

**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 October 21, 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/95544868880>, and telephonically at 1-305-224-1968, Meeting ID: 955 4486 8880, Passcode: 5522, 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
Greg Urbancic (via phone/Zoom)	District Counsel
Mark Zordan (via phone/Zoom)	District Engineer
Steve Bentley	Bentley Electric
Andy Nott	Superior Waterway Services, Inc. (SWS)
Wendy Weber-Brunson	Bonita Nat'l Community Assoc. Manage
JP Shepherd	Head Golf Professional

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

Dan Westerman  
Other Residents

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Willis called the meeting to order at 1:15 p.m.

All Supervisors present.

**SECOND ORDER OF BUSINESS****Chairman's Opening Comments**

This item was presented following the Third Order of Business.

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

Mr. Willis stated that about seven people are attending in person and four participants are attending via phone/Zoom. He reviewed the protocols for public comments, which are heard at the beginning and near the end of the meeting. Mr. Urbancic stated that the CDD adopted Rules and Standards for governing public comments to ensure there is sufficient time to handle CDD business while allowing public comments. Mr. Kove reminded everyone that the Board and Staff are not required to respond to any questions or comments during the meeting.

- **Chairman's Opening Comments**

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

Mr. Kove welcomed all attendees. He reordered the agenda and asked Mr. Nott to provide an update about his discussion with the golf course to determine if the vegetation can be trimmed back at some lakes, within the permit design and criteria of what the CDD can and cannot do.

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

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

Mr. Nott stated that he spoke with JP Shepherd, the head Golf Professional. Mr. Nott presented recommendations related to crews trimming the tall Thalia grass and removing its pods at Holes #13 and #10 and the driving range and noted that they will grow back. If approved, he will be on site tomorrow to monitor work at Hole #13 and will evaluate Hole #17.

Discussion ensued regarding the golf course agreeing in writing to incur this expense, clarifying that these areas are not a stormwater project function and Mr. Nott confirming he will be invoicing this service to the golf course not the CDD.

Mr. Urbancic advised Mr. Willis to open public comments on this topic.

**Mr. Willis opened public comments.**

No affected property owners or members of the public spoke.

**Mr. Willis closed public comments.**

**On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, authorizing Thalia grass maintenance and reduction in the areas Mr. Nott and, Head Golf Professional JP Shepherd identified, that will not violate the CDD's permit and will be paid for at the golf course's expense, was approved.**

Regarding the aerators, Mr. Nott stated that he expects the technician to finish replacing all the breakers by the middle of next week.

Discussion ensued regarding Mr. Nott submitting an invoice directly to Golf Club Inc. and outlining the difference between this motion versus the motion from the last meeting.

▪ **Update: Bentley Electric, Inc. Decorative Landscape Lighting Project**

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

Mr. Bentley stated that Bentley Electric, Inc.'s project scope is 100% completed; the Florida Power & Light (FPL) portion of connecting the meter is still pending and might be further delayed due to responding to Hurricane Milton damages. He noted the beam angles for royal palms were set at a 25-degree angle and a 45-degree angle for "shady ladies" and canopy type trees. Regarding the lumens desired for the area, Mr. Bentley stated that he will defer this until the project is fully completed.

Mr. Kove asked if, between Valencia and Seasons, there is interest in adding a couple of trees and additional landscape lighting on each side to address dark areas, which he thinks will aesthetically provide consistency in the area.

Discussion ensued regarding the recent landscape lighting project, warranty terms, whether to install a timer, asking landscape crews to report outages, Mr. Willis' inspection process, determining if the lights need to be replaced or were damaged by landscape crews, the budget and suggestion to install flowers or bollard lights in lieu of trees.

Resident Dan Westerman asked about the lighting system and if one light or all the lights go out if there is damage. Mr. Bentley stated just the one affected light goes out.

Examples of trees and flowers and landscape lighting options for each side, between Valencia and Seasons, will be presented at the next meeting.

Regarding missing lights at the front gate, Mr. Bentley stated that he ordered more lights, as he miscounted the number of trees.

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

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

No members of the public spoke.

Mr. Kove posed questions and Mr. Willis responded, as follows.

- Regarding the solar lighting project, Mr. Willis stated he is waiting for Av-Tech to reply to his call; he thinks Av-Tech is days away from completing the Solar Lighting project.
- Regarding signage, Mr. Willis stated he executed the Lykins-SignTek “proof” for the four street signs and initiated the contract. The signs will be installed within 30-days of executing the contract.

Mr. Kove asked Mr. Willis to poll the Board once the solar lighting project is completed to see if the appearance is what they want at the corner of Bonita National Boulevard and Cavan Court.

Mr. Willis stated that FPL’s December target date to complete the sidewalk lighting project remains unchanged.

**FOURTH ORDER OF BUSINESS**

**Presentation/Discussion: Stormwater System (Mark Zordan – Johnson Engineering)**

In response to resident concerns about lakes overflowing, Mr. Zordan presented and reviewed photographs and a written summary of the CDD stormwater system design. As it relates to water management in Florida, the CDD’s lake system is meant to hold the water back. The important factors are percolation, which involves holding water back for it to percolate from lakes and swales and into the ground; evaporation; and run-off water does not back up into residences.

Mr. Zordan suggested reviewing the Geographic Information System (GIS) program on the CDD website, which shows that the CDD lakes are all interconnected; therefore, if one lake is higher than another, it is because there is blockage in the pipe. He submitted a request from Lee County to provide the CDD’s approved Development Plans, which will help with research on

future questions. Mr. Kove stated that he will report his findings regarding whether the HOA will allow Mr. Zordan to present this information at one of the HOA’s meetings.

Mr. Zordan responded to questions, clarified that the CDD does not have a mechanical weir or control structure to affect water levels and suggested implementing a phased stormwater pipe inspection and cleaning program. He encouraged the Board to visit the weir plate aluminum system in the catch basin on Longford Court and the 11<sup>th</sup> Fairway to see how it works.

Regarding inspecting to evaluate a resident’s concerns about runoff coming onto his property from Bonita Springs Utilities, Mr. Willis stated that the technician is aware of the issue and was inspecting that structure, which was probably blocked. He had Mr. Zordan clarified that, if the lakes are at full elevation after a storm event, it is appropriate as part of the stormwater system design for the roads to hold water 72-hours to avoid flooding. He encouraged residents to submit questions to him to forward to Mr. Zordan.

**FIFTH ORDER OF BUSINESS**

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

This item was presented following the Second Order of Business.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Pipe Cleaning on Bonita Beach Road**

This item was deferred.

Mr. Willis is obtaining multiple proposals.

A Board Member voiced their opinion that the CDD should stay on its regular maintenance schedule instead of responding to resident observations or perceptions about water level being high. Mr. Willis stated that he and Mr. Zordan inspected and found the pipe to be clogged.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of August 31, 2024**

Mr. Willis presented the Unaudited Financial Statements as of August 31, 2024. Regarding the “Bad debt” line item, he will ask the Accounting Department to include a notation on the budget line item or remove it.

- **Construction Fund Sources and Uses Reconciliation**

Mr. Willis distributed and presented the Construction Fund Sources and Uses Reconciliation Report. He noted a correction of Page 2, as the costs for the decorative stop signs is \$6,700, not the \$6,000 that was approved. The invoice will be attached to the contract.

**On MOTION by Mr. Grillo and seconded by Mr. Vanderhyden, with all in favor, an additional \$700 to the previously approved \$6,000 to install four decorative stop signs at Antrim Court and Wicklow Court and at Cherrywood Court and Wicklow Court, was approved.**

The financials were accepted.

**EIGHTH ORDER OF BUSINESS**

**Approval of September 16, 2024 Regular Meeting Minutes**

The following changes were made:

Line 191: Change “A Board Member” to “DiTommaso”

**On MOTION by Mr. Kove and seconded by Mr. Vanderhyden, with all in favor, the September 16, 2024 Regular Meeting Minutes, as amended, were approved.**

Discussion ensued regarding the recent layer updates to the GIS mapping program, which is available for viewing on the CDD website.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Urbancic reminded the Board Members to complete the required four hours of ethics training by December 31, 2024; completion of the requirement will be reported when filing Form 1 in 2025.

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

There was no report.

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

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

Supervisors Grillo, DiTommaso, Kempf and Vanderhyden confirmed their attendance at the November 18, 2024 meeting. Mr. Kove will not be present.

Discussion ensued regarding the process of declaring the seats held by Mr. Kove and Mr. Grillo vacant after the November 5, 2024 election and appointments to fill those seats.

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

Mr. Willis distributed the Project Tracker.

**TENTH ORDER OF BUSINESS**

**Audience Comments/Supervisors' Requests**

There were no audience comments or Supervisors' requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the meeting adjourned at 2:41 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair