

**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 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>, or telephonically at 1-305-224-1968, Meeting ID: 943 1590 1673, 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:

Shane Willis	Operations Manager
Andy Nott	Superior Waterway Services, Inc. (SWS)
Greg Urbancic (via phone/Zoom)	District Counsel
Mark Zordan (via phone/Zoom)	District Engineer
Steve Bentley (via phone/Zoom)	Bentley Electric
Carl Mossberg	Seasons Facilities & Grounds Cmte Mmbr
Rob Montgomery (via phone/Zoom)	Resident
James Washbeck (via phone/Zoom)	Resident
Gary Mathis	Resident

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 and reported that he recently met with golf course management regarding Hole #13. They would like the CDD to re-evaluate it to determine if the vegetation can be trimmed back slightly, as the golf course would like to see the pinhole from the tee box in the back. Golf course management thinks it is being blocked by all the vegetation near Hole #13.

Mr. Kove voiced his opinion that there are issues with the preserves and asked if Staff can evaluate the area and have it trimmed. Mr. Nott stated he can schedule an inspection of the area, coordinate with Mr. Willis and report his findings at the next meeting. Mr. Willis thinks the Board should have a discussion and establish a policy regarding how to address this moving forward. He asked if the Board is willing to incur the expense of periodic trimming.

Discussion ensued regarding Hole #13 maintenance costs, whether the CDD or the golf course should pay for the work, revising the aquatics contract, completing a benefit analysis and Chapter 190.

On MOTION by Mr. DiTommaso and seconded by Mr. Kove, with all in favor, if it is determined that trimming is necessary, authorizing Mr. Nott to confer with the Golf Course General Manager about the vegetation at Hole #13, subject to the golf course paying the expense, and authorizing engagement of Superior Water Ways, Inc., to remove the vegetation, was approved.

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

This item, previously the Fourth Oder of Business, was presented out of order.

Mr. Nott presented the Treatment Report and a proposal in the amount of \$11,400 for aeration repairs.

Mr. Willis stated this was the final project in the CDD’s construction fund that was previously agreed upon.

Mr. Nott and Mr. Willis responded to questions regarding Lake 15, Lake 7, the warranty and breaker panels.

▪ **Discussion/Consideration: Superior Waterway Services, Inc. Service Agreement Aeration Repair**

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

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the Superior Waterway Services, Inc. Service Agreement Aeration Repair proposal, in a not-to-exceed amount of \$11,400, was approved.

Discussion ensued regarding gulf spikerush growth and Hole #13.

Mr. Nott will identify areas of concern and put a plan in place about spikerush maintenance, and will follow up with golf course management regarding Hole #13 and report back.

Mr. Willis responded to questions regarding the stop signs that were ordered for Cherrywood, a damaged street sign that needs to be replaced and the sidewalk lighting project.

Asked for an update regarding the decorative landscape lighting project, Mr. Steve Bentley, of Bentley Electric, stated that, as of last week, all the conduits with directional bore were installed. The next step is to have crews install fixtures on three or four and obtain feedback from the Board before proceeding with the remainder of the project.

Mr. Bentley responded to questions regarding light options, lumens, which landscape lighting colors are the most common, the total number of lights that will be installed, beam angles, the position of the light fixtures, safety concerns and the layout of the lights.

THIRD ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

FOURTH ORDER OF BUSINESS

Update: Superior Waterway Services, Inc. Treatment Report

This item was presented following the Second Order of Business.

FIFTH ORDER OF BUSINESS

Discussion/Consideration: Superior Waterway Services, Inc. Service Agreement Aeration Repair

This item was presented following the Second Order of Business.

SIXTH ORDER OF BUSINESS

Consideration of FL GIS Solutions, LLC Professional Services Agreement for GIS Capabilities [Additional Layers Request Proposal]

Mr. Willis presented the FL GIS Solutions proposal for GIS capabilities, in the amount of \$1,440. He stated this expense will be funded via the Operations and Maintenance (O&M) budget.

Mr. Willis responded to questions regarding the GIS, previous restoration work and adding more layers to the GIS.

Discussion ensued regarding the FL GIS Solutions proposal, the HOA, the French drains, and whether to approve or table this item.

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the FL GIS Solutions, LLC Professional Services Agreement for GIS Capabilities and the Additional Layers Request Proposal, in the amount of \$1,440, were approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2024

Mr. Willis presented the Unaudited Financial Statements as of July 31, 2024 and responded to a question regarding the “Bad debt” line item.

- **Construction Fund Sources and Uses Reconciliation**

Mr. Willis presented the Construction Fund Sources and Uses Reconciliation Report updated July 10, 2024 and highlighted the following:

- An additional payment was made towards the GIS system.
- A definition change was made regarding the stop signs at Cherrywood & Wicklow; it is four stops at \$6,000.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of August 19, 2024 Public Hearing and Regular Meeting Minutes

The following changes were made:

Line 32: Delete second "Gary Mathis" entry

Line 44: Change "Mr. Kolve" to "Mr. Kove"

Line 57: Change "Mr. Sheppard" to "Mr. Shepherd"

Line 80: Change "trees" to "bushes"

Line 83: Change "its" to "their"

Line 85: Change "Bonita Beach Road" to "Bonita National Boulevard"

Lines 150 and 246: Change "Mr. DiTomasso" to "DiTommaso"

Line 255: Change "budget" to "expenditure"

On MOTION by Mr. Grillo and seconded by Mr. Vanderhyden, with all in favor, the August 19, 2024 Public Hearing and Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

B. District Engineer: Johnson Engineering, Inc.

Mr. Willis stated Staff identified three pipes on Bonita Beach Road that need to be cleaned. He worked with Mr. Zordan to obtain proposals for the drains. Staff will present two proposals at the next meeting.

Discussion ensued regarding the reason for the cleanout, the scope of work, cleanout costs, if this will be a shared cost, establishing a not-to-exceed amount and a previous catch basin report.

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

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

All Supervisors confirmed their attendance at the October 21, 2024 meeting.

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

The Project Tracker was included for informational purposes.

TENTH ORDER OF BUSINESS

Audience Comments/Supervisors' Requests

A resident voiced his appreciation for both of the ongoing lighting projects on Bonita Beach Road and asked if the residents were notified of the work being done via a community newsletter. Mr. Kove stated he will have the HOA send an e-blast.

Resident Carl Mossberg requested documents regarding the care and maintenance of Bonita Beach Road for the members of his subcommittee. Mr. Willis stated that a shared-cost document was previously sent to Mr. Mossberg and stated all the shared costs communities are responsible for the frontage going into their community. Staff will forward data regarding weed control and the CDD's maintenance schedule.

Resident Gary Mathis voiced his opinion that the CDD needs to examine the actual contract to determine what is supposed to be covered and what is not covered. Mr. Willis stated that Mr. Mossberg's community is responsible for the area outside of the Shared Cost Agreement or frontage and Mr. Mathis is referring to the Shared Cost Agreement, which is what LandCare manages and maintains and Staff maintains that contract.

Mr. Mathis stated he did not hear Staff explain when or how often LandCare is supposed to weed the area. He expressed his opinion that Mr. Willis is handling too many projects and does not know the answers to resident's questions.

Mr. DiTommaso stated that Mr. Mathis' comment is very inappropriate and uncalled for and asked that his response to Mr. Mathis' comment be included in the public record.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the meeting adjourned at 2:32 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair