

**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 February 10, 2025 at 1:00 p.m., at the Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17501 Bonita National Blvd., Bonita Springs, Florida 34135 and via Zoom at <https://zoom.us/j/95544868880>, and telephonically at 1-305-224-1968, Meeting ID: 955 4486 8880, Passcode: 5522, for both.

**Present were:**

Barry Kove	Chair
Daniel DiTommaso	Vice Chair
Joseph Grillo	Assistant Secretary
Timothy Vanderhyden	Assistant Secretary
Denise Kempf	Assistant Secretary

**Also present:**

Shane Willis	Operations Manager
Greg Urbancic (via phone/Zoom)	District Counsel
Mark Zordan (via phone/Zoom)	District Engineer
Andy Nott	Superior Waterway Services, Inc. (SWS)
Wendy Weber-Brunson	Bonita Nat'l Community Assoc. Manager
Tom Casey	Golf Course Superintendent

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

Dan Westfill    Greg Mitchell    Gary Jasper    Jeff Cutler    Other Residents

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Willis called the meeting to order at 1:01 p.m.

All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

Mr. Kove welcomed all attendees. The following were discussed:

- Regarding the Bonita Beach Road Sidewalk Lighting Project, Mr. Kove stated that Florida Power & Light (FPL) commenced work, which is expected to be completed before the end of the month. The Board consensus was to table Mr. Urbancic sending a legal letter to FPL.
- Regarding the last two landscaping lights in the median not functioning, Mr. Kove advised Ms. Weber-Brunson that the HOA owns them.

Ms. Weber-Brunson stated that Jessie inspected and confirmed there is no electrical system coming from Bonita National. He contacted Lassiter to add electricity to that area. Mr. Willis was asked to provide the CDD lighting specifications to Ms. Weber-Brunson, Jessie and the Board.

- Mr. Willis stated that the motion sensor system activating the solar lighting pedestrian crosswalk is overly sensitive. The vendor suggests the CDD switch to a push button system, which is what Marco Island had to do.

Discussion ensued regarding whether the golf course maintenance crew would utilize the button, the safety of the golf course crew being the reason for installing solar lighting and a suggestion to install a sensor eye or cable in that location. The Golf Course Supervisor requested the motion sensor in that location.

Mr. Willis stated he will ask the vendor which mechanism would tie into the system. He received direction to proceed with either option.

Mr. Kove stated that he asked Mr. Willis to have Chris and the District Engineer re-evaluate the corner of Cavan Court with regard to what originally was discussed and to attend the next meeting.

Discussion ensued regarding AV-Tech compensating the CDD to remove a system that never worked and the CDD only paid AV-Tech a 35% or 40% deposit of the original price to purchase the equipment.

- Regarding stop signs, Paramount confirmed each location. Mr. Willis stated he will inform Ms. Weber-Brunson of the schedule.
- March 31, 2025 is the “hard date” that Mr. Kove and Mr. Adams chose to close the Construction Fund and, based on the accounting process, it might be extended to April 30, 2025.

Mr. Kove stated that he will ask the Board to consider a motion to approve that date, once the Construction Fund Sources and Uses Reconciliation Report is presented later in the meeting. There are additional projects to consider adding to the list and removing some of the outstanding projects.

➤ The District Engineer’s Field Inspectors identified 32 sidewalk cracks in Valencia Bonita; 22 of which only need minor repairs. A Final Report will be emailed within the next few days.

Mr. Willis suggested splitting the project, as the minor repair project is a shared maintenance cost amongst the four communities and the two or three panels that need to be replaced would be funded with Construction Funds.

Discussion ensued regarding whether damage originated from wear and tear or heavy trucks, a suggestion to monitor and inspect property for damages after various projects are completed, installing a camera, approving the Construction Fund close out date at the next meeting and including “Review Process for Applying the Remaining Construction Funds Towards Bond Debt” as an agenda item

Mr. Willis reviewed the process of the District Engineer certifying the project complete.

**THIRD ORDER OF BUSINESS**

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

Mr. Willis, Mr. Nott and Mr. Kove responded to questions regarding use of non-toxic dye to treat the lakes, installing a push button system at the golf cart crossing, the area in front of Seasons needing to be fertilized and Staff re-evaluating what system to install that would make the maintenance area safer.

Discussion ensued regarding whether the Golf Board is aware of the CDD’s efforts to make the golf cart crossing safer.

It was noted that Troon and the HOA approached the CDD about safety concerns.

A resident reported a line-of-sight issue near the fountain gate and suggested installing a stop sign. Mr. Kove stated this is not a CDD matter and suggested the Golf Board and HOA re-evaluate the area.

Mr. Kove reiterated his statement from the last meeting that the CDD has no input on the HOA’s proposal for the Phase 1 addition.

**FOURTH ORDER OF BUSINESS**

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

Mr. Nott presented the Annual Lake Audit verbally, which he is still finalizing.

Mr. Casey asked if the contract included both sides of the lakes. Mr. Willis stated he would have the Geographic Information System (GIS) map updated to identify ownership. He confirmed that the CDD is only treating CDD property.

Ms. Weber-Brunson stated that Jessie is looking at installing uplighting and adding lights at the fountain area.

**FIFTH ORDER OF BUSINESS**

**Continued Discussion: Collier Boulevard Extension (Supervisor Vanderhyden)**

Mr. Vanderhyden, as the CDD Collier Boulevard Extension Community Action representative, stated that Ms. Candice Moot emailed him about the County Commissioner and County Manager agreeing to Chair a Town Hall Meeting for residents east of I-75 on Thursday, March 27, 2025 at 4:00 p.m., at the Fire Station on Bonita Grand. He is waiting on Ms. Moot to provide further details, which will be sent to Mr. Willis to distribute to the Board, etc.

A resident asked if the HOA is staying on top of this. An HOA Board Member replied affirmatively; an email is being prepared to e-blast to residents.

**SIXTH ORDER OF BUSINESS**

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

Mr. Willis presented the Unaudited Financial Statements as of December 31, 2024.

- **Discussion: District Bonds**

This item was deferred.

- **Construction Fund Sources and Uses Reconciliation**

The updated February 10, 2025 Report was included for informational purposes.

Mr. Willis stated he will add the potential Sidewalk Replacement Project to the Report. In response to requests, Mr. Willis stated he will contact the various Representatives about the

sidewalk repair project being a shared cost and ensure that all related projects/requisitions are accounted for in the Report.

Mr. Willis updated Mr. Cutler about his earlier discussion to split the sidewalk repair and replacement projects and funding process.

Ms. Kempf asked if the requisition numbering process would delay closing out the Construction Fund Account. Mr. Willis replied no.

Discussion ensued regarding District Staff ensuring there are no Banks Engineering or Lennar outstanding items pending, Johnson Engineering preparing the Certificate of Completion of CDD improvements required to close the Construction Fund Account and District Counsel preparing a Resolution acknowledging the project completion.

The financials were accepted.

**SEVENTH ORDER OF BUSINESS**

**Approval of January 13, 2025 Regular Meeting Minutes**

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

Line 43: Change “trial” to “trail”

Line 138: Change “West Mead” to “Westmeath”

**On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the January 13, 2025 Regular Meeting Minutes, as amended, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Urbancic stated he is working with Mr. Willis to finalize a memorandum to CREW Land & Water Trust (CREW) regarding signage for the trail system. He received questions about Board Members completing ethics training courses and directed them to take the free online classes, which have not changed.

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

Mr. Zordan stated that field inspectors identified 34 sidewalk cracks in Valencia Bonita. He is obtaining proposals and preparing the Final Report for the next meeting.

Mr. Zordan discussed actions taken to get approval from Lee County to reduce 5' of riprap, on each side and to re-grade and install new riprap. The Community Development Engineer inspected and photographed the site and expressed concern that the City of Bonita Springs has had a lot of problem with slope stabilization in heavy rain events. He is willing to consider the CDD installing a Pyramat® slope stabilizer product but the CDD will be required to obtain a new Limited Development Order (LDO).

The Board consensus was to not proceed with the project but, rather, initiate a maintenance program.

Discussion ensued regarding suggestions to designate a staging area for heaving trucks to use to avoid further damage to CDD property and the CDD seeking reimbursement.

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

- **NEXT MEETING DATE: March 17, 2025 at 1:00 PM**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the March 17, 2025 meeting.

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

- **LandCare Monthly Service Calendar – January & February**

The Project Tracker report and LandCare’s Monthly Service Calendar were included for informational purposes.

**NINTH ORDER OF BUSINESS**

**Audience Comments/Supervisors’ Requests**

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

There were no audience comments.

Ms. Kempf asked if the CDD is still considering installing ballard lights. Mr. Kove stated the Board decided to wait until all the sidewalk lights are operable before making that decision.

Mr. Willis responded to questions about who is responsible for repairing the road near the condominiums where the pipe broke and differentiating between a maintenance project,

which the HOA is responsible for, and the CDD being responsible for Capital Improvement Projects and how those projects are funded.

**TENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the meeting adjourned at 2:34 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair