

**BEACH ROAD
GOLF ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

September 16, 2024

**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

September 9, 2024

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 September 16, 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>, Meeting ID: **943 1590 1673**, Passcode: **555333** or telephonically at **1-305-224-1968**, Meeting ID: **943 1590 1673**, Passcode: **555333**. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Public Comments (*3 minutes per speaker*)
4. Update: Superior Waterway Services, Inc. Treatment Report
5. Discussion/Consideration: Superior Waterway Services, Inc. Service Agreement Aeration Repair
6. Consideration of FL GIS Solutions, LLC Professional Services Agreement for GIS Capabilities [Additional Layers Request Proposal]
7. Acceptance of Unaudited Financial Statements as of July 31, 2024
 - Construction Fund Sources and Uses Reconciliation
8. Approval of August 19, 2024 Public Hearing and Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - B. District Engineer: *Johnson Engineering, Inc.*

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

- NEXT MEETING DATE: October 21, 2024 at 1:00 PM

- QUORUM CHECK

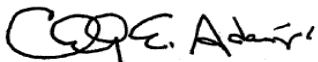
SEAT 1	JOSEPH GRILLO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BARRY KOVE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DANIEL DiTOMMASO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> 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*

10. Audience Comments/Supervisors' Requests
11. 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 CDD
Treatment Report for August 2024**

Lake #	Work Performed	Target	Target	Treatment Date	Treatment Date	Notes
L1	Treated	Grasses/Weeds	Primrose	8/10/2024	8/19/2024	Crew sprayed lake bank and littorals
L2	Treated	Grasses/Weeds	Primrose	8/10/2024	8/20/2024	Crew sprayed lake bank and littorals
L3	Treated	Grasses/Weeds	Primrose	8/10/2024	8/21/2024	Crew sprayed lake bank and littorals
L4	Treated	Grasses/Weeds	Primrose	8/10/2024	8/22/2024	Crew sprayed lake bank and littorals
L5	Treated	Grasses/Weeds	Primrose	8/10/2024	8/23/2024	Crew sprayed lake bank and littorals
L6	Treated	Grasses/Weeds		8/10/2024		Crew sprayed lake bank and littorals
L7	Treated	Grasses/Weeds		8/10/2024		Crew sprayed lake bank and littorals
L8	Treated	Grasses/Weeds	Grasses/Weeds	8/10/2024	8/30/2024	Crew sprayed lake bank and littorals
L9	Treated	Grasses/Weeds	Grasses/Weeds	8/10/2024	8/30/2024	Crew sprayed lake bank and littorals
L10	Treated	Grasses/Weeds	Primrose	8/10/2024	8/30/2024	Crew sprayed lake bank and littorals
L11	Treated	Grasses/Weeds	Primrose	8/10/2024	8/30/2024	Crew sprayed lake bank and littorals
L12	Treated	Grasses/Weeds	Primrose	8/10/2024	8/30/2024	Crew sprayed lake bank and littorals
L13	Treated	Grasses/Weeds	Primrose	8/10/2024	8/30/2024	Crew sprayed lake bank and littorals
L14	Treated	Grasses/Weeds	Primrose	8/9/2024	8/30/2024	Crew sprayed lake bank and littorals
L15	Treated	Grasses/Weeds	Primrose	8/9/2024	8/30/2024	Crew sprayed lake bank and littorals
L16	Treated	Grasses/Weeds	Primrose	8/9/2024	8/30/2024	Crew sprayed lake bank and littorals
L17	Treated	Grasses/Weeds	Primrose	8/9/2024	8/30/2024	Crew sprayed lake bank and littorals
L18	Treated	Grasses/Weeds		8/10/2024		Crew sprayed lake bank and littorals
L19	Treated	Grasses/Weeds		8/10/2024		Crew sprayed lake bank and littorals
L20	Treated	Grasses/Weeds		8/10/2024		Crew sprayed lake bank and littorals

Lake #	Work Performed	Target	Target	Treatment Date	Treatment Date	Notes
L21	Treated	Grasses/Weeds		8/10/2024		Crew sprayed lake bank and littorals
L22	Treated	Grasses/Weeds		8/10/2024		Crew sprayed lake bank and littorals
L23	Treated	Grasses/Weeds		8/10/2024		Crew sprayed lake bank and littorals
L24	Treated	Grasses/Weeds		8/10/2024		Crew sprayed lake bank and littorals
FWA	Treated	Grasses/Weeds		8/9/2024		Crew sprayed lake bank and littorals
FWB	Treated	Grasses/Weeds		8/9/2024		Crew sprayed lake bank and littorals
FWC	Treated	Grasses/Weeds		8/9/2024		Crew sprayed lake bank and littorals
West FW-A	Treated	Grasses/Weeds	Algae	8/9/2024	8/13/2024	Crew sprayed lake bank and littorals
West FW-B	Treated	Grasses/Weeds		8/9/2024		Crew sprayed lake bank and littorals

Lake survey was done on Sept 4th, water levels are high there were no major problem noted during my inspection. In addition to our regular service my lake tech we had our 5-man crew out two additional days spraying lank bank weeds and littorals. We have additional visits in September to for crew to respray Flow ways.



SUPERIOR WATERWAY SERVICES, INC.



September 4, 2024
#BRGE #14



September 4, 2024
#BRGE #15

SUPERIOR WATERWAY SERVICES, INC.



SUPERIOR WATERWAY SERVICES, INC.



**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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SERVICE AGREEMENT AERATION REPAIR

August 26, 2024

Beach Road Golf Estates CDD
C/o: Wrathell, Hunt and Associates, LLC
9220 Bonita Beach Rd SE UNIT 214
Bonita Springs, FL 34135
Attn: Shane Willis

Terms: Net 30 days

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Remove GFCI outlets, hardwire aeration cabinet to breaker panel, replace breakers with EPD breakers Lakes, 1,2,3,4, 5,6,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24 Lake 5 has two cabinet, so it will have two EPD breaker Total of 24 EPD 120v single pole breaker \$475.00 each	Total \$11,400.00

***This offer is good for ninety (90) days from date of quotation**

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications, and conditions are satisfactory and are hereby accepted.

By: _____

By: _____

Dated: _____

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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FL GIS SOLUTIONS

Mr. Chuck Adams
Beach Road Golf Estates Community Development District
c/o Wrathell, Hunt, and Associates, LLC
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

**RE: Professional Services Agreement between FL GIS Solutions, LLC and
Beach Road Golf Estates Community Development District**

Dear Chuck:

We at FL GIS Solutions, LLC are excited to work with Beach Road Golf Estates Community Development District (“BGECCDD”) to develop and build GIS capabilities. Pursuant to our conversations, I am providing this professional services agreement. Services performed by consultant include gathering and manipulating spatial data, inputting data into a GIS geodatabase, and creating maps and graphs.

Scope of Services:

I. Services – FL GIS Solutions, LLC will provide “BGECCDD” with the additional data layers:

Task 2.0. (Year 2024)

1. French Drain Repairs
 - Location
 - Vendor/Contractor
 - Work Description
 - Date

2. Lake Bank Erosion Repairs
 - Location
 - Vendor/Contractor
 - Work Description
 - Date





FL GIS SOLUTIONS

II. Compensation- “BGECCDD” will pay FL GIS Solutions, LLC the sum of \$1,440.00 for Task 2.0 in the year 2024. Any additional requests beyond Task 2.0 for the year 2024 will be billed at a rate of \$120.00 per hour. FL GIS Solutions, LLC will provide monthly invoices to Beach Road Golf Estates Community Development District (“BGECCDD”) on the 1st and or 15th of every month, with payment expected within 15 days.

Task	Description	Amount
2.0	GIS Services – Additional (Year 2024)	\$1,440.00
	Total	\$1,440.00

III. Termination - This agreement may be terminated by either party with 30 days written notice. FL GIS Solutions, LLC will not assume liability for obligations to other parties caused by termination of this agreement.

IV. Data - All data created for the project described in this agreement is the property of “BGECCDD” and will be turned over to “BGECCDD” at the completion or termination of this agreement.

V. Other - This agreement is only between FL GIS Solutions, LLC and Beach Road Golf Estates Community Development District (“BGECCDD”). No obligations to third parties are created by this agreement unless mutually agreed upon and amended in writing by both parties.

VI. Reimbursables - Should “BGECCDD” request paper prints and or paper plots, the standard rate will be \$4.50 per square foot.



**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2024**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BALANCE SHEET
JULY 31, 2024**

	General Fund	Debt Service Fund Series 2015	Capital Projects Fund Series 2015	Total Governmental Funds
ASSETS				
Cash	\$ 128,564	\$ -	\$ -	\$ 128,564
Undeposited funds	5,082	24,710	-	29,792
Investments				
Revenue	-	1,614,397	-	1,614,397
Reserve	-	1,014,925	-	1,014,925
Sinking	-	402	-	402
Interest	-	96	-	96
Prepayment	-	25,312	-	25,312
Construction	-	-	360,619	360,619
Due from other	4,752	-	-	4,752
Due from capital projects fund	14,504	-	-	14,504
Utility deposit	282	-	-	282
Total assets	<u>\$ 153,184</u>	<u>\$ 2,679,842</u>	<u>\$ 360,619</u>	<u>\$ 3,193,645</u>
LIABILITIES				
Liabilities				
Developer advance	\$ 1,983	\$ -	\$ -	\$ 1,983
Accrued taxes payable	122	-	-	122
Due to general fund	-	-	14,504	14,504
Total liabilities	<u>2,105</u>	<u>-</u>	<u>14,504</u>	<u>16,609</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	4,752	-	-	4,752
Total deferred inflows of resources	<u>4,752</u>	<u>-</u>	<u>-</u>	<u>4,752</u>
FUND BALANCES				
Restricted for:				
Debt service	-	2,679,842	-	2,679,842
Capital projects	-	-	346,115	346,115
Assigned				
Lake bank erosion repair	150,000	-	-	150,000
Unassigned	(3,673)	-	-	(3,673)
Total fund balances	<u>146,327</u>	<u>2,679,842</u>	<u>346,115</u>	<u>3,172,284</u>
 Total liabilities and fund balances	 <u>\$ 153,184</u>	 <u>\$ 2,679,842</u>	 <u>\$ 360,619</u>	 <u>\$ 3,193,645</u>

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll	\$ -	\$ 271,174	267,788	101%
Intergovernmental: shared costs revenue	5,082	48,272	68,040	71%
Interest	1	6,282	-	N/A
Total revenues	<u>5,083</u>	<u>325,728</u>	<u>335,828</u>	97%
EXPENDITURES				
Supervisors	861	10,334	10,334	100%
Management/recording	3,333	33,333	40,000	83%
Financial accounting services	1,292	12,917	15,500	83%
Audit	4,400	4,400	4,500	98%
Dissemination agent	417	4,167	5,000	83%
Arbitrage rebate	-	500	500	100%
Trustee fees	-	9,425	10,850	87%
Legal	847	9,860	10,000	99%
Engineering	1,353	11,449	5,000	229%
Postage	145	1,433	750	191%
Printing & reproduction	83	833	1,000	83%
Legal advertising	-	942	1,000	94%
Annual district filing fee	-	175	175	100%
Insurance	-	7,055	7,100	99%
Other current charges	81	766	650	118%
ADA website maintenance	-	210	210	100%
Website	-	705	705	100%
Bad debt	-	5,017	-	N/A
Total professional & admin	<u>12,812</u>	<u>113,521</u>	<u>113,274</u>	100%
Operations				
Shared costs maintenance/monitoring	9,349	104,062	126,000	83%
On-site other contractual services	5,017	65,760	116,000	57%
Total operations	<u>14,366</u>	<u>169,822</u>	<u>242,000</u>	70%
Other fees and charges				
Property appraiser	-	-	1,459	0%
Tax collector	-	2,684	2,189	123%
Total other fees and charges	<u>-</u>	<u>2,684</u>	<u>3,648</u>	74%
Total expenditures	<u>27,178</u>	<u>286,027</u>	<u>358,922</u>	80%
Excess/(deficiency) of revenues over/(under) expenditures	(22,095)	39,701	(23,094)	
Fund balance - beginning	168,422	106,626	171,143	
Assigned				
Lake bank erosion repair ¹	150,000	150,000	150,000	
Unassigned	(3,673)	(3,673)	(1,951)	
Fund balance - ending	<u>\$ 146,327</u>	<u>\$ 146,327</u>	<u>\$ 148,049</u>	

¹Intended 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 JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 1,997,243	\$ 1,995,030	100%
Interest	11,182	109,650	-	N/A
Assessment prepayments	24,710	49,419	-	N/A
Total revenues	<u>35,892</u>	<u>2,156,312</u>	<u>1,995,030</u>	108%
EXPENDITURES				
Principal	-	645,000	645,000	100%
Interest	-	1,336,435	1,335,200	100%
Total expenditures	<u>-</u>	<u>1,981,435</u>	<u>1,980,200</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	35,892	174,877	14,830	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(26,264)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(26,264)</u>	<u>-</u>	N/A
Net change in fund balances	35,892	148,613	14,830	
Fund balance - beginning	2,643,950	2,531,229	2,466,561	
Fund balance - ending	<u>\$ 2,679,842</u>	<u>\$ 2,679,842</u>	<u>\$ 2,481,391</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 JULY 31, 2024**

	Current Month	Year to Date
	<u> </u>	<u> </u>
REVENUES		
Interest	\$ 1,529	\$ 17,455
Total revenues	<u>1,529</u>	<u>17,455</u>
 EXPENDITURES		
Capital outlay	<u>-</u>	<u>101,953</u>
Total expenditures	<u>-</u>	<u>101,953</u>
 OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>-</u>	<u>26,264</u>
Total other financing sources/(uses)	<u>-</u>	<u>26,264</u>
 Net increase/(decrease), fund balance	1,529	(58,234)
Beginning fund balance	<u>344,586</u>	<u>404,349</u>
Ending fund balance	<u>\$ 346,115</u>	<u>\$ 346,115</u>

Beach Road Golf Estates

Construction Fund Sources and Uses Reconciliation

Updated 07/10/24

Sources

01/1/23 Construction Fund Balance	Total Sources	986,324
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Uses

January 2023 Requisitions

Req. 62 - Landcare USA (Oak Tree relocation & Sod for Palm Trees)	6,463.32
Req. 63 - Superior Waterways (Aerator Cabinets & Compressors)	17,672.16
Req. 64 - Lykins Signtek (Additional Stop Signs)	7,950.00
Req. 65 - Kerton Electrical (Pedestrian Gate Electrical)	1,037.99
<u>MONTH TOTAL:</u>	<u>\$33,123.47</u>

February 2023 Requisitions

Req. 66 - Lykins Signtek (Speed Hump Crossing Sign)	\$725.00
Req. 67 - Landcare USA (Sod for the Oak Tree field)	\$3,128.32
Req. 68 - Collier Paving (Speed Hump Installation)	\$64,101.12
Req. 69 - Superior Waterways (Deposit for Aerator Upgrade Program)	\$87,365.58
<u>MONTH TOTAL:</u>	<u>\$155,320.02</u>

March 2023 Requisitions

Req. 70 - Superior Waterways (Aerator Upgrade Program)	\$62,122.53
<u>MONTH TOTAL:</u>	<u>\$62,122.53</u>

April 2023 Requisitions

	NONE
<u>MONTH TOTAL:</u>	<u>\$0.00</u>

May 2023 Requisitions

	None
<u>MONTH TOTAL:</u>	<u>\$0.00</u>

June 2023 Requisitions

Req. 71 - Collier Paving (ADA Mats & RPMs)	\$1,210.00
Req. 72 - MRI Underwater Specialists (Stormwater Inspection within gates)	\$6,000.00
<u>MONTH TOTAL:</u>	<u>\$7,210.00</u>

July 2023 Requisitions

	None
<u>MONTH TOTAL:</u>	<u>\$0.00</u>

August 2023 Requisitions

Req. 73 - FPL (BBRD Streetlighting Cancelation)	\$130,311.84
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Req. 74 - Anchor Marine Services (Drain Repair/Replacements)	\$52,516.00
Req. 75 - Carter Fence (Pedestrian Gate Installation)	\$17,659.14
MONTH TOTAL:	\$200,486.98

September 2023 Requisitions

Req. 76 - Collier Paving (Additional Pedestrian Street Signs)	\$29,200.00
Req. 77 - Anchor Marine Services (Drain Repair/Replacement)	\$27,294.00
MONTH TOTAL:	\$56,494.00

October 2023 Requisitions

Req. 78 - Banks Engineering (Various LDO Work)	\$6,750.00
MONTH TOTAL:	\$6,750.00

January 2024 Requisitions

Req. 79 - MRI Non-Shared Repairs	\$23,589.00
Req. 80 - MRI Collapsed Pipe Repair	\$16,970.00
Req. 81 - MRI Pipe Cleaning	\$62,400.00
MONTH TOTAL:	\$102,959.00

March 2024 Requisitions

Req. 82 - MRI BBRD 30% Cleaning	\$10,800.00
Req. 83 - JEI Stormwater Review	\$1,708.00
MONTH TOTAL:	\$12,508.00

July 2024 Requisitions

Req. 84 - AV Tech 50% Crosswalk	\$10,075.00
Req. 85 - FL GIS	\$2,880.00
MONTH TOTAL:	\$12,955.00

September 2024 Requisitions

Req. 86 - FL GIS	\$4,620.00
MONTH TOTAL:	\$4,620.00

Additional Littoral Plantings- Earthbalance (Paid waiting for requisition #)	22,500
Card reader for new entry pedestrian gates -Ramco (Paid waiting for req #)	2,500
Solar Pedestrian Crosswalk GM - Holding 50%	10,075
4 Stop Signs at Cherrywood & Wicklow	6,000
Street Striping BBRD & BN	37,896
Solar Pedestrian Crosswalk Cavan	20,150
BBRD Landscape Lighting	150,000
FL GIS Remaining Balance	14,000
Planned Uses	\$263,120.80

Total Expenses \$900,541.80

* REMAINING BALANCE

*Variance	\$85,781.77
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**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 Public Hearing and Regular Meeting on August 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 were:

Barry Kove	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
Mark Zordan	District Engineer
Andy Nott	Superior Waterway Services, Inc. (SWS)
Wendy Weber-Brunson	Bonita Nat'l Community Assoc. Manager
Carl Mossberg	Seasons Facilities & Grounds Cmte Mmbr
Greg Mitchell	HOA Board Member/Resident

Residents present (in person/via phone/zoom:

Gary Mathis	Jim Mullin	John Irwin	Mike Ciberey	Gary Mathis
Mike Junk	Paul Wasser	Tamara Jorstad	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 present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Kove welcomed all attendees.

43 Mr. Kove reordered the agenda

44 Mr. Kolve asked Mr. Nott why the ground fault circuit interrupters (GFCI) trip and the
45 aeration system on Wicklow Court are not working.

46 ▪ **Update: Superior Waterway Services, Inc. Treatment Report**

47 **This item was an addition to the agenda.**

48 Mr. Nott discussed the following:

49 ➤ He thinks the aeration system on Wicklow Court probably needs to be adjusted. He will
50 notify the technician.

51 ➤ The GFCI with the most issues is at Lake 15, Hole 5; he recommended switching the outlet
52 with an EPT breaker for about \$475 each, which includes parts and labor. It is less sensitive and
53 was done as a test at Lake 7 and seems to be working. He will obtain a proposal to switch all
54 outlets to EPT breakers.

55 ➤ The technician inspected the cabinets last week and replaced the compressor at Lake 6
56 and raised it at no charge; the prior one was 5" under water.

57 Asked if he spoke to Mr. Sheppard, Mr. Nott stated that he is meeting with him after this
58 meeting. Mr. Grillo noted the inability to retrieve golf balls due to the tall weeds across from the
59 driving range. Mr. Nott will inspect and provide Mr. Willis with recommendations, if warranted.

60 Mr. Kove opened public comments specific to this matter.

61 Resident Mike Ciberey asked if Lake 21 needs additional littorals. He recalled that the
62 project was deferred. Mr. Nott stated there are areas where it is thick and some where they can
63 be filled in; however, Lakes 20 and 21 have a decent amount of plants that will eventually fill in
64 naturally; whether to fill in 100% is the Board's decision.

65 Mr. Willis recalled having two different topics, the project of adding additional fill-in
66 littorals, which was deferred, and the other was planting littorals that produce flowers, for which
67 he will obtain proposals from Mr. Nott and EarthBalance in the upcoming planting season. Mr.
68 Nott was asked to provide current photos of the areas within the next 90 days.

69 Regarding residents choosing the littorals, Mr. Willis stated that, per the permit, residents
70 are not authorized to plant or remove littorals, only a licensed and certified Aquatics Manager
71 can remove them from that lake tract, which is why the CDD is billing the homeowner and the
72 HOA will continue to e-blast educational materials to the residents.

73 This item will remain an ongoing agenda item.

74 ▪ **Chairman's Opening Comments Resumed:**

75 The following items were discussed:

76 ➤ Regarding whether the vendor finished planting around the compressor boxes, Mr. Willis
77 replied affirmatively; also, sod was installed outside of Seasons and additional bird of paradise
78 along the median, which replaced the dead crown of thorns.

79 Mr. Grillo reported dead shrubs around the aerator at Hole 9.

80 ➤ Regarding whether Seasons and Valencia provided feedback since cutting the trees to
81 improve sight lines, Mr. Grillo stated that they love it.

82 ➤ Regarding the status of the Solar Lighting Project, Mr. Willis stated that AV-Tech decided
83 to replace the equipment with an entirely new system, at its expense, and is just waiting for the
84 materials to arrive. The parts originally ordered from the original vendor are incompatible with
85 the lights in the control box for the current vendor.

86 ➤ Regarding the status of the stop signs, Mr. Willis had no update; Lykins-SignTek is still
87 backlogged. He will correct the description in the Construction Fund Sources & Uses
88 Reconciliation Report.

89 ➤ Regarding the Signtek Lighting Sidewalk Project, Mr. Adams had no update; Florida Power
90 & Light (FPL) expects delivery of the materials this month and to complete the project in
91 December.

92 Mr. Kove asked Staff to inspect the second drain on the Seasons side, as it might need to
93 be cleaned again. Mr. Adams suggested Mr. Zordan compare the water level to the lake levels in
94 Seasons. Mr. Grillo reported a large car part near the first drain that needs to be removed.

95 Mr. Kove noted a loose reflector at Longford Court and Bonita Beach Road and an issue
96 with the pedestrian entry gates card reader. Mr. Willis stated that those are HOA matters.

97 ➤ Regarding the proposed Fiscal Year 2025 assessment increase. Mr. Adams discussed
98 using \$23,000 of fund balance in the current year and increasing fund balance by \$14,000, to
99 build up depleted surplus fund balance. He will review this in detail later in the agenda.

100 Mr. Kove reported on receiving several complaints about the irrigation schedule and
101 asked for the HOA to e-blast information. Ms. Weber-Brunson stated they are working on
102 correcting pump issues.

103 Mr. Kove opened public comments on the above matters.

104 Resident and HOA Board Member Greg Mitchell asked how the lights on Wicklow Court
105 will be activated. Mr. Willis stated that a laser beam will activate the lights.

106 A resident asked if the rainwater going into the drains goes into the CDD lakes. Mr. Willis
107 stated that the CDD stormwater system consists of the rain draining from the streets to the
108 interconnecting pipes and into the stormwater retention ponds; he will review this in detail
109 during the Field Operations Report.

110 Resident Mike Junk asked why residents cannot receive the irrigation schedule. Since this
111 is an HOA matter, Ms. Weber-Brunson stated that the schedule is the same as the South Florida
112 Water Management District (SFWMD) and is posted on the HOA website; she will e-blast the
113 information again.

114

115 **THIRD ORDER OF BUSINESS**

Public Comments (3 minutes per speaker)

116

117 Mr. Willis stated that ten participants are attending via phone/Zoom and about ten or
118 twelve are attending in person.

119 Resident Paul Wasser asked, on behalf of the HOA Board, if it is possible not to have the
120 HOA and CDD cut the grass twice in one week along the frontage of the community and for
121 invoices, like for stop signs, to include specific details. Mr. Willis stated that the CDD only cuts
122 the center islands and will ensure contractors include specific details for invoicing. He stated that
123 the two projects were for signs in front of the Village Walk median, the other replaced the
124 damaged sign outside of Bonita National.

125 A resident asked about the CDD mowing only the center median on Bonita Beach Road.
126 Mr. Adams stated it includes some swale mowing at the Seasons' entrance; the sidewalk
127 delineates responsibilities.

128 Resident Gary Mathis voiced his opinion that additional mowing is occurring and asked if
129 anyone is monitoring the landscapers to make sure services are being performed per the
130 contract. Mr. Adams thinks that the CDD needs to confirm that the Landscape Supervisor is
131 following the Exhibit map in the contract.

132

133 **FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**

134

135

136 **A. Proof/Affidavit of Publication**

137 **B. Consideration of Resolution 2024-05, Relating to the Annual Appropriations and**
138 **Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending**
139 **September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

140 Mr. Adams stated that expenditure levels in the proposed Fiscal Year 2025 budget are
141 similar to prior years. The major change to the proposed budget is removing use of surplus fund
142 balance, which, in prior years, kept assessment levels flat year over year, which depleted fund
143 balance to the point of increasing surplus fund balance by \$14,000.

144 Asked about the "Allowable discounts (4%) line item, Mr. Adams stated that property tax
145 bills paid by November 30th each year receive a 4% discount; the discount percentage decreases
146 one percent each month until the March 31st deadline.

147 Mr. Adams presented the proposed Assessment Table on Page 7, which breaks down the
148 Operations and Maintenance (O&M) assessment increases ranging from \$26 to \$30 per unit,
149 based on the product type, versus the Debt Service assessment, which stays essentially the same.

150 Mr. Kove voiced his opinion that the budget line items are accurate and clean when
151 comparing it to the last two years. Mr. DiTomaso agreed with Mr. Kove and stated that the
152 budget was prepared as directed in June, knowing that the surplus fund was becoming diluted,
153 due to keeping the assessment levels flat over the years.

154 Mr. Adams responded to questions regarding shared cost revenue, terms and the five-
155 year monitoring and reporting program for the Panther Mitigation Property, which the Developer
156 handled the first year and the CDD took over the remaining years.

157

158 **On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the Public**
159 **Hearing was opened.**

160

161

162 Resident Mr. Ciberey asked if leasing the Panther Property is forecasted in the Fiscal Year
163 2025 budget. Mr. Adams stated that it continues to be an expense with no revenue; leasing the
164 property will be discussed later in the agenda.

165

166 **On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the Public**
167 **Hearing was closed.**

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On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, Resolution 2024-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Making a Determination of Benefit and Imposing Special Assessments for the Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Willis presented Resolution 2024-06, known as the Assessment Levying Resolution.

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, Resolution 2024-06, Making a Determination of Benefit and Imposing Special Assessments for the Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Continued Discussion/Update: Panther Property Salability

Mr. Adams stated that Realtor Philip Berger has not returned any of his calls about the CDD’s counter offer presented in June; it looks like the rancher’s interest in leasing the property has waned. Ms. Kempf stated that a rancher advised her of the benefits of having cattle on the property; she thinks the CDD should consider soliciting other realtors. Mr. Adams reminded the Board that the CDD will still need approval from the SFWMD.

This item will be removed from future agendas.

SEVENTH ORDER OF BUSINESS

Discussion: Warelight Bullet Flood Light Series - BBRD Landscape Lighting Project

Mr. Willis presented the lighting specifications for the landscape lighting project requested at the last meeting. Mr. Bentley specifically suggested this light series, as the lumens

211 and color can be adjusted very simply, if needed, which will not be as costly as other styles; the
212 cost of either lighting styles is the same. Mr. Kove polled the Board as to the color preference,
213 bronze or black; the consensus was black.

214 Discussion ensued regarding resending the schematics to the Board and Mr. Mossberg
215 and, once installed, adding the project to the GIS program. Mr. Bentley will submit a refined
216 proposal once he completes the design.

217
218 **EIGHTH ORDER OF BUSINESS** **Ratification of LandCare USA, LLC**
219 **Landscape Renewal Proposal [Landscape**
220 **Management Agreement]**
221

222 Mr. Willis presented the LandCare USA, LLC (LandCare) contract for ratification and noted
223 that LandCare agreed to remove the proposed 5% increase from the Year 2 Landscape
224 Management Agreement. The amount in LandCare’s Agreement will be incorporated into the
225 CDD’s standard contract. The CDD will bid the project next year.

226 Discussion ensued regarding LandCare’s belief that the poor performance was related to
227 communication, LandCare contacting Mr. Willis weekly, LandCare resolving outstanding projects
228 and the CDD and Bonita National possibly coordinating contracts next year.

229
230 **On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the**
231 **LandCare USA, LLC Landscape Renewal Proposal and Landscape Management**
232 **Agreement, were ratified.**

233
234 **On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the**
235 **LandCare USA, LLC Landscape Management Agreement Year 2 renewal, in the**
236 **amount of \$37,760, was ratified.**

237
238
239 **NINTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
240 **Statements as of June 30, 2024**
241

242 Mr. Adams stated that the “Revenue Assessment levy: on-roll” budget line item is at 101%
243 due to some property owners not taking full advantage of the early pay discount opportunity.

244 • **Construction Fund Sources and Uses Reconciliation**

245 Mr. Willis presented the Construction Fund Sources and Uses Reconciliation Report.

246 Mr. DiTomasso asked if any projects are missing from the list. Mr. Adams stated that the
247 Report looks good, it shows the CDD used construction funds for a lot of items that were not

248 envisioned in the original design and development of the CDD; Staff will make sure the MRI,
249 Anchor Marine, etc., contracts are clear before closing the construction account. Mr. Willis is
250 waiting to receive Requisitions to update the Report; all the payments are accounted for and
251 present on the Reconciliation Report.

252 Mr. Kove suggested proceeding with the GFCI replacement project and funding it with
253 construction funds before closing the account. He asked Staff to have Mr. Nott inventory the
254 equipment and provide proposals at the next meeting.

255 Ms. Kempf asked about the “Bad debt” budget line item, on Page 2. Mr. Adams will
256 research it and email his findings to the Board.

257 The financials were accepted.

258

259 **TENTH ORDER OF BUSINESS**

**Approval of July 15, 2024 Regular Meeting
Minutes**

260

261

262 The following changes were made:

263 Lines 26 and 76: Change “Valencia” to “Bonita National”

264 Lines 27 and 28: Change “Valencia Facilities & Grounds Committee” to “Resident”

265 Line 82: Change “alligator” to “alligators”

266 Line 146: Change “Busies” to “Business”

267

**On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the July
15, 2024 Regular Meeting Minutes, as amended, were approved.**

268

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271

272 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

273

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

275 Mr. Urbancic stated that, due to new legislation, going forward, all CDD contracts must
276 include certification to comply with the new Florida human trafficking law. Mr. Willis stated that
277 he will add that to the LandCare USA, LLC contract. Every CDD contract/agreement will include a
278 sworn affidavit that the vendor must sign and notarize attesting that they are not aware of
279 anybody they employ being involved in human trafficking.

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

281 Mr. Willis introduced new District Engineer Mark Zordan.

282 Mr. Zordan had nothing to report.

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

284 • NEXT MEETING DATE: September 16, 2024 at 1:00 PM

285 ○ QUORUM CHECK

286 All Supervisors confirmed their attendance at the September 16, 2024 meeting.

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

288 The Report was included for informational purposes.

289 Mr. Willis gave a presentation showing where the drainage structure and pipes were
290 added to the GIS program.

291 Discussion ensued regarding the two drainage structures that go to the Seasons lake and
292 to Bonita Beach Road, finding out why it is holding water, the Project Certification indicating that
293 Seasons built the drainage structures according to the permit and design and updating the GIS
294 program to include the preserves in the CDD boundaries.

295

296 **TWELFTH ORDER OF BUSINESS**

Audience Comments/Supervisors' Requests

297

298 Mr. Willis stated that about ten participants are attending via phone/Zoom.

299 Resident Tamara Jorstad asked what the cost would be if the HOA wants to add features
300 to the GIS program. Mr. Willis stated that the HOA will incur the cost, which is based on the
301 number of hours needed for a project to be added to the GIS; as an example, the cost to add the
302 aerators within Bonita National was about \$800. Mr. Adams stated that anything the HOA
303 includes will become public information and cautioned the HOA not to include sensitive
304 information.

305

306 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

307

308 **On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the**
309 **meeting adjourned at 2:24 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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320

Secretary/Assistant Secretary

Chair/Vice Chair

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
C**

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Bonita National Golf and Country Club, 2nd Floor of the Clubhouse 17501 Bonita National Blvd., Bonita Springs, Florida 34135</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2024	Regular Meeting	1:00 PM
November 18, 2024	Regular Meeting	1:00 PM
December 16, 2024	Regular Meeting	1:00 PM
January 13, 2025*	Regular Meeting	1:00 PM
February 10, 2025**	Regular Meeting	1:00 PM
March 17, 2025	Regular Meeting	1:00 PM
April 21, 2025	Regular Meeting	1:00 PM
May 19, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	1:00 PM
June 16, 2025	Regular Meeting	1:00 PM
July 21, 2025	Regular Meeting	1:00 PM
August 18, 2025	Public Hearing & Regular Meeting <i>Adoption of FY26 Proposed Budget</i>	1:00 PM
September 15, 2025	Regular Meeting	1:00 PM

Exceptions

*January meeting date is one week earlier to accommodate Martin Luther King Day holiday.
 **February meeting date is one week earlier to accommodate President’s Day holiday.

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
D**







PROJECT STATUS as of 9/10/2024

TASK	STATUS	AS OF DATE	% COMPLETE	NOTES
Solar Pedestrian Crosswalk Project	Not Started	8/8/2023	0%	Collier Paving is waiting for DOT/County/City requirements for installing these inside of Bonita Springs & Lee County.
	Not Started	9/12/2023	0%	Informed by Collier Paving that they do not have anyone qualified to install due to the electrical requirements. Staff is sourcing vendors to install the wiring and signs. Road markings will be sourced after that benchmark
	In Progress	10/4/2023	25%	Waiting for contract agreement with the light system provider in Georgia.
	In Progress	12/11/2023	50%	AV Tech Proposal for Board Consideration
	In Progress	12/30/2023	60%	Contract executed with AV Tech for the Board approved project. Vendor has ordered the equipment from the supplier.
	In Progress	3/28/2024	75%	Informed by City Permitting Director that no permit is required. Installation will begin once equipment arrives.
	In Progress	6/10/2024	75%	Informed by AV Tech about price change resulting in moving to another supplier out of Arizona. Increase in cost will be absorbed by AV Tech 6-weeks delivery

To-Do List

TASK	STATUS	AS OF DATE	% COMPLETE	NOTES
	In Progress	7/10/2024	<div style="width: 75%;"></div>	75% Called for an update, still waiting for shipment.
DAMAGED STREET SIGNS NEAR VILLAGE WALK ENTRANCE	In Progress	9/19/2023		Proposal requested from Lykins to repair/replace damaged signs.
	In Progress	9/22/2023	<div style="width: 25%;"></div>	25% Proposal signed with Lykins.
	In Progress	9/27/2023	<div style="width: 50%;"></div>	50% Signs removed for replacement/repair.
	In Progress	1/15/2024	<div style="width: 60%;"></div>	60% Confirmed update that the signs have been produced, waiting for installation date.
	In Progress	1/26/2024	<div style="width: 60%;"></div>	60% Requested update on installation, pending scheduling
	In Progress	7/10/2024	<div style="width: 60%;"></div>	60% Requested update on installation, pending scheduling
STOP SIGNS AT CHERRYWOOD & WICKLOW	In Progress	6/5/2024	<div style="width: 25%;"></div>	25% Signs have been ordered

To-Do List

TASK	STATUS	AS OF DATE	% COMPLETE	NOTES
	In Progress	7/10/2024		50% Signs in production
BBRD LANDSCAPE LIGHTING	In Progress	6/17/2024		25% Approved by BOS NTE \$150,000
	In Progress	7/10/2024		35% Notified by Steve Bentley that permit has been requested and FPL has verbally approved project
	In Progress	7/10/2024		35% Notified by Steve Bentley that permit has been requested and FPL has verbally approved project
	In Progress	8/02/20224		40% Notice of Commencement Signed for Permit
	In Progress	9/10/2024		50% Conduit Installation Complete, Wire Pull To Start 9/16/24.