

**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 February 19, 2024 at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17501 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 and Passcode: 555333, 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:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via phone/Zoom)	District Counsel
Andy Nott	Superior Waterway Services, Inc. (SWS)
Derek Intinarelli	Bonita Nat'l Community Assoc. General Mgr
Jeff Cutler	Resident
Dave Straub	Resident
Residents (in person/via phone/Zoom)	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:01 p.m.

Supervisors DiTommaso, Grillo, Vanderhyden and Kempf 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 of the public comments three-minute time limit. He introduced the new General Manager Derek Intinarelli.

Mr. Kove requested updates on the following items:

➤ Beach Road/Sidewalk Lighting Project: Mr. Adams stated that the City of Bonita Springs has not responded to calls from Ms. Pendlebury, of Johnson Engineering, regarding the Limited Development Order (LDO).

Mr. Adams stated that Mr. Underhill thinks that it would be more effective if Board Members, as residents and taxpayers, contacted the City’s reviewer about denying the request for additional speed humps at what the CDD deems as necessary in critical locations. Mr. Kove offered to contact the reviewer and, if the request is denied, he can then contact the Fire Chief. The Board and residents are encouraged to call the City and Councilmembers about this matter.

Staff explained how the solar lighting permit differs from the LDO permit and discussed leasing the sidewalk lights from Florida Power & Light (FPL), so financing is not needed.

Mr. Grillo, who is also a member of the Golf Association, stated that the Greens Committee discussed the littorals in the lakes and plans a major cleanup of the 10th and 13th T-boxes. He advised that these are conservation areas from which only exotic or invasive plants can be removed.

➤ Regarding algae maintenance, Mr. Nott reported that Lakes 8 and 14 were treated and are now void of algae. Some algae around the lakes edge is expected, due to the recent rain and warmer weather; if this weather continues, it will help flush the nutrients from the lakes. Some lakes will be retreated for grasses. Overall, in his opinion, the lakes look good.

➤ Regarding the ground fault circuit interrupters (GFCI) tripping, Mr. Nott obtained pricing to install EPT breakers for \$575 each; these are less sensitive than the GFCI equipment. He will send the proposal to Mr. Willis. He suggested doing a test at Lake 7.

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, authorizing installation of one EPT breaker in the Lake 7 aeration cabinet, as a test case, was approved.

Mr. Vanderhyden stated that the lake between Cherrywood Court and Cookstown Court is not numbered on the map on the HOA website. He was asked to confirm if it is marked as “Flow-way A” on the map and, if not, notify Mr. Willis so he can provide an updated map to him and the HOA to post to the HOA website.

Mr. Kove presented Ms. Weber-Brunson’s updates, in her absence, as follows.

- Troon Management and the HOA added two lights on Antrim Court. He thanked Mr. Culter and other residents for making this request.
- The front window entering the community was replaced by the Master HOA.

THIRD ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Mr. Willis reported that eight participants are attending via phone/Zoom and about eight are attending in person.

Resident Dave Straub asked for the sprinklers near “Flow-way A” to be adjusted. Mr. Willis will email this request to Ms. Weber-Brunson.

FOURTH ORDER OF BUSINESS

Operations Update(s)

- **Landscape**
- **CDD vs Community Responsibilities Map**

Mr. Willis will complete the map identifying CDD versus community landscape responsibilities along Bonita Beach Road by the next meeting. A Board Member voiced their opinion that the area looks phenomenal.

Mr. Willis stated that LandCare eradicated 90% of the grub infestation and scheduled another treatment; once elimination is confirmed, the damaged sod will be replaced.

Ms. Kempf thinks the roadway striping on Bonita Beach Road needs to be redone. Mr. Adams asked Mr. Willis to obtain an itemized proposal for inside the CDD and for Bonita Beach Road. Most likely, construction funds will be used to fund this project.

FIFTH ORDER OF BUSINESS

Discussion/Consideration of MRI Inspection, LLC Bonita Beach Road Cleaning Report and Proposal

Mr. Willis stated that the agenda title is incorrect, as the project was approved at a prior meeting. The items in the agenda were included for informational purposes. He noted that the decision to clean the few structures with 35% or more debris instead of the typical 25% and more, helped reduce the overall cost, which is a shared cost between the communities.

Discussion ensued regarding the pipe cleaning process.

Mr. Willis stated that he inspected the Verandah East CDD and Verandah West CDD Panther Mitigation property last month, which abuts the CDD's Panther Mitigation property, all of which the South Florida Water Management District (SFWMD) controls, and he observed no unauthorized activities, as far as construction or buildings; he only observed cattle. The area is gated and is being well maintained.

Mr. Adams reiterated information reported at the last meeting about the SFWMD not being willing to release the CCD from the conservation easement responsibilities of the permit, even if the property is sold. As the Realtor advised, the rancher is receptive to leasing the property, which will give the CDD a continual revenue stream; comps are being researched to determine a lease price. It was noted that the CDD still needs approval from the SFWMD to have cattle on the property.

A Board Member stated that they were asked several times what property the CDD is purchasing and, in response, clarified that the CDD is not purchasing any property; The CDD was potentially selling property but is now considering leasing the CDD property instead.

Asked about the Seasons HOA's plans to install a cell phone tower on Bonita Beach Road, Mr. Willis stated that the HOA has not responded to his calls.

SEVENTH ORDER OF BUSINESS

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

- **Construction Fund Reconciliation Report**

Mr. Willis will have Accounting confirm that the reason the "Tax collector" budget line item exceeds budget is because items belonging to the "Property appraiser" budget were coded incorrectly.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

**Approval of January 8, 2024 Regular
Meeting Minutes**

**On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with all in favor,
the January 8, 2024 Regular Meeting Minutes, as presented, were approved.**

NINTH ORDER OF BUSINESS

Staff Reports

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

- **Update: Required Ethics Training**

The Ethics Training Memorandum was included for informational purposes. Mr. Urbancic is monitoring the legislative session and will report on any items that might impact the CDD. Mr. Adams discussed the new process for filing Form 1 electronically with the Commission on Ethics instead of with the local Supervisor of Elections office.

B. District Engineer: Johnson Engineering, Inc.

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

There were no District Engineer or District Manager reports.

- **NEXT MEETING DATE: March 18, 2024 at 1:00 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the March 18, 2024 meeting.

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

The following items were included for informational purposes.

- **Monthly Report**
- **Project Tracker**

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

Mr. Willis reported that five participants are attending via phone/Zoom and three in person.

There were no audience comments or Supervisors' requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with all in favor, the meeting adjourned at 2:17 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair