

**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 November 18, 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/95544868880>, and telephonically at 1-305-224-1968, Meeting ID: 955 4486 8880, Passcode: 5522, for both.

Present were:

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
Andy Nott	Superior Waterway Services, Inc. (SWS)

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

Dave Straub Jeff Cutler Gary Jasper Jeff Carrisic Ralph Tayman
Other Residents

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:03 p.m.

Supervisors DiTommaso, Grillo, Vanderhyden and Kempf were present. Supervisor Kove was not present.

Mr. Willis stated that about seven people are attending in person and five participants are attending via phone/Zoom.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. DiTommaso welcomed all attendees. He asked for updates on outstanding items from the last meeting. Updates were provided, as follows:

➤ Regarding the landscape lighting project on Bonita Beach Road, Mr. DiTommaso stated he received positive feedback. Mr. Willis stated that Mr. Bentley is waiting to hear from Florida Power & Light (FPL) as to when they will turn on the meter.

Mr. DiTommaso suggested changing the lumens on the existing lights to 4,000 lumens, along with the lights pending FPL new service activation. He asked for Mr. Willis' input and to poll the Board. Mr. Willis stated that, if directed, this is a simple request because of the lighting style selected. Board Members agreed with the suggestion to increase the lumens to 4,000.

➤ Regarding whether the Sidewalk Lighting Project on Bonita Beach Road year-end target completion date is still on schedule, Mr. Willis stated that Mr. Adams contacted FPL and a response is pending as to whether anything changed since the last update. The equipment is not onsite. Mr. DiTommaso asked District Staff to obtain a formal response from FPL.

Regarding providing options to address the dark areas between Valencia and Seasons, Mr. Willis stated Mr. Bentley confirmed that there are no conduits on either side of the median to install bollard lights. Mr. Willis was directed to obtain proposals for conduit and landscape lighting options for the next meeting.

➤ Regarding Mr. Bentley installing missing lights at the front gate, Mr. Willis stated that he will have to follow up with Mr. Bentley and email the information to the Board.

➤ Mr. Zordan stated that he received the CDD's approved Development Plans from Lee County and asked Banks Engineering for the as-built record drawings for the entire development. Mr. Willis suggested checking the Florida GIS for that information.

➤ Regarding the Accounting Department removing or adding a notation on the "Bad debt" line item, Mr. Willis stated that the Controller is looking into it; it would not be simple.

➤ Mr. DiTommaso stated that the resident at 28016 Edenderry continues expressing concerns about the lake levels, despite Mr. Zordan's presentation at the last meeting. He and Mr. Willis inspected the lake levels before the meeting and are comfortable that everything is working within the lakes and whatever situation that may exist is not the responsibility of the CDD. Mr. Willis and Ms. Wendy Weber-Brunson are each working on formal responses to the homeowner. Mr. Willis stated he would include Mr. Zordan's Report in the response.

Resident Jeff Cutler asked how they determined the Edenderry lake level is not a CDD issue but a resident issue instead. Mr. Willis stated the CDD is only responsible for the stormwater systems, which means the control elevation to the center of the lake and all the outfall structures associated with the lake. The issue the resident is experiencing is outside that purview; so, anything above the control elevation is typically the responsibility of the homeowner or the HOA. The CDD can provide the schematics for potential fixes but the CDD does not perform work on private property.

Mr. DiTomasso and Mr. Willis reviewed how the water control structures function. If the water levels exceed the 19' perimeter berm and street level, the water flows into the preserve; the roads are designed to hold the water up to 72 hours after a significant storm event and, if the water dissipates after 72 hours, then the system is functioning properly.

Mr. Zordan suggest providing Mr. Cutler with his Report. Mr. DiTomasso stated that Ms. Weber-Brunson already forwarded the Report to the residents.

Mr. Cutler asked about the water potentially reaching his lanai. It was noted that the system is designed to hold up to 19' of water without flooding the homes; the minimum first floor elevation on the homes is 19.9'. Also, the roads are a secondary storage area and the valley gutter elevation is 18'.

Resident Ralph Tayman asked if the lakes have a liner and if there is any possibility of sinkholes due to water dissipating into the ground. Mr. Willis stated the lakes are sand-based lakes; sinkholes are unlikely to occur in this part of Florida and typically would not occur, due to the way the lakes were built and the percolation factor of the lakes.

FOURTH ORDER OF BUSINESS**Update: Superior Waterway Services, Inc.
Treatment Report**

Mr. Nott presented the Treatment Report and explained the treatment process to control spikerush, which was an outstanding question from the last meeting.

Mr. Grillo asked if the flow way issues are the same as the golf course concerns. Mr. Nott replied no; crews trimmed the tall Thalia grass in certain areas identified by the Head Golf Professional.

Mr. Nott stated that all the breakers were replaced at a cost of \$9,600, which is well below the \$11,400 quoted. At the next meeting, he will present a proposal to replace the downed compressor at Lake 12.

Mr. Nott and Mr. Willis responded to questions regarding the ability to replant the littorals that a homeowner removed now, as soil conditions have improved; the invoice will be directed to the HOA, as the CDD does not have enforcement capabilities.

Regarding the Construction Fund littoral line item, Staff is still waiting for Banks Engineering to submit a requisition.

Mr. Willis stated that a lake audit will be scheduled before the planting season to determine if additional fill-in littorals are needed and, if so, he will provide aesthetically pleasing options that produce flowers.

FIFTH ORDER OF BUSINESS

Discussion: Stop Sign and Decorative Sign Options

Mr. Willis presented the option of engaging Paramount to build a slightly varied version of the existing stop signs due to Lykins-SignTek’s unresponsiveness and not providing a project start date. Mr. Zordan has worked with Paramount.

Discussion ensued regarding Paramount’s background as a milling and pavement company that expanded into signage, responsiveness, project scope and District Staff sending Lykins-SignTek a termination letter canceling the contract.

The Board asked Mr. Willis to obtain a proposal from Paramount for the next meeting.

SIXTH ORDER OF BUSINESS

Discussion: Ditch Pavement and Sodding Plans

Mr. Vanderhyden stated that he asked Mr. Zordan to provide the options to redesign the catch basins on Bonita Beach Road. He thinks the area needs to be redone for aesthetic purposes. He noted that Mr. Adams and Mr. Willis confirmed that construction funds can be used to pay for the project.

Mr. Zordan stated that the drawings are slightly more than the CDD needs and recommended building it to the specifications of the Florida Department of Transportation (FDOT). This option would require modifying the CDD’s Limited Development Order (LDO).

Mr. Willis suggested selling the riprap or using it within the CDD. Mr. Zordan stated that transitioning some of the concrete area to sod would minimize the footprint of the area. The Board asked Mr. Willis to obtain proposals for the next meeting.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2024

Mr. Willis presented the Unaudited Financial Statements as of September 30, 2024.

- **Construction Fund Sources and Uses Reconciliation**

The Construction Fund Sources and Uses Reconciliation Report was included for informational purposes.

Mr. Willis presented the option of AV-Tech ordering materials for the solar lighting pedestrian crosswalk project from the same vendor that the City of Marco Island engages, due to the prior vendors' unresponsiveness. AV-Tech thinks they will be able to use 90% of the equipment already installed and offered to work on off-setting costs the CDD already incurred.

Board Members voiced their opinions about proceeding with this option to avoid further delays, subject to Mr. Willis confirming with AV-Tech that the items still needed for the project do not financially impact the CDD and determining if the existing contract allows for the CDD to recover incurred costs.

Discussion ensued regarding the Engineering budgets for Fiscal Years 2024 and 2025 and Staff ensuring separate invoices for Bonita National and the CDD are submitted and all the sidewalk lighting project costs are processed via the construction account.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of October 21, 2024 Regular Meeting Minutes

Mr. Willis presented the October 21, 2024 Regular Meeting Minutes. The following changes were made:

Line 23: Delete "(via phone/Zoom)"

Lines 31 and 97: Change "Westerman" to "Westervelt"

Line 155: Change "A Board Member" to "Mr. Vanderhyden"

Line 198: Change "no" to "nothing additional to"

On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with all in favor, the October 21, 2024 Regular Meeting Minutes, as amended, were approved.

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.

Mr. Urbanic is preparing Resolutions to declare Seats 1 and 2 vacant. The Board can fill the vacant seats at the next meeting or prior to the 90-day period expiring, starting tomorrow.

Mr. Vanderhyden agrees with filling the vacant seats and appointing the Officers at the next meeting. Mr. DiTommaso voiced his opinion that, because of the extenuating circumstances that created these vacancies, incumbent Board Members Mr. Kove and Mr. Grillo should be nominated to fill the vacant seats, if they express interest. Mr. Grillo stated the rumor he heard that he and Mr. Kove resigned is untrue; rather, he thinks that he and Mr. Kove were given the wrong filing date to become qualified electors. In his opinion, Mr. Kove has done a wonderful job as Board Chair.

B. District Engineer: Johnson Engineering, Inc.

Mr. Zordan stated he reviewed documents confirming that the first-floor elevation level for Edenderry Court is 20.5', which is 1½' above the berm.

Regarding outstanding items from the last meeting, Mr. Zordan stated he emailed Mr. Willis a screenshot of the Development Plan depicting the drainage in the rear yard that is offset with a junction box on Wicklow Court.

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

- **NEXT MEETING DATE: December 16, 2024 at 1:00 PM**
 - **QUORUM CHECK**

Supervisors DiTommaso, Kempf, Grillo and Vanderhyden confirmed their attendance at the December 16, 2024 meeting.

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

The Project Tracker was included for informational purposes.

A resident asked if the surrounding communities reviewed the sidewalk lighting project. Mr. Willis replied affirmatively; Mr. Adams obtained approvals prior to the CDD Board approving the project.

Mr. Carrisic requested information about the sidewalk lighting project. He stated he "loved" the central lights and voiced concern that drivers might be blinded if landscapers inadvertently move them. He thinks informing residents as to the happenings of the CDD is lacking.

Mr. Willis stated the issue of the lights was considered before starting the project. The Landscape Manager inspects work daily; if it becomes a major occurrence that cannot be revolved, the CDD will consider changing landscapers. Regarding educating residents, he suggested the HOA develop a newsletter, as the CDD is unable to do so. He encouraged residents to review the information posted on the CDD website.

A resident asked about the process to appoint Mr. Kove and Mr. Grillo to the Board. Mr. Grillo reviewed the typical candidate qualification process in which candidates qualify to run in the November General election.

There were no Supervisor's requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Vanderhyden and seconded by Mr. Grillo, with all in favor, the meeting adjourned at 2:51 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair