

**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 June 16, 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:**

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 Zoom)	District Counsel
Mark Zordan (via Zoom)	District Engineer
Andy Nott	Superior Waterway Services, Inc.
Mike Ciberey	Resident
Jeff Cutler	Resident
Other Residents	

The names of all attendees, residents and/or members of the public might not be included in these meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on an attendee sign in sheet, the name was not listed.

**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.

▪ **Consideration: Bonness Estimate Number 225052025 Concrete Repairs**

**This item was an addition to the agenda.**

Mr. Willis recalled that the Board approved the concrete repairs at the last meeting but inadvertently omitted approval of the Bonness Estimate.

Ms. Kempf referred to Lines 139 through 142, which states “....regardless of whether or not the CDD is reimbursed by the other entities,” and asked if that is correct, as it does not sound correct to her. Mr. Willis replied affirmatively and recalled that the Board approved proceeding with the project no matter what, even if the CDD is not reimbursed by any of the entities. Staff will try to obtain reimbursement from the others.

Regarding seeking reimbursement, Mr. Urbancic stated Staff can send a request asking the other entities to pay their fair share, pursuant to the Cost Share Agreement that is in place and, if they do not pay, then the CDD can decide on another course of action. Mr. Urbancic spoke to Bond Counsel and Bond Counsel did not see why the sidewalks would not be a good cost to pay from the Construction Fund, provided the District Engineer is able to confirm that it is part of the project. In general, Bond Counsel does not have an issue with the CDD spending the funds. If the CDD receives reimbursement from the other entities, then the question is where to book the funds received, especially if the Construction Fund has been closed by then. If the CDD receives reimbursement after the Construction Fund closes, Bond Counsel suggested the CDD earmark the funds for another capital project or use it for a partial paydown on the bonds.

Ms. Kempf expressed concern that the CDD might not receive reimbursement and asked what happens then. Mr. Urbancic reiterated his comments about the Cost Share Agreement.

Mr. Kove asked if there were any problems in the past related to enforcing the Cost Share Agreement. Mr. Urbancic stated he is not aware of any problems.

**On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, Bonness Estimate Number 225052025 for Concrete Repairs, in the amount of \$48,613.68, was approved.**

**SECOND ORDER OF BUSINESS****Chairman's Opening Comments**

Mr. Kove referred to Hole #13 and noted concern again about growth and appearance around the lake and if it can be mowed. Mr. Nott stated it will be addressed most likely this week.

Mr. Kove asked about the ground fault circuit interrupters (GFCI) problems. Mr. Nott stated there are occasional trips but not as frequently as in the past.

Mr. Kove noted extension pipes are starting to move up on an angle and asked if they can be evaluated and lowered. Mr. Nott stated that the pipes can be inspected and a broad estimate can be given to make the repairs.

A Board Member asked for the schedule for the 12<sup>th</sup> shoreline where someone killed the littoral plants. Mr. Nott stated suggested giving it a few more weeks; it is on the list.

Mr. DiTommaso referred to a communication from District Management about a blue line down the street, which he thinks stated that it was from Superior. He asked if it was an isolated occurrence. Mr. Nott replied affirmatively and stated rain washed it away.

Mr. Nott noted the excessive amount of grass and weeds along the lake banks and stated that crews are addressing it.

Mr. DiTommaso referred to the low lake levels and drought conditions and asked if there is any worry about the lakes getting too low. It was noted that the lakes are part of the CDD stormwater system and are designed take in stormwater; they are not for aesthetic purposes. There are no major concerns about the lakes becoming too low, unless there is a fountain.

In response to a question about an area that might be starting to erode, Mr. Nott stated those areas will be noted if they start to get bad, such as when it starts coming up the bank or there is a sharp drop off.

Resident Mike Ciberey inquired about lake inspections. It was noted that they are inspected every year.

Mr. Kove asked about the sidewalk lighting project and noted that one light remains on constantly and asked Mr. Willis to notify Florida Power & Light (FPL) again. Reports were received about different sections coming on at different times in Valencia. Mr. Willis stated that he was also notified about those and the lights in Seasons and forwarded the information to FPL.

Mr. Kove asked if LandCare finished cleaning the lamppost poles. Mr. Willis stated no; he will follow up on cleanup of the poles and also where the mature Royal Palm tree was cut down and removed. Regarding the cost for the Royal Palm, Mr. Willis stated it was about \$3,000.

Mr. Kove asked about the plants in front of the second Valencia entrance. Mr. Willis stated that he executed the contract and requested a schedule for the replacements to a plant that requires less care. Mr. Kove voiced his opinion that LandCare is not being responsive in a timely manner. Mr. Willis stated that the contract will be up soon and that can be considered.

Mr. Kove asked if the HOA has any input or complaints about the services LandCare is providing to the HOA. An HOA representative stated that he has not heard any complaints. A Board Member stated that a recent HOA article spoke about LandCare issues.

Mr. Willis discussed the Request for Proposals (RFP) process, process for obtaining bids and awarding the landscape services contract. The contract amount will not require the sealed bid process but it can be used.

Mr. Kove referred to the median lighting project that was completed and asked for the status of the light near the tree that was replaced. Mr. Willis stated that Bentley Electric (Bentley) will install the lighting after LandCare finishes its work in that area. Mr. Kove asked who is addressing the lights in the median that are turned around and not in the correct position. Mr. Willis stated that the CDD did not sign a maintenance agreement with Bentley but he notifies them when something is needed. The CDD can execute a maintenance agreement with Bentley if the Boards wants to do so. Ms. Kempf voiced her opinion that, if LandCare is causing the problem, they should turn the lights back into the proper position. Another Board Member agreed with Ms. Kempf. Mr. Willis stated that lights are not part of the current LandCare maintenance contract so positioning them is not LandCare's responsibility. Debate ensued regarding who should be responsible for repositioning the lights if they are moved. Mr. Willis will make sure the lights are part of the next landscape contract.

Mr. Kove asked about the solar reflector lights on Wicklow Court; half are operational and half do not work. Mr. Willis asked if the Board wants the solar ones replaced, removed or replaced with standard raised pavement markers (rpms). The consensus was to install rpms.

Ms. Kempf asked if the golf maintenance area has a stop sign before entering the street. Mr. Willis replied no. Mr. Kove thought there was previously a stop sign in that location. Mr. Willis stated when the Board decided that the CDD would withdraw from the crosswalk project, it also acknowledged that the CDD has no responsibility for that area as it is now a private road.

Mr. Ciberey questioned why the CDD should be concerned about the pavement reflectors if it is not the CDD's responsibility and asked if they could just be removed. Mr. Willis stated that removal is an option. Mr. Urbancic stated that the CDD should follow what the County Traffic Manual mandates. Mr. Willis stated that the County does not require any; the CDD put them in as a courtesy to the maintenance vehicles crossing the road, but that project was abandoned but the rpms are still in place but not completely working properly. Mr. Urbancic stated if the rpms remain, they should be in working order, but if they are not working correctly, are not required and are no longer needed, then he thinks removal might be appropriate.

Mr. DiTommaso asked if a formal written request was made to the Golf Board or whomever stating that the CDD and residents recommend a stop sign. Mr. Willis stated that is

not the responsibility of the CDD because it is private property of the HOA and golf course. If there is any letter to be sent, it should be from a resident or the HOA or golf course. Mr. Kove recalled that the golf course did not want a stop sign, which is what led to the solar reflectors. Although the CDD abandoned the project and it is the HOA/golf course property, he thinks those entities should be part of the conversation. Regarding whether the Board should vote on this or consult with the HOA/golf course, Mr. Willis stated that this discussion is about a private road that the CDD is no longer involved in and questioned why the Board would want to do anything other than leave the reflectors in place or remove them and let the HOA/golf course do what it wants to do. Mr. Vanderhyden agreed that this no longer involves the CDD.

The consensus was to remove the remaining rpms and have no further involvement.

Mr. DiTommaso questioned if the CDD has an obligation to notify the HOA/golf course. Mr. Willis stated that he will notify Ms. Olsen.

In response to a question about the crosswalk project, Mr. Willis stated that AV-Tech received all the equipment for the upcoming project. The decorative poles are pending. Lykins-SignTek and Paramount are preparing invoices. Once the agreement for the decorative poles is executed, the project will be scheduled with AV-Tech.

Mr. Kove stated that the sidewalk gate installed at the entrance was damaged. An attempt was made by Jessie to repair it but it is still damaged, but he will try again to repair it.

**THIRD ORDER OF BUSINESS****Public Comments (3 minutes per speaker)**

Public comments were heard during the meeting.

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

The Monthly Treatment Report was included for informational purposes.

**FIFTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of April 30, 2025**

- **Construction Fund Sources and Uses Reconciliation**

Mr. Willis reviewed the Unaudited Financial Statements as of April 30, 2025 and the Construction Fund Sources and Uses Reconciliation Report.

Mr. DiTommaso asked about the PowerPoint Project Tracker. Mr. Willis stated that it did not make it into the agenda. He noted that there are two projects.

The financials were accepted.

Mr. Kove asked if a date was set to close the Construction Account. Mr. Willis stated the date has not been set yet, but it should be soon, once the final invoices are received and paid; it might occur in July 2025.

Discussion ensued regarding what happens if the Cost Share Agreement reimbursements are received after the Construction Fund Account is received.

**SIXTH ORDER OF BUSINESS****Approval of May 19, 2025 Regular Meeting Minutes**

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

Line 116 and where necessary: Change “DiTomasso” to “DiTommaso”

Line 135: Change “suggest” to “suggested”

Discussion ensued regarding the bonds, status of the bonds, payment of the bond debt, the Amortization Schedule, ability to prepay bond debt, bond debt being included in the assessment amount on the tax bill, the tax certificate sale process if someone does not pay their property taxes, and assessment revenue collections.

**On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the May 19, 2025 Regular Meeting Minutes, as amended, were approved.**

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Coleman, Yovanovich & Koester, P.A.**

Mr. Urbancic reminded the Board Members to file Form 1 by June 30, 2025.

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

There was no report.

Mr. DiTommaso stated that he communicated with Mr. Zordan and Mr. Willis about a resident question about the speed hump at the top of Wicklow Court and Bonita National Boulevard being within the crosswalk and whether it is compliant with the Americans with Disabilities Act (ADA) regulations. Based on his conversations with Mr. Willis and Mr. Zordan, his understanding is that everything went through the standard procedures with the District

Engineer, the City, permitting, etc., included ADA compliance and was approved as such. He stated that follow-up on this topic was completed and answers were provided. He asked Mr. Zordan to verify that the discussion, exhibits, etc. are correct and the speed hump in the crosswalk is ADA compliant. It was noted that this conversation has occurred numerous times in the past and during construction of the speed hump and everything was done to the exact requirements set. Mr. Willis stated that he reviewed the permit and other documents and the project was approved with the ADA requirements in mind. Mr. Zordan stated that he reviewed the available documents and prior certifications, etc., that it is ADA compliant, but he did not physically verify that it is ADA compliant. The consensus was that the question was answered and there is no need to incur District Engineer fees to further verify.

Discussion ensued regarding the sidewalk project and whether July is a realistic time of completion and close out of the Construction Fund Account, how long the sidewalk project will take and the need to obtain a Right-of-Way (ROW) permit.

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

- **NEXT MEETING DATE: July 21, 2025 at 1:00 PM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the July 21, 2025 meeting.

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

The Project Tracker Report was included for informational purposes.

**EIGHTH ORDER OF BUSINESS****Audience Comments/Supervisors' Requests**

A resident asked for the CDD to send written notification to Ms. Olsen notifying the HOA that the CDD will no longer be involved in the previously discussed rpm project or anything to do with the private road. Mr. Willis stated that he will email Ms. Olsen.

In response to a question about a sewer drain near Building 9 that still has green felt and who is responsible for cleaning or removing it, the thought is that it is the HOA's responsibility. Mr. Willis will verify.

**NINTH ORDER OF BUSINESS****Adjournment**

<b>On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the meeting adjourned at 2:22 p.m.</b>
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BEACH ROAD GOLF ESTATES CDD

  
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Daniel J. Dennis

Secretary/Assistant Secretary

June 16, 2025

  
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Jay K. Lee

Chair/Vice Chair