

**BEACH ROAD  
GOLF ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**December 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

December 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 December 16, 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>, Meeting ID: **955 4486 8880**, Passcode: **5522** or telephonically at **1-305-224-1968**, Meeting ID: **955 4486 8880**, Passcode: **5522**. 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. Consideration of Resolution 2025-01, Declaring Vacancies in Seat 1 and Seat 2 on the Board of Supervisors Pursuant to Section 190.006(3)(b), *Florida Statutes*; Providing for Severability Conflicts and an Effective Date
6. Consider Appointment of Qualified Elector to Fill Seat 1; *Term Expires November 2028*
  - A. Administration of Oath of Office to Appointed Supervisor (*the following will be provided in a separate package*)
    - I. Required Ethics Training and Disclosure Filing
      - Sample Form 1 2023/Instructions
    - II. Membership, Obligations and Responsibilities
    - III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employee
    - IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

- B. Consideration of Resolution 2025-02, Appointing a Qualified Elector to Fill the Vacancy in Seat 1 on the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida Statutes; Providing for Severability, Conflicts and an Effective Date
- 7. Consider Appointment of Qualified Elector to Fill Seat 2; *Term Expires November 2028*
  - A. Administration of Oath of Office to Appointed Supervisor
  - B. Consideration of Resolution 2025-03, Appointing a Qualified Elector to Fill the Vacancy in Seat 2 on the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida Statutes; Providing for Severability, Conflicts and an Effective Date
- 8. Consideration of Resolution 2025-04, Electing and Removing Officers of the District, and Providing for an Effective Date
- 9. Consideration of Proposals for Conduit and Landscape Lighting Options
- 10. Consideration of Proposal for Lake 12 Compressor Replacement
- 11. Consideration of Paramount Proposal for Stop Signs
- 12. Consideration of Proposal for Ditch Pavement/Sodding
- 13. Acceptance of Unaudited Financial Statements as of October 31, 2024
  - Construction Fund Sources and Uses Reconciliation
- 14. Approval of November 18, 2024 Regular Meeting Minutes
- 15. 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: January 13, 2025 at 1:00 PM

- QUORUM CHECK

SEAT 1		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2		<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

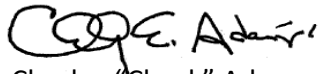
- D. Field Operations: *Wrathell, Hunt & Associates, LLC*

16. Audience Comments/Supervisors' Requests

17. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,

A handwritten signature in black ink that reads "Chesley Adams". The signature is written in a cursive, slightly slanted style.

Chesley "Chuck" Adams  
District Manager

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEAT 1 AND SEAT 2 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, Beach Road Golf Estates Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, on November 5, 2024, two (2) members of the Board of Supervisors (the "Board") were to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

**WHEREAS**, pursuant to Florida law, there was a qualifying period for candidates intending to run for the seats on the Board up for election; and

**WHEREAS**, the seats up for election were Seat 1 and Seat 2; and

**WHEREAS**, at the close of the qualifying period no Qualified Elector qualified to run for Seat 1 or Seat 2 for election by the Qualified Electors of the District; and

**WHEREAS**, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare such unfilled seat as vacant, effective the second Tuesday following the general election; and

**WHEREAS**, a Qualified Elector is to be appointed to the vacant seats within ninety (90) days thereafter; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 1 and Seat 2 vacant as of November 19, 2024.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

**SECTION 1. DECLARATION OF VACANCIES.** The following seats are hereby declared vacant effective as of November 19, 2024:

- Seat 1 (currently held by Joseph Grillo)
- Seat 2 (currently held by Barry Kove)

**SECTION 2. APPOINTMENT/INCUMBENT.** Pursuant to Section 190.006(3)(b), Florida Statutes the Board shall appoint a Qualified Elector to fill each vacancy stated in Section 1 on or before February 16, 2025. Until such time as the Board nominates a Qualified Elector to fill the vacancies declared in Section 1 above, the incumbent Board member in the applicable seat shall remain in office.

**SECTION 3. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 4. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of December, 2024.

**BEACH ROAD GOLF ESTATES COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_  
Chuck Adams, Secretary

\_\_\_\_\_  
Barry Kove, Chair



**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**6B**

**RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT APPOINTING A QUALIFIED ELECTOR TO FILL THE VACANCY IN SEAT 1 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, Beach Road Golf Estates Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, on November 5, 2024, two (2) members of the Board of Supervisors (the "Board") were to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

**WHEREAS**, pursuant to Florida law, there was a qualifying period for candidates intending to run for the seats on the Board up for election; and

**WHEREAS**, one of the seats up for election was Seat 1; and

**WHEREAS**, at the close of the qualifying period no Qualified Elector qualified to run for Seat 1, which seat was available for election by the Qualified Electors of the District; and

**WHEREAS**, in accordance with Section 190.006(3)(b), Florida Statutes, the Board adopted Resolution 2025-01 on December 16, 2024 declaring Seat 1 as vacant, effective as of November 19, 2024; and

**WHEREAS**, pursuant to applicable law, a Qualified Elector is to be appointed to the vacant seats within ninety (90) days thereafter; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution appointing a Qualified Elector to fill the declared vacancy in Seat 1.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

**SECTION 1. APPOINTMENT TO FILL VACANCY.** The following person is hereby appointed to fill the following seat, with said appointment becoming effective as of the effective date of this Resolution:

Seat 1: \_\_\_\_\_

**SECTION 2. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 3. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of December, 2024.

**BEACH ROAD GOLF ESTATES COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_  
Chuck Adams, Secretary

\_\_\_\_\_  
Barry Kove, Chair

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**7B**

**RESOLUTION 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT APPOINTING A QUALIFIED ELECTOR TO FILL THE VACANCY IN SEAT 2 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, Beach Road Golf Estates Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, on November 5, 2024, two (2) members of the Board of Supervisors (the "Board") were to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

**WHEREAS**, pursuant to Florida law, there was a qualifying period for candidates intending to run for the seats on the Board up for election; and

**WHEREAS**, one of the seats up for election was Seat 2; and

**WHEREAS**, at the close of the qualifying period no Qualified Elector qualified to run for Seat 2, which seat was available for election by the Qualified Electors of the District; and

**WHEREAS**, in accordance with Section 190.006(3)(b), Florida Statutes, the Board adopted Resolution 2025-01 on December 16, 2024 declaring Seat 2 as vacant, effective as of November 19, 2024; and

**WHEREAS**, pursuant to applicable law, a Qualified Elector is to be appointed to the vacant seats within ninety (90) days thereafter; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution appointing a Qualified Elector to fill the declared vacancy in Seat 2.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

**SECTION 1. APPOINTMENT TO FILL VACANCY.** The following person is hereby appointed to fill the following seat, with said appointment becoming effective as of the effective date of this Resolution:

Seat 2: \_\_\_\_\_

**SECTION 2. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 3. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of December, 2024.

**BEACH ROAD GOLF ESTATES COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_  
Chuck Adams, Secretary

\_\_\_\_\_  
Barry Kove, Chair

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

**RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the BEACH ROAD GOLF ESTATES Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT THAT:**

**SECTION 1.** The following is/are elected as Officer(s) of the District effective December 12, 2024:

- \_\_\_\_\_ is elected Chair
- \_\_\_\_\_ is elected Vice Chair
- \_\_\_\_\_ is elected Assistant Secretary
- \_\_\_\_\_ is elected Assistant Secretary
- \_\_\_\_\_ is elected Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of December 16, 2024:

- \_\_\_\_\_
- \_\_\_\_\_



**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED THIS 16TH DAY OF DECEMBER, 2024.**

ATTEST:

**BEACH ROAD GOLF ESTATES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**9**

Bentley Electric Co of Naples FL Inc.  
P.O. BOX 10572  
NAPLES, FL 34101  
239-643-5339  
bentley1@bentleyelectric.com

## Proposal 24-502

### ADDRESS

Wrathell, Hunt and Associates,  
LLC  
9220 Bonita Beach Road  
Suite #214  
Bonita Springs, FL 34135

DATE  
12/10/2024

TOTAL  
\$37,500.00

### PROJECT LOCATION

Bonita Beach Rd Uplights

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	We propose to furnish labor and material to do the following electric work:  1.) Furnish and install (10) bollard lights on concrete foundations. 2.) Directional bore and trench approximately 900' of conduit and wiring to feed bollard lights from closest landscape lights on both sides.			
	<b>TOTAL AMOUNT</b>			<b>37,500.00</b>

Thank you for the opportunity to submit this proposal. Should you have any questions, feel free to reach me at 239-643-5339.

Thanks,  
Steve Bentley

**TOTAL** **\$37,500.00**

THANK YOU.

Accepted By

Accepted Date

**Bentley Electric Co of Naples FL Inc.**

P.O. BOX 10572

NAPLES, FL 34101

239-643-5339

bentley1@bentleyelectric.com

**Invoice 2024-974**

**BILL TO**

Wrathell, Hunt and Associates,

LLC

9220 Bonita Beach Road

Suite #214

Bonita Springs, FL 34135

DATE 12/09/2024	PLEASE PAY \$143,400.00	DUE DATE 01/08/2025
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**PROJECT LOCATION**

Bonita Beach Rd Uplights

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	We propose to furnish labor and material to do the following electric work:			
	1.) Furnish and install (144) landscape uplights to shine on both sides of palms and trees from fire station to the entry of Bonita National.			
	2.) Directional bore and trench approximately 7000' of conduit and wiring to feed landscape lights.			
	3.) Install additional metered electric service to power lights and terminate in existing irrigation panel for other.			
	4.) Includes permitting.			
	Fixtures, permaposts, handholes	1	21,000.00	21,000.00
	Directional drilling and trenching	1	67,000.00	67,000.00
	Conduit and wire	1	32,400.00	32,400.00
	Electric Service, tie-ins and permitting	1	4,800.00	4,800.00
	Labor to install fixtures and handholes	1	22,400.00	22,400.00
	Discount		-4,200.00	-4,200.00

We appreciate your business and look forward to working with you again. Should you have any questions regarding the invoice, please contact our office at 239-643-5339 or bentley1@bentleyelectric.com.

TOTAL DUE	<b>\$143,400.00</b>
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THANK YOU.

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

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

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

	General Fund	Debt Service Fund Series 2015	Capital Projects Fund Series 2015	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 67,593	\$ -	\$ -	\$ 67,593
Investments				
Revenue	-	304,014	-	304,014
Reserve	-	1,001,690	-	1,001,690
Sinking	-	670,002	-	670,002
Interest	-	661,768	-	661,768
Prepayment	-	50,438	-	50,438
Construction	-	-	378,676	378,676
Due from other	9,128	-	-	9,128
Due from general fund	-	5,289	-	5,289
Due from capital projects fund	14,504	-	-	14,504
Due from other governments	2,785	-	-	2,785
Utility deposit	282	-	-	282
Total assets	<u>\$ 94,292</u>	<u>\$ 2,693,201</u>	<u>\$ 378,676</u>	<u>\$ 3,166,169</u>
<b>LIABILITIES</b>				
<b>Liabilities</b>				
Accounts payable	\$ 13,351	\$ -	\$ -	\$ 13,351
Contracts payable	-	-	37,896	37,896
Developer advance	1,983	-	-	1,983
Accrued taxes payable	153	-	-	153
Due to general fund	-	-	14,504	14,504
Due to debt service	5,289	-	-	5,289
Due to other	126	-	-	126
Total liabilities	<u>20,902</u>	<u>-</u>	<u>52,400</u>	<u>73,302</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	10,057	-	-	10,057
Total deferred inflows of resources	<u>10,057</u>	<u>-</u>	<u>-</u>	<u>10,057</u>
<b>FUND BALANCES</b>				
Restricted for:				
Debt service	-	2,693,201	-	2,693,201
Capital projects	-	-	326,276	326,276
Assigned				
Lake bank erosion repair	150,000	-	-	150,000
Unassigned	(86,667)	-	-	(86,667)
Total fund balances	<u>63,333</u>	<u>2,693,201</u>	<u>326,276</u>	<u>3,082,810</u>
Total liabilities and fund balances	<u>\$ 94,292</u>	<u>\$ 2,693,201</u>	<u>\$ 378,676</u>	<u>\$ 3,166,169</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ -	\$ -	304,891	0%
Intergovernmental: shared costs revenue	-	-	68,040	0%
Interest	1	1	-	N/A
Total revenues	<u>1</u>	<u>1</u>	<u>372,931</u>	0%
<b>EXPENDITURES</b>				
Supervisors	1,077	1,077	10,334	10%
Management/recording	3,333	3,333	40,000	8%
Financial accounting services	1,292	1,292	15,500	8%
Audit	-	-	4,500	0%
Dissemination agent	417	417	5,000	8%
Arbitrage rebate	-	-	500	0%
Trustee fees	-	-	10,850	0%
Legal	-	-	10,000	0%
Engineering	-	-	5,000	0%
Postage	122	122	750	16%
Printing & reproduction	83	83	1,000	8%
Legal advertising	-	-	1,000	0%
Annual district filing fee	175	175	175	100%
Insurance	7,337	7,337	7,100	103%
Other current charges	175	175	650	27%
ADA website maintenance	210	210	210	100%
Website	705	705	705	100%
Total professional & admin	<u>14,926</u>	<u>14,926</u>	<u>113,274</u>	13%
<b>Operations</b>				
Shared costs maintenance/monitoring	-	-	126,000	0%
On-site other contractual services	-	-	116,000	0%
Total operations	<u>-</u>	<u>-</u>	<u>242,000</u>	0%
<b>Other fees and charges</b>				
Property appraiser	-	-	1,459	0%
Tax collector	-	-	2,189	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>3,648</u>	0%
Total expenditures	<u>14,926</u>	<u>14,926</u>	<u>358,922</u>	4%
Excess/(deficiency) of revenues over/(under) expenditures	(14,925)	(14,925)	14,009	
Fund balance - beginning	78,258	78,258	111,917	
Assigned				
Lake bank erosion repair <sup>1</sup>	150,000	150,000	150,000	
Unassigned	(86,667)	(86,667)	(24,074)	
Fund balance - ending	<u>\$ 63,333</u>	<u>\$ 63,333</u>	<u>\$ 125,926</u>	

<sup>1</sup>Intended 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 OCTOBER 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll	\$ -	\$ -	\$ 1,993,150	0%
Interest	11,090	11,090	-	N/A
Total revenues	<u>11,090</u>	<u>11,090</u>	<u>1,993,150</u>	1%
<b>EXPENDITURES</b>				
Principal	-	-	670,000	0%
Interest	-	-	1,308,900	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>1,978,900</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	11,090	11,090	14,250	
Fund balance - beginning	<u>2,682,111</u>	<u>2,682,111</u>	<u>2,604,257</u>	
Fund balance - ending	<u><u>\$ 2,693,201</u></u>	<u><u>\$ 2,693,201</u></u>	<u><u>\$ 2,618,507</u></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 OCTOBER 31, 2024**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 1,480	\$ 1,480
Total revenues	<u>1,480</u>	<u>1,480</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
Net increase/(decrease), fund balance	1,480	1,480
Beginning fund balance	324,796	324,796
Ending fund balance	<u>\$ 326,276</u>	<u>\$ 326,276</u>

# Beach Road Golf Estates

## Construction Fund Sources and Uses Reconciliation

Updated 12/11/24

### Sources

01/1/23 Construction Fund Balance	<b>Total Sources</b>	<b>986,324</b>
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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
<b><u>MONTH TOTAL:</u></b>	<b><u>\$33,123.47</u></b>

#### 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
<b><u>MONTH TOTAL:</u></b>	<b><u>\$155,320.02</u></b>

#### March 2023 Requisitions

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

#### April 2023 Requisitions

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

#### May 2023 Requisitions

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

#### 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
<b><u>MONTH TOTAL:</u></b>	<b><u>\$7,210.00</u></b>

#### July 2023 Requisitions

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

#### 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
<b>MONTH TOTAL:</b>	<b>\$200,486.98</b>

**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
<b>MONTH TOTAL:</b>	<b>\$56,494.00</b>

**October 2023 Requisitions**

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

**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
<b>MONTH TOTAL:</b>	<b>\$102,959.00</b>

**March 2024 Requisitions**

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

**July 2024 Requisitions**

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

**October 2024 Requisitions**

Req. 86 - Collier Paving Striping	\$37,895.80
<b>MONTH TOTAL:</b>	<b>\$37,895.80</b>

Additional Littoral Plantings- Earthbalance (Paid waiting for requisition # from Banks Completed in 2022)	22,500
Card reader for new entry pedestrian gates -Ramco (Paid waiting for req # from Banks)	2,500
Solar Pedestrian Crosswalk GM - Holding 50%	10,075
4 Stop Signs at Cherrywood & Wicklow	6,700
Solar Pedestrian Crosswalk Cavan	20,150
BBRD Landscape Lighting	150,000
FL GIS Remaining Balance	14,000
<b>Planned Uses</b>	<b>\$225,925.00</b>

**Total Expenses \$901,241.80**

\* REMAINING BALANCE

<b>*Variance</b>	<b>\$85,081.77</b>
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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 Regular Meeting on November 18, 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:**

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)
Ralph Tayman	Valencia Facilities & Grounds Committee

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

Dave Straub    Jeff Cutler    Gary Jasper    Jeff Carrisic    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**

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

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

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

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

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

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

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

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

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

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72 **THIRD ORDER OF BUSINESS**

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

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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'.

Mr. Ralph Tayman, a Valencia Facilities & Grounds Committee Member, 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.



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

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

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

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

116

117 **FIFTH ORDER OF BUSINESS**

**Discussion: Stop Sign and Decorative Sign  
Options**

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

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

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

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128 **SIXTH ORDER OF BUSINESS**

**Discussion: Ditch Pavement and Sodding  
Plans**

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

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

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

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**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of September 30, 2024**

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

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

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

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

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

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

160 The financials were accepted.

161

**EIGHTH ORDER OF BUSINESS**

**Approval of October 21, 2024 Regular  
Meeting Minutes**

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

167 Line 23: Delete “(via phone/Zoom)”

168 Lines 31 and 97: Change “Westerman” to “Westervelt”

169 Line 155: Change “A Board Member” to “Mr. Vanderhyden”

170 Line 198: Change “no” to “nothing additional to”

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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.

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**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.

205 TENTH ORDER OF BUSINESS

Audience Comments/Supervisors' Requests

206  
207 A resident asked if the surrounding communities reviewed the sidewalk lighting project.  
208 Mr. Willis replied affirmatively; Mr. Adams obtained approvals prior to the CDD Board approving  
209 the project.

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

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

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

222 There were no Supervisor's requests.

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224 ELEVENTH ORDER OF BUSINESS

Adjournment

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

<b>BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse 17501 Bonita National Blvd., Bonita Springs, Florida 34135</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
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
<b>Join Zoom Meeting: <a href="https://zoom.us/j/95544868880">https://zoom.us/j/95544868880</a></b> <b>Meeting ID: 955 4486 8880 Passcode: 5522</b> <b>Dial: 1 305 224 1968 US Meeting ID: 955 4486 8880 Passcode: 5522</b>		

**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.

# PROJECT STATUS as of 11/18/2024

TASK	STATUS	AS OF DATE	% COMPLETE	NOTES
<b>Solar Pedestrian Crosswalk Project</b>	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
	In Progress	7/10/2024	75%	Called for an update, still waiting for shipment.



# To-Do List

TASK	STATUS	AS OF DATE	% COMPLETE	NOTES
<b>STOP SIGNS AT CHERRYWOOD &amp; WICKLOW</b>	In Progress	6/5/2024	25%	Signs have been ordered
	In Progress	7/10/2024	50%	Signs in production
	In Progress	10/17/2024	50%	Signed sign proof & contract sent to vendor for execution
	In Progress	12/10/2024	50%	Informed by Lykins they will install before 12/20/24
<b>BBRD LANDSCAPE LIGHTING</b>	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	8/02/2024	40%	Notice of Commencement Signed for Permit
	In Progress	9/10/2024	50%	Conduit Installation Complete, Wire Pull To Start 9/16/24.
	In Progress	10/17/2024	75%	Lights installed, waiting for FPL to activate new account.
	In Progress	12/9/2024	75%	Additional lighting proposal to be presented at December Meeting