

**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 April 15, 2024 at 1:00 p.m., at the Bonita National Golf and Country Club, 2<sup>nd</sup> 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          | Chair               |
| Daniel DiTommaso    | Vice Chair          |
| Joseph Grillo       | Assistant Secretary |
| Timothy Vanderhyden | Assistant Secretary |
| Denise Kempf        | Assistant Secretary |

**Also present:**

|                                |                                       |
|--------------------------------|---------------------------------------|
| Chuck Adams (via phone/Zoom)   | District Manager                      |
| Shane Willis                   | Operations Manager                    |
| Greg Urbancic (via phone/Zoom) | District Counsel                      |
| Wendy Weber-Brunson            | Bonita Nat'l Community Assoc. Manager |

**Residents present (in person/via phone/Zoom):**

|             |                |                 |                |
|-------------|----------------|-----------------|----------------|
| Jim Werbeck | Jeffrey Cutler | Bill McCormick  | Kristi Wadhams |
| Ellen Chay  | Ralph Tayman   | Stew Fuhrmann   | Greg Mitchell  |
| Gary Jasper | Steve Nastari  | Other Residents |                |

**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 welcomed all meeting attendees. The following items were discussed:

- The missing reflector on Bonita National and Wicklow Court was replaced before the meeting.

➤ Regarding the solar panel lighting project, Mr. Kove stated that the City did not require a permit. Mr. Willis confirmed that, since this is low voltage and it is a private road, a permit is not necessary.

Mr. Willis met with the AV-Tech Rep at the maintenance facility to show how they want it installed. AV-Tech might start installing the raised pavement marker (rpm) lights on the road this week while waiting for the solar panel materials to arrive, which are expected soon. He provided details of the scope of work.

Discussion ensued regarding Mr. Willis providing AV-Tech's schedule to Ms. Weber-Brunson, outlining how the solar pedestrian crosswalk system works, the one-year warranty, notifying residents that the Board is considering other options in lieu of speed humps and educating the Golf Course maintenance crew about how the system works.

➤ Regarding replacing missing stop signs on Wicklow, Mr. Willis stated there is a continuing backlog for signage throughout the County. A permit is not required for CDD roadways. He stated he will need to check with the District Engineer and Mr. Adams to see if the replacing the signage will cause additional traffic issues, if they chose that option.

Discussion ensued regarding the resident notification about the CDD and HOA considering installing two flashing lights where speed humps would have been installed. The timing of the next HOA meeting and having the HOA inform the CDD of its decision so that the CDD can execute the contract before the construction account is closed by the end of the Fiscal Year 2024 is important. Also discussed for presentation at the next meeting was the budget and obtaining designs and proposals to install low lights at the median, from the entrance to the fire station, using construction funds.

➤ Regarding LandCare removing the plants surrounding the compressor, Mr. Willis stated that Antonio maintained some and is replacing the ones that did not survive, which are still under warranty.

Mr. Kove stated that he received several resident emails about the way the community is being watered and the black entry gates not closing properly. He asked Ms. Weber-Brunson to provide information about these issues in the weekly update to residents as this is not the responsibility of the CDD.

➤ Regarding removing the dead Cypress trees, Mr. Willis stated that the trees are in the winter stage. He will inspect the tree on Munford and notify the resident if it is dead and review the Limited Development Order (LDO) to determine if the CDD needs to replace the tree.

Regarding roof debris, Mr. Kove stated that this is not a CDD responsibility.

**THIRD ORDER OF BUSINESS**

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

Mr. Willis stated ten participants are attending via phone/Zoom and 12 are attending in person.

A resident asked for clarification of the earlier comment about installing lights in the middle of Bonita Beach Road. Mr. Kove stated that landscape lights will be installed to highlight the plants and the center median, which will help address complaints about line-of-sight issues.

**FOURTH ORDER OF BUSINESS**

**Update: Superior Waterway Services, Inc.  
Treatment Report – March 2024**

The Superior Waterway Services, Inc. Treatment Report was included for informational purposes.

Asked if “Sprayed littorals” in Lakes L3 and L5 meant cutting back, Mr. Willis replied affirmatively; littorals should be kept within the 10’ to 12’ range. The product to treat weeds is much stronger than treating littorals.

- **Discussion/Consideration of Renewal of Aquatic & Wetlands Maintenance Agreement**

This item was not addressed.

**FIFTH ORDER OF BUSINESS**

**Operations Update: Landscape**

Mr. Willis had nothing to Report. He will ask Antonio to see if the damaged hedges in the median at the Seasons Bay entrance can be salvaged or if they need to be replaced.

- **Discussion: Line of Sight**

**This item, previously the Tenth Order of Business, was presented out of order.**

Referencing a photograph, Mr. Willis stated that the District Engineer inspected and agreed with the resident reports about line-of-sight issues in the median on Bonita Beach Road, exiting Seasons.

Discussion ensued regarding a suggestion to replace the shrubs with lower, ornamental shrubs rather than with sod.

Mr. Fuhrmann expressed in his opinion that the roadway traffic is hazardous and the shrubs are a nuisance. His primary concern is safety and he prefers installing sod.

Mr. Willis will report the results of the removal at the next meeting.

**On MOTION by Mr. Vanderhyden and seconded by Mr. Grillo, with all in favor, authorizing removal of 10’ of shrubs on both sides of the Season’s entrance and replace with sod, to improve line-of-sight, was approved.**

**SIXTH ORDER OF BUSINESS**

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

This item was discussed following the Eleventh Order of Business.

**SEVENTH ORDER OF BUSINESS**

**Discussion/Consideration: FL GIS Solutions, LLC Professional Services Agreement for GIS Capabilities**

Mr. Willis presented the FL GIS Solutions, LLC Professional Services Agreement to build the Geographic Information System (GIS) program for the CDD, which includes some of the same content as the GIS program for The Brooks. The program will be built using information from the CDD’s original Land Development Order (LDO) CADD files; the HOA will be responsible for costs to add additional layers specific to the HOA, that they request, to the CDD GIS program, subject to CDD Board approval.

Discussion ensued regarding the CDD incurring additional costs to add subsequent items; program completion is expected within 90-days.

**On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the Florida GIS Solutions, LLC Professional Services Agreement to develop and build GIS capabilities for the CDD, in a not-to-exceed amount of \$21,500, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Discussion/Consideration: Collier Paving & Concrete Proposals [Restripe Pavement Markings, Bonita National Rd]**

**A. Estimate #24-159**

**B. Estimate #24-160**

Mr. Willis stated that Estimate #24-159 is the shared cost portion that pertains to Bonita Beach Road, which will be paid for from the construction funds. Estimate #24-160 pertains to inside the gates of Bonita National. He reviewed the scope of services and noted the HOA will have maintenance responsibilities inside Bonita National, going forward.

**On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the Collier Paving & Concrete Proposal Estimates #24-159 and #24-160 to Restripe Pavement Markings on Bonita National Road, in a not-to-exceed amount of \$31,519.60, and inside Bonita National, in a not-to-exceed amount of \$6,137.50, respectively, were approved.**

**NINTH ORDER OF BUSINESS**

**Update: Sidewalk Lighting**

The City of Bonita Springs letter and supporting documentation approving the CDD’s LDO to add street lighting along the sidewalk on the south side of Bonita Beach Road was included for informational purposes.

Mr. Willis stated that the letter was forwarded to Florida Power & Light (FPL) to commence installation; he will provide the Board with a copy of the permit to address the stipulation discrepancy in the letter. Mr. Kove outlined the scope of work.

Mr. Willis recommended adding the sidewalk lighting to the GIS program, upon project completion, and to engage a landscape lighting company to install it; once that warranty expires, maintenance will be conveyed to the CDD landscapers. Asked if this is a shared expense, Mr. Willis replied affirmatively.

**TENTH ORDER OF BUSINESS**

**Discussion: Line of Sight**

This item was presented following the Fourth Order of Business.

**ELEVENTH ORDER OF BUSINESS**

**Ratification of Collier Paving & Concrete Proposal/Estimate #24-196 [Bonita National Entrance Sidewalk Grinding]**

**On MOTION by Mr. Vanderhyden and seconded by Mr. Kove, with all in favor, Collier Paving & Concrete Proposal Estimate #24-196 for sidewalk grinding to**

address resident complaints of trip hazards, in a not-to-exceed amount of \$922, was ratified.

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

**This item, previously the Sixth Order of Business, was presented out of order.**

Mr. Urbancic stated he has not been involved in any lease discussions. Mr. Willis stated that Mr. Adams is still researching to determine if there is still an interest in considering a lease.

Discussion ensued regarding the CDD needing approval from the South Florida Water Management District (SFWMD) to have cattle on the property and the SFWMD approving the very same thing for the Verandah East and West CDDs.

**TWELFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 29, 2024**

- **Construction Fund Sources and Uses Reconciliation Report**

Discussion ensued regarding adding major pipe repair projects to the GIS program, emailing the CDD’s littoral planting permit to the Board, CDD vendors, Staff providing recommendations for littorals after the water levels recede, the nearby community initiating an irrigation plan due to difficulty keeping littorals alive during the dry season and littorals preventing lake bank erosion and minimizing the potential for significant remediation costs.

The financials were accepted.

**THIRTEENTH ORDER OF BUSINESS**

**Approval of March 18, 2024 Regular Meeting Minutes**

This item was presented following Item 14C.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Urbancic discussed the new House Bill going into effect October 1, 2024 that will require CDDs to establish performance measures, goals, etc., related to any services the CDD undertakes and evaluate them on an annual basis. How to comply is still being determined.

- B. **District Engineer: Johnson Engineering, Inc.**

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

There were no reports from Staff.

- **NEXT MEETING DATE: May 20, 2024 at 1:00 PM [Presentation of Fiscal Year 2024/2025 Proposed Budget]**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the May 20, 2024 meeting.

▪ **Approval of March 18, 2024 Regular Meeting Minutes**

**This item, previously the Twelfth Order of Business, was presented out of order.**

The following changes were made:

Line 67: Change “Foxtrot” to “Foxrock”

Line 75: Change “Ms. Kempf” to “A resident”

**On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the March 18, 2024 Regular Meeting Minutes, as amended, were approved.**

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

- **Project Tracker**

This item was included for informational purposes.

**FIFTEENTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors’**

Mr. Willis stated that eight participants are attending via phone/Zoom.

There were no audience comments or Supervisors’ requests.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Kove and seconded by Mr. Vanderhyden, with all in favor, the meeting adjourned at 2:38 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair