

**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 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>, 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)
Wendy Weber-Brunson	Bonita Nat'l Community Assoc. Manage
Robin Serne	Corkscrew Regional Ecosystem Watershed (CREW) Land & Water Trust Trail Operations Coordinator

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

Jeff Cutler Robet Eckley Ralph Tayman Jeff Karasyk Other Residents

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Kove introduced Ms. Robin Serne, CREW Land & Water Trust (CREW) Trail Operations Coordinator, gave a PowerPoint presentation outlining the nonprofit organization’s responsibility in managing the trail system, its key personnel, the overall trail system, events and mission to preserve the watershed. She pointed to the proposed locations and sign designs in the median of Bonita Beach Road, at CREW’s expense.

Regarding the request, Mr. Zordan stated that he has no objections to the request. Mr. Urbancic stated that assurances must be made that these changes comply with current traffic laws and installation and maintenance responsibilities must be designated. Mr. Willis stated he will have Mr. Adams sign off on preparing a User Maintenance Agreement with CREW.

Discussion ensued regarding installing another sign exiting the community, if a permit is required and adding language in the Agreement stating “signs must meet the Manual on Uniform Traffic Control Devices (MUTCD) standards, latest edition 2024”.

Mr. Willis opened public comments for this specific item.

Resident Jeff Karasyk asked if the CDD would consider installing a third sign where residents exit the community. Mr. Kove stated the Board can consider it once the two signs are installed.

Resident Jeff Cutler recalled that CREW Representatives made a presentation a few years back and suggested inviting them back again. Mr. Kove stated he thinks this is a great idea.

Mr. Willis closed public comments.

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, to approve the placement of the signs at the locations as requested at the expense of Crew Trust, the maintenance at the expense of Crew Trust, with the future that the CDD can remove at any time at our request or have Crew Trust remove at any time at our request, was approved.

THIRD ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Lake 12 Compressor Replacement

The Fourth and Fifth Orders of Business were presented simultaneously.

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

Mr. Nott gave a verbal report and provided options to prevent the Lake 17 and Lake 18 aerators from tripping. Recalling the new compressor slated for Lake 12 was installed at Lake 9 instead, and is still having issues, he will provide a proposal to replace it at the next meeting. Mr. Willis suggests proceeding with installing a water shield at Lakes 17 and 18. The Board agreed.

Mr. Nott suggested implementing a maintenance criteria for Thalia grass for areas other than the flow ways, littoral shelves and marsh areas; as each community has varied views on the subject.

Discussion ensued regarding maintaining Thalia to prevent overgrowth and Mr. Nott responding to an email regarding the criteria to address what some consider overgrown littoral shelves.

As the annual lake audit is scheduled for the 21st, Mr. Nott will provide that Report with supporting documentation at the next meeting.

- **Chairman's Opening Comments**

- This item resumed.**

- Mr. Kove requested updates on various matters and District Staff responded, as follows:

- Florida Power & Light (FPL) provided written confirmation changing the year-end target completion date for the Bonita Beach Road Sidewalk Lighting Project to February 2025; reasons for the delay were due to transitioning crews to hurricane damaged areas, the holidays and replacing stolen materials that are on back-order.

- Mr. Willis stated he forwarded the FPL email response to Mr. DiTommaso and decided to defer sending backup to Mr. Urbancic to send the letter to FPL.

- Mr. Urbancic was directed to send a forceful letter to FPL by next week asking FPL to respond to the CDD's requests about the status of the project, instead of waiting until January, 2025.

- Mr. DiTommaso's expressed disappointment about FPL's response time and voiced his opinion that the CDD should send the letter to FPL and the Florida Public Utility Commission.

Discussion ensued regarding including supporting documents with the letter and Staff and the Board following certain protocols when receiving updates in between meetings, to avoid a Sunshine Law violation.

Mr. Kove suggested asking for a discount on the Maintenance Agreement. Mr. Urbancic suggested issuing a separate letter to FPL.

Discussion ensued regarding whether the CDD paid a deposit, if there was an executed Agreement with FPL and adding language to CDD contracts/agreements that provide the CDD with leverage to penalize vendors for project delays.

On MOTION by Mr. DiTommaso and seconded by Mr. Kove, with all in favor, authorizing Mr. Urbancic to send a letter to the Florida Public Utility Commission and copy FPL, formalizing FPL's lack of responsiveness in completing the Sidewalk Lighting Project on Bonita Beach Road year-end target date, no later than this week, was approved.

A copy of the letter to FPL will be forwarded to the Board.

➤ The CDD is able to add the Bentley Electrical Co of Naples FL \$40,000 proposal for conduit and landscape lighting on either side of the median, to the Construction Fund.

Mr. Kove stated that there is \$44,000 remaining in the Construction Fund. He asked Mr. Willis to provide the Board a “hard date” to close out the Construction Fund and have Bentley address why certain lights in the median are not functioning and to switch out the sizes, as they installed smaller ones than the rest of them.

➤ The Lykins-SignTek (Lykins) Agreement to install the stop signs was terminated, as they were not installed by December 20, 2024, as promised. Mr. Willis stated that he placed the order with Paramount and expects them to be installed soon.

➤ AV-Tech received the parts for the solar lighting pedestrian crosswalk Friday and committed to install them this week. Mr. Willis stated he will meet the technician to ensure everything is functioning properly.

Mr. Kove commented on the following:

➤ Asked when the CDD bond expires and the next process for the CDD, Mr. Willis stated this will be a discussion item on the next agenda.

- Some reflectors on Bonita National Boulevard and corners of Westmeath and Longford are missing. Mr. Willis stated he provided a box of reflectors to the HOA, as they are now responsible for maintenance.
- Ms. Weber-Brunson was asked to re-distribute Mr. Zordan’s Development Plan depicting the lakes and drainage systems to residents.
- The importance of residents/bicyclers using the pedestrian gate properly via the key card to ensure safety and non-residents not having access was emphasized.
- The CDD has no input on the HOA’s proposal for the Phase 1 addition.

SIXTH ORDER OF BUSINESS

Continued Discussion: Collier Boulevard Extension

Mr. Vanderhyden, CDD representative for Collier Boulevard Extension Community Action stated that Ms. Mott advised that the next update is several months away; as the CDD is the first community in Bonita National she contacted to participate in the meetings.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2024

Mr. Willis presented the Unaudited Financial Statements as of November 30, 2024. As the Tax collector line item exceeded budget, he is confirming if the fees increased so it can be reflected in the proposed Fiscal Year 2026 budget.

- **Construction Fund Sources and Uses Reconciliation**

Mr. Willis noted the latest updates in the Report.

On MOTION by Mr. Kove and seconded by Mr. Grillo, with Mr. Kove, Mr. Grillo, Mr. DiTommaso and Mr. Vanderhyden in favor and Ms. Kempf dissenting, ratifying the \$700 increase for the four stop signs purchased via Paramount, was approved. [Motion passed 4-1]

Mr. Grillo voiced his opinion that it would be nice if the Construction Funds can fund the ditch/pavement/sodding maintenance project.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of December 16, 2024 Regular Meeting Minutes

The following changes were made, which includes the edits submitted by Mr. Grillo:

Line 25: Delete “Valencia Facilities & Grounds Committee” and moved to Line 30.

Line 29 and throughout: Change “Carrisic” to “Karasyk”

Line 55: Change “Tayman” to “Karasyk”

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

NINTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

B. District Engineer: Johnson Engineering, Inc.

Mr. Zordan stated that, after extensive research, he obtained the approved DO plans from Lee County, which shows that the treatment width and the existing riprap in the bottom of the ditch is 20’ +/- . He asked for direction on how to proceed with the drainage project, as the City of Bonita Beach Engineer asked for a copy of the approved DO plans and a Computer-Aided Design and Drafting (CADD) detail of the project scope, which he will need to prepare since it was not originally done using concrete material. The project estimate is \$35,000 to \$50,000. He completed the Project Manual draft and will need to modify the dates.

Discussion ensued regarding whether to proceed with the drainage project, given the cost, and, if so, determining if it must go through the process of declaring the riprap as public excess equipment and sell it or if it can be donated to the Golf Board.

Mr. Willis stated that the project originated from resident complaints that the riprap was unsightly and, since it does not affect the CDD stormwater system, he suggests initiating a maintenance program to clean the riprap, which can be added to the sidewalk and curbing project. Asked if changing the riprap with concrete pads would improve the stormwater system, Mr. Zordan replied no and noted that the Community Development Engineer, Stewart Smith, said he thought the system is currently working fine.

The Board consensus was to not proceed with the project but, rather, initiate a maintenance program. Mr. Willis stated he will work with Mr. Zordan to prepare a better design plan that complies with the permit and engage a vendor to clean out the drains. Mr. Zordan stated he will confirm with Mr. Smith regarding the ability to reduce the amount of riprap.

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

- **NEXT MEETING DATE: February 10, 2025 at 1:00 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the February 10, 2025 meeting.

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

The Project Tracker report was included for informational purposes.

TENTH ORDER OF BUSINESS

Audience Comments/Supervisors' Requests

Ms. Kempf asked if Mr. Willis will be meeting with the landscape provider to discuss line-of-site issues, once the pedestrian walkway is working. Mr. Kove suggests setting a meeting.

Mr. Willis reminded the Board that the contract for the Cavan Solar Pedestrian Crosswalk Project will need to be executed and, if they decide to not proceed, \$20,150 will go back into the Construction Fund.

Mr. Willis stated that about ten participants are attending via phone/Zoom.

Mr. Karasyk asked Mr. Willis about his findings on assessing the cracked/chipped sidewalks in front of Valencia and Bonita Beach Road. Mr. Willis stated he and Mr. Zordan will be assessing the CDD sidewalk system soon.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair