

**BEACH ROAD
GOLF ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

January 13, 2025

**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

January 6, 2025

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 January 13, 2025 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>, 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. Consideration of Proposal for Lake 12 Compressor Replacement
5. Update: Superior Waterway Services, Inc. Treatment Report
6. Continued Discussion: Collier Boulevard Extension
7. Acceptance of Unaudited Financial Statements as of November 30, 2024
 - Construction Fund Sources and Uses Reconciliation
8. Approval of December 16, 2024 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: February 10, 2025 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	BARY 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

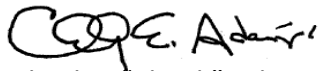
D. Field Operations: *Wrathell, Hunt & Associates, LLC*

10. Audience Comments/Supervisors' Request

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**

**UNAUDITED
FINANCIAL
STATEMENTS**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2024**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BALANCE SHEET
NOVEMBER 30, 2024**

	General Fund	Debt Service Fund Series 2015	Capital Projects Fund Series 2015	Total Governmental Funds
ASSETS				
Cash	\$ 545,194	\$ -	\$ -	\$ 545,194
Investments				
Revenue	-	315,724	-	315,724
Reserve	-	1,005,729	-	1,005,729
Sinking	-	90	-	90
Interest	-	86	-	86
Prepayment	-	50,641	-	50,641
Construction	-	-	342,307	342,307
Due from other	12,789	-	-	12,789
Due from general fund	-	444,164	-	444,164
Due from capital projects fund	14,504	-	-	14,504
Due from other governments	3,258	-	-	3,258
Utility deposit	282	-	-	282
Total assets	<u>\$ 576,027</u>	<u>\$ 1,816,434</u>	<u>\$ 342,307</u>	<u>\$ 2,734,768</u>
LIABILITIES				
Liabilities				
Accounts payable	\$ 13,911	\$ -	\$ -	\$ 13,911
Developer advance	1,983	-	-	1,983
Accrued taxes payable	275	-	-	275
Due to general fund	-	-	14,504	14,504
Due to debt service	444,164	-	-	444,164
Due to other	126	-	-	126
Total liabilities	<u>460,459</u>	<u>-</u>	<u>14,504</u>	<u>474,963</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	16,047	-	-	16,047
Total deferred inflows of resources	<u>16,047</u>	<u>-</u>	<u>-</u>	<u>16,047</u>
FUND BALANCES				
Restricted for:				
Debt service	-	1,816,434	-	1,816,434
Capital projects	-	-	327,803	327,803
Assigned				
Lake bank erosion repair	150,000	-	-	150,000
Unassigned	(50,479)	-	-	(50,479)
Total fund balances	<u>99,521</u>	<u>1,816,434</u>	<u>327,803</u>	<u>2,243,758</u>
Total liabilities and fund balances	<u>\$ 576,027</u>	<u>\$ 1,816,434</u>	<u>\$ 342,307</u>	<u>\$ 2,734,768</u>

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 70,761	\$ 70,761	304,891	23%
Intergovernmental: shared costs revenue	-	-	68,040	0%
Interest	1	1	-	N/A
Total revenues	<u>70,762</u>	<u>70,762</u>	<u>372,931</u>	19%
EXPENDITURES				
Supervisors	861	1,938	10,334	19%
Management/recording	3,333	6,667	40,000	17%
Financial accounting services	1,292	2,583	15,500	17%
Audit	-	-	4,500	0%
Dissemination agent	417	833	5,000	17%
Arbitrage rebate	-	-	500	0%
Trustee fees	-	-	10,850	0%
Legal	-	-	10,000	0%
Engineering	-	-	5,000	0%
Postage	9	131	750	17%
Printing & reproduction	83	167	1,000	17%
Legal advertising	-	-	1,000	0%
Annual district filing fee	-	175	175	100%
Insurance	-	7,337	7,100	103%
Other current charges	169	341	650	52%
ADA website maintenance	-	210	210	100%
Website	-	705	705	100%
Total professional & admin	<u>6,164</u>	<u>21,087</u>	<u>113,274</u>	19%
Operations				
Shared costs maintenance/monitoring	3,267	3,267	126,000	3%
On-site other contractual services	14,707	14,707	116,000	13%
Total operations	<u>17,974</u>	<u>17,974</u>	<u>242,000</u>	7%
Other fees and charges				
Property appraiser	1,459	1,459	1,459	100%
Tax collector	2,685	2,685	2,189	123%
Total other fees and charges	<u>4,144</u>	<u>4,144</u>	<u>3,648</u>	114%
Total expenditures	<u>28,282</u>	<u>43,205</u>	<u>358,922</u>	12%
Excess/(deficiency) of revenues over/(under) expenditures	42,480	27,557	14,009	
Fund balance - beginning	57,041	71,964	111,917	
Assigned				
Lake bank erosion repair ¹	150,000	150,000	150,000	
Unassigned	(50,479)	(50,479)	(24,074)	
Fund balance - ending	<u>\$ 99,521</u>	<u>\$ 99,521</u>	<u>\$ 125,926</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 NOVEMBER 30, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll	\$ 444,164	\$ 444,164	\$ 1,993,150	22%
Interest	10,836	21,926	-	N/A
Total revenues	<u>455,000</u>	<u>466,090</u>	<u>1,993,150</u>	23%
EXPENDITURES				
Principal	670,000	670,000	670,000	100%
Interest	661,767	661,767	1,308,900	51%
Total expenditures	<u>1,331,767</u>	<u>1,331,767</u>	<u>1,978,900</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	(876,767)	(865,677)	14,250	
Fund balance - beginning	2,693,201	2,682,111	2,604,257	
Fund balance - ending	<u>\$ 1,816,434</u>	<u>\$ 1,816,434</u>	<u>\$ 2,618,507</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 NOVEMBER 30, 2024**

	Current Month	Year to Date
REVENUES		
Interest	\$ 1,527	\$ 3,007
Total revenues	1,527	3,007
EXPENDITURES		
Total expenditures	-	-
Net increase/(decrease), fund balance	1,527	3,007
Beginning fund balance	326,276	324,796
Ending fund balance	\$ 327,803	\$ 327,803

Beach Road Golf Estates

Construction Fund Sources and Uses Reconciliation

Updated 1/6/25

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

October 2024 Requisitions

Req. 86 - Collier Paving Striping	\$37,895.80
MONTH TOTAL:	\$37,895.80

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 (original \$6700.00)	7,400
Solar Pedestrian Crosswalk Cavan	20,150
BBRD Landscape Lighting	150,000
Additional Conduit Install	40,000
FL GIS Remaining Balance	14,000
Planned Uses	\$266,625.00

Total Expenses \$941,941.80

* REMAINING BALANCE

*Variance	\$44,381.77
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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 Regular Meeting on December 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/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
Andy Nott	Superior Waterway Services, Inc. (SWS)
Ralph Tayman	Valencia Facilities & Grounds Committee

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

Dave Straub Candy Moot Jeff Cutler Jeff Carrisic Other Residents

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:02 p.m. Supervisors DiTommaso, Kemp and Vanderhyden, and carry-over Supervisors Grillo and Kove were present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

39 Mr. DiTommaso welcomed all attendees. He asked for updates on outstanding items.
40 Updates were provided, as follows:

41 ➤ Regarding obtaining written confirmation from Florida Power & Light (FPL) that the
42 Sidewalk Lighting Project on Bonita Beach Road year-end target completion date is still on
43 schedule, Mr. Willis stated that Mr. Adams has not heard from FPL, despite several requests for
44 confirmation. Upon discussing FPL's lack of action, Mr. Urbancic was directed to send a forceful
45 letter to FPL by next week asking for a response to the CDD's requests on the status of the project,
46 instead of waiting until January, 2025.

47 Mr. DiTommaso voiced his opinion that, given discussions in the last three or four
48 meetings for District Staff to do whatever is needed to complete the project and avoid any and
49 all surprises, that this is an unwelcomed surprise.

50 ➤ Regarding changing the lights to 4,000 lumens, Mr. Willis stated it was completed one
51 week after the last meeting.

52 ➤ Regarding the landscape lighting project on Bonita Beach Road, Mr. Willis stated Mr.
53 Bentley is waiting for FPL to deliver the meter for installation.

54 Mr. Kove asked if the Valencia Facilities & Grounds Committee is clear that the last four
55 or five lights are part of this project and not the HOA. Mr. Tayman replied affirmatively.

56 Mr. Kove requested updates on the following:

57 ➤ Regarding aeration repairs at Lake 9, Mr. Nott stated they decided to install the new
58 compressor slated for Lake 12 to Lake 9 and relocate the one at Lake 9 to Lake 12, as the plug
59 was wired in a way that made it too sensitive to water. He will continue monitoring the
60 compressor at Lake 12 and will not replace it until it is no longer functioning.

61 Mr. Willis stated he asked the resident to notify Staff when the system goes down so
62 ongoing issues can be tracked. Mr. Kove asked Mr. Nott to review the breaker locations with Ms.
63 Wendy Weber-Brunson.

64 ➤ Regarding engaging Paramount to build a slightly varied version of the existing stop signs
65 and cancelling the order with Lykins-SignTek (Lykins), Mr. Willis stated Lykins' Operations
66 Manager indicated that he has the signs and he confirmed that they will be installed by Friday,
67 December 20, 2024. Despite this, Rick, of Paramount, suggested placing the order to start the

68 process, as we could cancel the order if the signs are installed as promised, since Paramount
69 could use them elsewhere.

70 Mr. Kove stated he received several emails about missing street signs and directed
71 residents to contact the HOA. Ms. Kempf stated she suggested Ms. Weber-Brunson consider
72 relocating certain signage onto Cherrywood and Bonita National Boulevard, as she thinks it would
73 help direct traffic.

74 ➤ Regarding Mr. Zordan's Development Plan depicting the lakes and drainage systems, Mr.
75 Kove stated he will ask Ms. Weber-Brunson to re-distribute it to residents.

76

77 **THIRD ORDER OF BUSINESS**

Public Comments (3 minutes per speaker)

78

79 Mr. Willis stated that about eight people are attending in person and ten participants are
80 attending via phone/Zoom.

81 Valencia Bonita resident Candy Moot distributed and presented information outlining the
82 meeting residents had with Mr. Don Scott, Executive Director of the Lee County Municipal
83 Planning Office (MPO) and Council Member Jim Fitzpatrick, to discuss rumors of renewed plans
84 to extend Collier Boulevard (CR 951) north into Lee County and possibility through to Valencia
85 Bonita. As a veteran lobbyist, she and Mr. Fitzpatrick believe getting affected property owners
86 involved in this matter sends the message to them to think twice about it.

87 Ms. Moot asked the Board to consider participating in the next meeting, in March. Mr.
88 Urbancic agreed with Mr. Willis' suggestion to designate a CDD Board liaison to attend the
89 meeting, to avoid violating the Sunshine Law. He noted that the CDD owns the preserves; as to
90 eminent domain, he cannot guarantee another governmental entity will not prevail, as
91 transportation is a significant matter.

92 Mr. Vanderhyden discussed his experience and background and offered to be the
93 designated liaison. He thinks the CDD should hear the pros and cons before deciding against this.

94 Mr. Willis identified the preserve and other areas and ownership on the map.

95

On MOTION by Ms. Kempf and seconded by Mr. Grillo, with all in favor, designating Mr. Vanderhyden as the CDD representative for the Collier Boulevard Extension community action, was approved.

FOURTH ORDER OF BUSINESS

Update: Superior Waterway Services, Inc. Treatment Report

Mr. Nott stated that all the lakes look good; crews are on site two to three times a month maintaining the littorals, as needed. The sprinkler system needs to be adjusted to prevent the Lake 18 aerator from tripping.

FIFTH ORDER OF BUSINESS

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

Mr. Willis presented Resolution 2025-01, declaring Seats 1 and 2 vacant. Mr. Urbancic stated that Mr. Kove and Mr. Grillo did not file their applications during the candidate qualifying period for the November 2024 General Election. No others qualified as candidates to run for those seats; therefore, Mr. Kove and Mr. Grillo are holdover Board Members. The Board has 90 days from November 19, 2024 to appoint Qualified Electors to fill the vacant seats.

On MOTION by Mr. Vanderhyden and seconded by Mr. DiTommaso, with all in favor, 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, was adopted.

SIXTH ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Seat 1; Term Expires November 2028

Mr. DiTommaso voiced his opinion that, because of the extenuating circumstances that created these vacancies, incumbent Board Members Kove and Grillo should be nominated to fill the vacant seats, if they express interest in doing so.

133 Mr. DiTommaso nominated Mr. Joseph Grillo to fill Seat 1.

134 Mr. Urbancic suggested Mr. Grillo abstain from voting on this matter.

135 **Mr. Willis opened Public Comments.**

136 No members of the public spoke.

137 **Mr. Willis closed Public Comments.**

138 No other nominations were made.

- 139 **▪ Consideration of Resolution 2025-02, Appointing a Qualified Elector to Fill the Vacancy**
140 **in Seat 1 on the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida**
141 **Statutes; Providing for Severability, Conflicts and an Effective Date**

142 This item, previously Item 6B, was presented out of order.

143

144 **On MOTION by Mr. DiTommaso and seconded by Mr. Vanderhyden, with Mr.**
145 **DiTommaso, Mr. Vanderhyden and Ms. Kempf in favor and Mr. Grillo and Mr.**
146 **Kove abstaining, Resolution 2025-02, Appointing Mr. Joseph Grillo, a Qualified**
147 **Elector to Fill the Vacancy in Seat 1 on the Board of Supervisors Pursuant to**
148 **Section 190.006(3)(B), Florida Statutes; Providing for Severability, Conflicts and**
149 **an Effective Date, was adopted.**

150

151

- 152 **A. Administration of Oath of Office to Appointed Supervisor (the following will be**
153 **provided in a separate package)**

154 Mr. Willis, a Notary of the State of Florida and duly authorized, administered the Oath of
155 Office to Mr. Joseph Grillo.

156 **I. Required Ethics Training and Disclosure Filing**

- 157 **• Sample Form 1 2023/Instructions**

158 **II. Membership, Obligations and Responsibilities**

159 **III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
160 **Employee**

161 **IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local**
162 **Public Officers**

163 These items were discussed following the Eighth Order of Business.

- 164 **B. Consideration of Resolution 2025-02, Appointing a Qualified Elector to Fill the Vacancy**
- 165 **in Seat 1 on the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida**
- 166 **Statutes; Providing for Severability, Conflicts and an Effective Date**

167 This item was presented above.

168

- 169 **SEVENTH ORDER OF BUSINESS** **Consider Appointment of Qualified Elector**
- 170 **to Fill Seat 2; Term Expires November 2028**

171

172 Mr. DiTommaso nominated Mr. Barry Kove to fill Seat 2.

173 Mr. Kove will abstain from voting on this matter.

174 **Mr. Willis opened Public Comments.**

175 No members of the public spoke.

176 **Mr. Willis closed Public Comments.**

177 No other nominations were made.

- 178 **▪ Consideration of Resolution 2025-03, Appointing a Qualified Elector to Fill the Vacancy**
- 179 **in Seat 2 on the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida**
- 180 **Statutes; Providing for Severability, Conflicts and an Effective Date**

181 This item, previously Item 7B, was presented out of order.

182

183 **On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with Mr. Grillo, Mr.**

184 **DiTommaso, Ms. Kempf and Mr. Vanderhyden in favor and Mr. Kove abstaining,**

185 **Resolution 2025-03, Appointing Mr. Barry Kove, a Qualified Elector to Fill the**

186 **Vacancy in Seat 2 on the Board of Supervisors Pursuant to Section 190.006(3)(B),**

187 **Florida Statutes; Providing for Severability, Conflicts and an Effective Date, was**

188 **adopted.**

189

190

- 191 **A. Administration of Oath of Office to Appointed Supervisor**

192 Mr. Willis, a Notary of the State of Florida and duly authorized, administered the Oath of
193 Office to Mr. Barry Kove.

- 194 **B. Consideration of Resolution 2025-03, Appointing a Qualified Elector to Fill the Vacancy**
- 195 **in Seat 2 on the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida**
- 196 **Statutes; Providing for Severability, Conflicts and an Effective Date**

197 This item was presented above.

198

199 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04,
Electing and Removing Officers of the
District, and Providing for an Effective Date**

200

201

202

203 Mr. Willis presented Resolution 2025-04. The following slate was nominated:

204 Barry Kove Chair

205 Daniel DiTommaso Vice Chair

206 Timothy Vanderhyden Assistant Secretary

207 Denise Kempf Assistant Secretary

208 Joseph Grillo Assistant Secretary

209 No other nominations were made.

210 The following prior appointments by the Board remain unaffected by this Resolution:

211 Chuck Adams Secretary

212 Craig Wrathell Assistant Secretary

213 Craig Wrathell Treasurer

214 Jeff Pinder Assistant Treasurer

215 **Mr. Willis opened Public Comments.**

216 No members of the public spoke.

217 **Mr. Willis closed Public Comments.**

218

**On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with all in favor,
Resolution 2025-04, Electing, as nominated, and Removing Officers of the
District, and Providing for an Effective Date, was adopted.**

222

223

224 Mr. Willis and Mr. Urbanic referred to the items listed in Item 6A and gave an overview

225 of the Sunshine Law and public records and ethics laws, which have civil and criminal penalties

226 for violating these laws. Board Members should not discuss CDD business in person, via text or

227 emails outside of a publicly noticed meeting, Board Members must complete the required four

228 hours of ethics training by December 31, 2024.

229

230 **NINTH ORDER OF BUSINESS**

**Consideration of Proposals for
Conduit and Landscape Lighting
Options**

231

232

233

234

Mr. Willis presented Bentley Electric Co of Naples Fl (Bentley) Proposal 2024-974, with a breakdown of the original landscape lighting, and Proposal 24-502, to extend the conduit and installing bollard lights to address the dark areas between Valencia and Seasons on either side of the median. Mr. Vanderhyden suggested deferring Proposal 24-502 until they can evaluate the sidewalk lighting project.

235

236

237

238

239

Discussion ensued regarding deferring the proposal while requisitioning the proposal from the Construction Fund.

240

241

Mr. Kove asked about the number of lumens. Due to his professional background, Mr. Vanderhyden suggested Staff write a letter to the Florida Public Service Commission, which regulates the utilities, to discuss FPL’s lack of service. Mr. Willis stated he will research this with Mr. Urbancic.

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Resident Jeff Cutler recalled Mr. Adams’ cut-off date to close out the Construction Fund and FPL causing delays. Mr. Willis stated that only the \$40,000 proposal is an addition to the project.

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On MOTION by Mr. Vanderhyden and seconded by Mr. Kove, with all in favor, Bentley Electric Co of Naples Fl Inc Proposal 24-502 for Conduit and Landscape Lighting Options, in a not-to-exceed amount of \$40,000, subject to Staff obtaining Board approval before executing a contract, was approved.

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255 **TENTH ORDER OF BUSINESS**

**Consideration of Proposal for Lake
12 Compressor Replacement**

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This item was deterred.

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260 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Paramount
Proposal for Stop Signs**

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263

This item was discussed during the Second Order of Business.

264 Ms. Kempf asked Mr. Willis to keep Ms. Weber-Brunson updated.

265

266 **TWELFTH ORDER OF BUSINESS**

**Consideration of Proposal for Ditch
Pavement/Sodding**

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268

269 Mr. Zordan presented the project scope on which he conferred with Mr. DeMarco, of
270 Collier Paving. Construction is in accordance with the Florida Department of Transportation
271 (FDOT) roadside ditch detail. He asked if the Board wants to keep the riprap or have the
272 contractor remove it.

273 Discussion ensued regarding protocol to donate the riprap to the Golf Board, sell it and a
274 suggestion to relocate it to CDD property at Wicklow Court and Galway to enhance the CDD
275 border and Seasons.

276 Mr. Zordan asked if a Limited Development Order (LDO) was obtained for the riprap. Mr.
277 Willis replied no. Mr. Zordan stated that a LDO is not required since this project is a maintenance
278 activity. Mr. Willis stated LDOs are required for improvements and replacement.

279 Mr. Willis was asked to research alternatives to riprap while Mr. Zordan prepares the
280 project book to obtain bids.

281 Ms. Kempf asked Mr. Willis to inspect the area for debris.

282

283 **THIRTEENTH ORDER OF BUSINESS**

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

284

285

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

287 Mr. Willis noted the latest updates in the Report. Ms. Kempf asked about the “bad debt”
288 line item. Mr. Willis stated that this will not show in the New Fiscal Year unless it occurs again.

289 The financials were accepted.

290

291 **FOURTEENTH ORDER OF BUSINESS**

**Approval of November 18, 2024 Regular
Meeting Minutes**

292

293

294 The following changes were made:

295 Line 24: Delete “Valencia Facilities & Grounds Committee”

- 296 Lines 81 and 85: Change “DiTomasso” to “DiTommaso”
- 297 Line 91: Delete “a Valencia Facilities & Grounds Committee Member”
- 298 Line 131: Change “the schematics” to “options”

On MOTION by Mr. Vanderhyden and seconded by Mr. Kove, with all in favor, the November 18, 2024 Regular Meeting Minutes, as amended, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

- 306 **A. District Counsel: Coleman, Yovanovich & Koester, P.A.**
- 307 **B. District Engineer: Johnson Engineering, Inc.**

District Counsel and the District Engineer had nothing further to report.

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

- 310 • **NEXT MEETING DATE: January 13, 2025 at 1:00 PM**
- 311 ○ **QUORUM CHECK**

All Supervisors confirmed their attendance at the January 13, 2025 meeting.

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

Mr. Willis noted the latest updates in the Project Tracker, which was dated incorrectly.

SIXTEENTH ORDER OF BUSINESS

Audience Comments/Supervisors’ Requests

Resident Jeff Carrisic asked about the protocol to repair the cracked/chipped sidewalks in front of Valencia and Bonita Beach Road. Mr. Willis stated he will assess the area and report his findings; residents can report issues on the CDD website. Regarding CDD responsibilities and maintenance of Bonita Beach Road, Mr. Willis identified areas on the map outlining CDD property and shared-cost community areas.

Mr. Carrisic asked if Bonita Beach Road can be conveyed to the City. Mr. Willis stated the City would typically not accept such a conveyance unless it benefits them.

Ms. Kempf asked if the buttons on the solar lighting pedestrian crosswalk are functioning. Mr. Willis stated he will check with AV-Tech. Ms. Kempf asked for them to be switched to buttons if they have not been installed yet.

328 A resident asked who is responsible for roadway and sidewalk repairs inside the Bonita
329 National gate. Mr. Willis stated the HOA.

330

331 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

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333 **On MOTION by Mr. DiTommaso and seconded by Mr. Kove, with all in favor, the**
334 **meeting adjourned at 3:12 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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345 _____
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
Join Zoom Meeting: https://zoom.us/j/95544868880 Meeting ID: 955 4486 8880 Passcode: 5522 Dial: 1 305 224 1968 US Meeting ID: 955 4486 8880 Passcode: 5522		

Exceptions






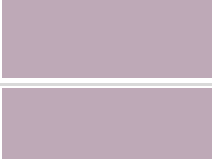

*January meeting date is one week earlier to accommodate Martin Luther King Day holiday.

**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 1/13/2025

TASK	STATUS	AS OF DATE	% COMPLETE	NOTES
Solar Pedestrian Crosswalk Project	Not Started	8/8/2023		75% 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
STOP SIGNS AT CHERRYWOOD & WICKLOW	In Progress	6/5/2024	50%	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
	In Progress	12/23/2024	50%	Notified Lykins their contract was expired and not to install signs. Requested proposal from Paramount Asphalt Corp. Board needs to ratify \$7,400.00
BBRD LANDSCAPE LIGHTING	In Progress	6/17/2024	75%	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

To-Do List

TASK	STATUS	AS OF DATE	% COMPLETE	NOTES
	In Progress	12/16/2024	 75%	Board approved additional conduit work for 40K