

**BEACH ROAD
GOLF ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

July 21, 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

July 14, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Beach Road Golf Estates Community Development District

Dear Board Members:

The Board of Supervisors of the Beach Road Golf Estates Community Development District will hold a Regular Meeting on July 21, 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. Update: Superior Waterway Services, Inc. Treatment Report
5. Acceptance of Unaudited Financial Statements as of May 31, 2025
 - Construction Fund Sources and Uses Reconciliation
6. Approval of June 16, 2025 Regular Meeting Minutes
7. 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: August 18, 2025 at 1:00 PM [Adoption of FY2026 Budget]

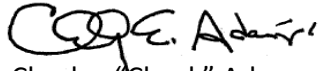
○ QUORUM CHECK

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*
- 8. Audience Comments/Supervisors' Request
- 9. 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, appearing to read "C. Adams".

Chesley "Chuck" Adams
District Manager

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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Beach Road Golf Estates CDD

Lake Treatment Report

Treatment Dates June 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
L1	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L2	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L3	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L4	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L5	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L6	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L7	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L8	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L9	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L10	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L11	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L12	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L13	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L14	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L15	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds



Beach Road Golf Estates CDD

Lake Treatment Report

Treatment Dates June 2025

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
L16	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L17	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L18	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L19	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L20	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L21	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L22	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L23	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
L24	Treated	Torpedograss	Weeds	6/11/25	Treated shoreline grasses and weeds
FWA	Treated	Torpedograss	Weeds	6/11/25 & 6/23/25	Treated shoreline grasses and weeds
FWB	Treated	Torpedograss	Weeds	6/11/25 & 6/23/26	Treated shoreline grasses and weeds
FWC	Treated	Torpedograss	Weeds	6/23/25	Treated shoreline grasses and weeds
WFWA	Treated	Torpedograss	Weeds	6/23/25	Treated shoreline grasses and weeds
WFWB	Treated	Torpedograss	Weeds	6/23/25	Treated shoreline grasses and weeds



Beach Road Golf Estates CDD

Lake Treatment Report

Treatment Dates June 2025

Lake inspection was done on July 3rd, there are few problem areas that need to be addressed

Lake 6 the homeowners side on the south need still need to be treated grasses and weeds are excessive and will be treated the week of July 7th

Lakes 3, 6 and 9 will need follow up treatments both have small section that were missed on the last service

On June 23rd our crew treated all Flow Ways for grasses and weeds, result were good.

Water level are almost to high water make this will help with the broad leaf weeds by preventing them from germinating but also causes the Torpedograss to grow, and makes out treatment not as effective so it will require multiple treatment to keep it under control

With the increase in rain we expect to see some Algae to start, we will monitor all lakes and treat as needed



Beach Road Golf Estates CDD

Lake Treatment Report

Treatment Dates June 2025



Lake 1

Notes/Comments

Recently treated for Torpedograss

Action Needed

Monitor and treat as needed



Lake 2

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 3

Notes/Comments

Moderate
Torpedograss
Weeds

Action Needed

Follow up treatment needed



Beach Road Golf Estates CDD

Lake Treatment Report

Treatment Dates June 2025



Lake 4

Notes/Comments

Recently treated for Torpedograss

Action Needed

Monitor and treat as needed

Lake 5

Notes/Comments

Recently treated for Torpedograss

Action Needed

Monitor and treat as needed

Picture was not usable blurry due to rain



Lake 6

Notes/Comments

Moderate
Weeds

Action Needed

Follow up treatment needed



Beach Road Golf Estates CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **7**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **8**

Notes/Comments

Recently treated for grasses/weeds

Action Needed

Monitor and treat as needed



Lake **8**

Notes/Comments

Moderate
Grasses/Weeds

Action Needed

Follow up treatment needed



Beach Road Golf Estates CDD

Lake Treatment Report

Treatment Dates June 2025



Lake 10

Notes/Comments

Recently treated for Torpedograss

Action Needed

Monitor and treat as needed

Lake 11

Notes/Comments

Recently treated for Torpedograss

Action Needed

Monitor and treat as needed

Picture was not usable blurry due to rain

Lake 12

Notes/Comments

Recently treated for Torpedograss

Action Needed

Monitor and treat as needed

Picture was not usable blurry due to rain



Beach Road Golf Estates CDD

Lake Treatment Report

Treatment Dates June 2025



Lake 13

Notes/Comments

Recently treated for weeds

Action Needed

Monitor and treat as needed



Lake 14

Notes/Comments

Recently treated for Torpedograss

Action Needed

Monitor and treat as needed



Lake 15

Notes/Comments

Recently treated for Torpedograss

Action Needed

Monitor and treat as needed



Beach Road Golf Estates CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **16 North**

Notes/Comments

Recently treated for Torpedograss

Action Needed

Monitor and treat as needed



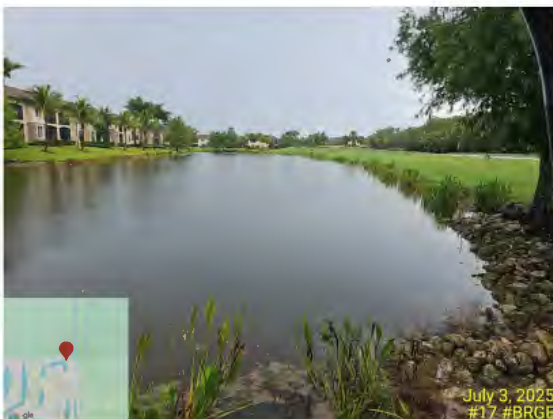
Lake **16 South**

Notes/Comments

Excessive
Grasses/Weeds

Action Needed

Will be treated with the next week



Lake **17**

Notes/Comments

Recently treated for grasses/weeds

Action Needed

Monitor and treat as needed



Beach Road Golf Estates CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **18**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **19**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **20**

Notes/Comments

Recently treated for grasses/weeds

Action Needed

Monitor and treat as needed



Beach Road Golf Estates CDD

Lake Treatment Report

Treatment Dates June 2025



Lake 21

Notes/Comments

Recently treated for Torpedograss

Action Needed

Follow up treatment needed



Lake 22

Notes/Comments

Recently treated for Torpedograss

Action Needed

Follow up treatment needed



Lake 23

Notes/Comments

Recently treated for Torpedograss

Action Needed

Monitor and treat as needed



Beach Road Golf Estates CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **24**

Notes/Comments

Recently treated for Torpedograss

Action Needed

Monitor and treat as needed



Lake **FWA**

Notes/Comments

Recently treated for Torpedograss

Action Needed

Monitor and treat as needed



Lake **FWB**

Notes/Comments

Recently treated for Torpedograss

Action Needed

Monitor and treat as needed



Beach Road Golf Estates CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **FWC**

Notes/Comments

Recently treated for Torpedograss

Action Needed

Monitor and treat as needed



Lake **Western FWA**

Notes/Comments

Recently treated for grasses/weeds

Action Needed

Monitor and treat as needed



Lake **Western FWB**

Notes/Comments

Recently treated for Torpedograss

Action Needed

Monitor and treat as needed

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2025**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BALANCE SHEET
MAY 31, 2025**

	General Fund	Debt Service Fund Series 2015	Capital Projects Fund Series 2015	Total Governmental Funds
ASSETS				
Cash	\$ 156,409	\$ -	\$ -	\$ 156,409
Undeposited funds	5,549	-	-	5,549
Revenue	-	1,668,084	-	1,668,084
Reserve	-	1,004,569	-	1,004,569
Sinking	-	90	-	90
Interest	-	76	-	76
Prepayment	-	51,735	-	51,735
Construction	-	-	219,864	219,864
Due from other	26,562	-	-	26,562
Due from general fund	-	10,639	-	10,639
Due from capital projects fund	14,504	-	-	14,504
Due from other governments	928	-	-	928
Utility deposit	782	-	-	782
Total assets	<u>\$ 204,734</u>	<u>\$ 2,735,193</u>	<u>\$ 219,864</u>	<u>\$ 3,159,791</u>
LIABILITIES				
Liabilities				
Developer advance	\$ 1,983	\$ -	\$ -	\$ 1,983
Accrued taxes payable	306	-	-	306
Due to general fund	-	-	14,504	14,504
Due to debt service	10,639	-	-	10,639
Total liabilities	<u>12,928</u>	<u>-</u>	<u>14,504</u>	<u>27,432</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	27,490	-	-	27,490
Total deferred inflows of resources	<u>27,490</u>	<u>-</u>	<u>-</u>	<u>27,490</u>
FUND BALANCES				
Restricted for:				
Debt service	-	2,735,193	-	2,735,193
Capital projects	-	-	205,360	205,360
Assigned				
Lake bank erosion repair	150,000	-	-	150,000
Unassigned	14,316	-	-	14,316
Total fund balances	<u>164,316</u>	<u>2,735,193</u>	<u>205,360</u>	<u>3,104,869</u>
Total liabilities and fund balances	<u>\$ 204,734</u>	<u>\$ 2,735,193</u>	<u>\$ 219,864</u>	<u>\$ 3,159,791</u>

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 1,631	\$ 306,280	304,891	100%
Intergovernmental: shared costs revenue	8,323	18,870	68,040	28%
Interest	2	29	-	N/A
Total revenues	<u>9,956</u>	<u>325,179</u>	<u>372,931</u>	87%
EXPENDITURES				
Supervisors	1,077	8,397	10,334	81%
Management/recording	3,333	26,667	40,000	67%
Financial accounting services	1,292	10,333	15,500	67%
Audit	-	4,500	4,500	100%
Dissemination agent	417	3,333	5,000	67%
Arbitrage rebate	-	500	500	100%
Trustee fees	-	9,191	10,850	85%
Legal	750	8,091	10,000	81%
Engineering	1,777	13,788	5,000	276%
Postage	146	1,180	750	157%
Printing & reproduction	83	667	1,000	67%
Legal advertising	-	-	1,000	0%
Annual district filing fee	-	175	175	100%
Insurance	-	7,337	7,100	103%
Other current charges	184	1,799	650	277%
ADA website maintenance	210	420	210	200%
Website	-	705	705	100%
Total professional & admin	<u>9,269</u>	<u>97,083</u>	<u>113,274</u>	86%
Operations				
Shared costs maintenance/monitoring	6,188	64,645	126,000	51%
On-site other contractual services	<u>8,307</u>	<u>66,955</u>	<u>116,000</u>	58%
Total operations	<u>14,495</u>	<u>131,600</u>	<u>242,000</u>	54%
Other fees and charges				
Property appraiser	-	1,459	1,459	100%
Tax collector	-	2,685	2,189	123%
Total other fees and charges	<u>-</u>	<u>4,144</u>	<u>3,648</u>	114%
Total expenditures	<u>23,764</u>	<u>232,827</u>	<u>358,922</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	(13,808)	92,352	14,009	
Fund balance - beginning	178,124	71,964	111,917	
Assigned				
Lake bank erosion repair ¹	150,000	150,000	150,000	
Unassigned	<u>14,316</u>	<u>14,316</u>	<u>(24,074)</u>	
Fund balance - ending	<u>\$ 164,316</u>	<u>\$ 164,316</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 MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 10,639	\$ 1,980,795	\$ 1,993,150	99%
Interest	11,428	75,194	-	N/A
Total revenues	<u>22,067</u>	<u>2,055,989</u>	<u>1,993,150</u>	103%
EXPENDITURES				
Principal	-	670,000	670,000	100%
Interest	648,368	1,310,135	1,308,900	100%
Total expenditures	<u>648,368</u>	<u>1,980,135</u>	<u>1,978,900</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(626,301)	75,854	14,250	
OTHER FINANCING SOURCES/(USES)				
Transfers out		(22,772)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(22,772)</u>	<u>-</u>	N/A
Net change in fund balances	(626,301)	53,082	14,250	
Fund balance - beginning	3,361,494	2,682,111	2,604,257	
Fund balance - ending	<u>\$ 2,735,193</u>	<u>\$ 2,735,193</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 MAY 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 773	\$ 10,032
Total revenues	<u>773</u>	<u>10,032</u>
EXPENDITURES		
Capital outlay	-	152,240
Total expenditures	<u>-</u>	<u>152,240</u>
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	22,772
Total other financing sources/(uses)	<u>-</u>	<u>22,772</u>
Net increase/(decrease), fund balance	773	(119,436)
Beginning fund balance	204,587	324,796
Ending fund balance	<u>\$ 205,360</u>	<u>\$ 205,360</u>

Beach Road Golf Estates
Construction Fund Sources and Uses Reconciliation
Updated 5/19/25

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 Cancellation)		\$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
<u>MONTH TOTAL:</u>	<u>\$200,486.98</u>

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
<u>MONTH TOTAL:</u>	<u>\$56,494.00</u>

October 2023 Requisitions

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

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
<u>MONTH TOTAL:</u>	<u>\$102,959.00</u>

March 2024 Requisitions

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

July 2024 Requisitions

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

October 2024 Requisitions

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

January 2025 Requisitions

Req. 88 - FLGIS Drain Repair Layers	\$1,440.00
<u>MONTH TOTAL:</u>	<u>\$1,440.00</u>

February 2025 Requisitions

Req. 89 - Paramount Paving Stop Signs	\$7,400.00
<u>MONTH TOTAL:</u>	<u>\$7,400.00</u>

March 2025 Requisitions

Req. 90 - BBRD Landscape Lighting	\$143,400.00
<u>MONTH TOTAL:</u>	<u>\$143,400.00</u>

TOTAL **\$840,064.80**

REQUISITION #87 INCORRECTLY ASSIGNED & DELETED, NOW INVALID

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 2023)	2,500
Solar Pedestrian Crosswalk Cavan	41,980
Bonness Sidewalk Repairs	48,614
FL GIS Remaining Balance	12,560

Planned Uses \$128,153.68

Total Expenses \$968,218.48

* REMAINING BALANCE

*Variance	\$18,105.09
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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 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 12th shoreline where someone killed the littoral plants. Mr. Nott stated suggested giving it a few more weeks; it is on the list.

A Board Member 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.

A Board Member 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.

<p>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.</p>

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

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

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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 5/19/2025

TASK	STATUS	AS OF DATE	% COMPLETE	NOTES
Cavan Pedestrian & Golf Cart Crosswalk	In Progress	4/21/2025	0%	Approved by BOS NTE \$40,000.00
	In Progress	4/4/2025	10%	Field Meeting with Chair, AV Tech, JEI & WHA
	In Progress	4/29/2025	25%	Teams Meeting to finalize JEI diagram, attended by JEI & AV Tech
	In Progress	5/6/2025	25%	Placed on 5/19/2025 agenda for Board consideration
	In Progress	5/19/2025	50%	Board approved AV Tech NTE amount \$41,980.00
	In Progress	6/14/2025	50%	Received proposals for decorative posts
	In Progress	6/26/2025	50%	Poles proof approved and placed on order, AV Tech has received the crosswalk package and is ready for install
Bonita Beach Rd Sidewalk Repairs	In Progress	3/17/2025	0%	JEI Report Presented to Board, total cost approximately \$50,000.00
	In Progress	3/17/2025	10%	Board Instructed Staff to execute using shared cost after sending email to CDD stakeholders
	In Progress	4/21/2025	25%	District Manager advised Board about impacts related to shared cost and a potential delay in the project. Board instructed Staff to prioritize repairs for using the construction fund.
	In Progress	5/12/2025	25%	Prioritized repairs placed on the 5/19/2025 for Board consideration

To-Do List

TASK	STATUS	AS OF DATE	% COMPLETE	NOTES
	In Progress	5/19/2025	<div></div>	50% Board approved full repairs for cost NTE \$48,613.68
	In Progress	5/27/2025	<div></div>	50% Contract sent to JEI & Bonness for execution
	In Progress	7/10/2025	<div></div>	50% Contract returned with requested changes
	In Progress	7/14/2025	<div></div>	50% Changes approved by District Counsel's Office, contract resent to JEI & Bonness