubhouse to Cherrywood Court. Mr. Kove stated that a three-way stop sign is being installed to ease traffic. He stated that Mr. Cutler should speak to the HOA Board, as the HOA leases the lights from Florida Power & Light (FPL).

Resident Gary Jasper asked who is responsible for maintaining the grassy area from the CDD to the Seasons' main gate. Mr. Willis stated it is the CDD but other entities are responsible depending on the actual location. The CDD is addressing the grub infestation and had to install two pallets of sod, as noted in his Field Operations Report. Mr. Kove asked Mr. Willis to provide Antonio's maintenance schedule to the Board. Mr. Willis will provide a map identifying CDD versus community responsibilities, as part of his Field Operations Report and email it to Seasons.

Regarding Seasons’ HOA Board, resident Bill McCormick stated that the HOA Board transitioned to a resident Board 76 days ago. He discussed the Seasons HOA’s future plans to install a cell phone tower on the telephone poles on Bonita Beach Road to help reception in the area. Mr. Kove received a call two hours ago about a petition going around to vote down this prospective project. Mr. Willis noted that the company approached another of his clients to rent a piece of property and were informed there is no interest. Mr. Urbancic stated that all five parties would have to agree to the change and amend the Shared Cost Agreement.

Mr. Willis stated that ten residents are attending via Zoom.

There were no other public comments.

FOURTH ORDER OF BUSINESS

Consideration of My Av-Tech, LLC Estimate 23137 to Assemble In-Road Lights at the Pedestrian Crosswalk

Mr. Willis stated that he emailed the Board a link to the manufacturer’s website. Av-Tech will install the pedestrian crosswalk. He reviewed the mechanism and placement of the in-road lights at the crosswalk.

Discussion ensued regarding educating maintenance crews before the CDD incurs these costs and clarifying that the recommendation came from the HOA, Troon Management and several Committees whose sole purpose is to address safety measures.

Mr. Kove offered his and Mr. Willis’ assistance educating the maintenance crew. He asked Mr. Willis to re-evaluate if the number and location of signs in the area needs to be changed. Mr. Willis will see if he has some educational materials to send to Ms. Weber-Brunson.

Mr. Willis responded to questions regarding the success of solar versus electric power, maintenance costs, sending Board Members warranty information and permit requirements.

On MOTION by Mr. Kove and seconded by Mr. Vanderhyden, with all in favor, My Av-Tech LLC Estimate 23137 to assemble in-road lights at the pedestrian crosswalk, in a not-to-exceed amount of \$20,150, was approved.

Ms. Weber-Brunson provided an update about replacing the HOA missing signs.

FIFTH ORDER OF BUSINESS

Operations Updates

- A. Beach Road/Sidewalk Lighting Project
- B. Drain Pipe Repairs

These items were presented during Item 9D.

SIXTH ORDER OF BUSINESS

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

Mr. Willis stated that the South Florida Water Management District (SFWMD) cancelled the December 5, 2023 team meeting while its Counsel reviews the documents.

This item was deferred to the next meeting.

Mr. Urbancic stated that the team meeting was cancelled at the last minute and rescheduled for January because SFWMD’s Counsel was not involved in the matter.

Mr. Willis and Mr. Urbancic noted that, after the team meeting, Staff will be able to address the Board Members’ outstanding questions at the next meeting. .

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2023

The financials were accepted.

Mr. DiTommaso asked Mr. Willis to include a Construction Fund Reconciliation Report as an ongoing agenda item.

EIGHTH ORDER OF BUSINESS

Approval of November 13, 2023 Regular Meeting Minutes

Regarding Line 90, Mr. Willis reported the Johnson Engineering, Inc. contract to serve as District Engineer was executed.

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the November 13, 2023 Regular Meeting Minutes, as amended to include any changes previously emailed to District Management, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

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

Mr. Urbancic recommended providing the Board with a list of sources to complete the required ethics training course by the first or second quarter of 2024, instead of conducting it himself. He will be monitoring certain bills in the Legislative Session that commences January 9, 2024 and will provide updates, if any, at the next meeting.

B. District Engineer: Banks Engineering, Inc.

There was no report

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

There was no report.

- **NEXT MEETING DATE: January 8, 2024 at 1:00 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the January 8, 2024 meeting.

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

Mr. Willis presented the Field Operations Report. He reported the following:

- Beach Road/Sidewalk Lighting Project: Mr. Adams is working with FPL on the new Maintenance Agreement.
- MRI repaired the broken pipe and is working on the larger pipe cleaning project.

Mr. DiTommaso and Mr. Vanderhyden expressed concern about placement of the speed humps. Mr. Willis stated he will invite Johnson Engineering to the meeting and invite Board Members with the option to visit on site in intervals to review placement. No two Supervisors will be scheduled at the same time to ensure compliance with the Florida Sunshine Law.

- Banks Engineering’s services will terminate once ongoing projects are completed.

TENTH ORDER OF BUSINESS

Audience Requests

Comments/Supervisors’

There were no public comments or Supervisors’ requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the meeting adjourned at 2:35 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair