

**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 October 20, 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.

Present:

| | |
|---------------------|---------------------|
| Daniel DiTommaso | Vice Chair |
| Joseph Grillo | Assistant Secretary |
| Timothy Vanderhyden | Assistant Secretary |
| Denise Kempf | Assistant Secretary |

Also present:

| | |
|--------------------------------|---|
| Chuck Adams | District Manager |
| Shane Willis | Operations Manager |
| Greg Urbancic (via phone/zoom) | District Counsel |
| Mark Zordan | District Engineer |
| JP Shepherd | Bonita National Golf & Country Club |
| Shelley Olsen | HOA Community Association Manager (CAM) |

Residents present: (in person or via phone/zoom)

| | | | |
|-----------------|-------------|--------------|--------------|
| Jeff Cutler | Yuri Jasper | Ralph Tayman | Harvey _____ |
| Mike Ciberey | Walt Fach | Kathy Nagle | |
| Other Residents | | | |

The names of all attendees, residents and/or members of the public might not appear in the 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 a 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.

Supervisors Grillo, DiTommaso, Vanderhyden and Kempf were present. Supervisor Kove was not present.

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

Mr. DiTommaso welcomed the attendees and, on Mr. Kove's behalf, asked for updates on the following:

- Regarding adjusting the lumens on Bonita Beach Road, Mr. Willis stated he and Mr. Adams will follow up with Florida Power & Light (FPL) as to the request for the Work Order Number and coordinate with the HOA to implement a process whereby the roving patrol can provide the CDD with the pole numbers for the poles that are not functioning properly and then provide that information to FPL. Residents can report issues to FPL directly by providing the pole number and calling the phone number posted on the light pole.
- Regarding whether the color differences on the road due to the roadway work near the golf maintenance area can be improved, Mr. Willis expects the patching to blend in over time.
- Regarding the status of the crosswalk project at Cavan Court, Mr. Willis stated that A-Tech arrived on site to install the final equipment. He and Mr. Zordan inspected the area and deemed that what was installed was in the correct position. He expects the technician to install the raised pavement markings (RPMs) this week; the lights are not adjustable. He will email an update to Ms. Olsen to share with residents.
- Regarding the termination letter to LandCare, Mr. Willis stated the termination letter was sent on September 19, 2025 and an email notification of the termination and of awarding the CDD contract to GulfScapes, effective October 15, 2025 was also sent.
- Regarding the HOA's ability to change the lumens of the newly installed lights in the median to be consistent with the CDD's lights, Ms. Olsen stated she will check with the Facilities Director about the feasibility.

It was noted that the Long-Range Plan and ensuring all expenditures are applied in order to determine when to close the Construction Fund, will be discussed during the agenda item.

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

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

No members of the public spoke.

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

In Mr. Nott's absence, and having toured the lakes before the meeting, Mr. Willis, stated that, overall, the lakes look great. They cannot proceed with one project until the water levels recede and, once completed, they will close the Limited Development Order (LDO).

Discussion ensued regarding removing the thalia at Hole 13 and replacing it with other vegetation.

Mr. Grillo thanked Mr. DiTomnaso for understanding the need and for the suggestion to take the proper course of action.

FIFTH ORDER OF BUSINESS**Update: Long-Range Infrastructure Plan Summary [Multi-Year Planning 2025-2030]**

Mr. Willis stated he will incorporate recent edits from Mr. Adams into the Long-Range Infrastructure Plan Summary, in addition to any that might arise today or that Board Members submit after the meeting.

Discussion ensued regarding what other projects to incorporate into the Long-Range Infrastructure Plan, such as dredging the retention pond, and a suggestion to implement a process whereby the golf course can report to the CDD about the lake conditions observed while retrieving golf balls.

Mr. Adams stated that the CDD does not meet the criteria that requires dredging the lakes. He discussed the ability to de-muck the lakes, which is costly, or initiate a water quality testing program.

Certain Board Members proposed adding roadway milling and asphalt repair to the Long-Range Plan, as a place holder for Year 2035 or 2040, and revising the Plan to add Funding Source

and Funding Source Options categories. Mr. Adams proposed obtaining proposals for use in preparing a financial strategy.

Discussion ensued regarding a suggestion to formally ask the City of Bonita Springs to take over maintenance responsibility for Bonita Beach Road, appointing a liaison in addition to District Counsel meeting with the City Manager, contacting the Village Walk CDD to determine interest in collaborating on conveying the Bonita Beach Road to the City, revising the current Cost Share Agreement, and determining the order for sending the CDD letter to the City before Mr. Vanderhyden emails Jim Fitzpatrick, the local representative on the City Council to determine interest in collaborating with the CDD on turning the road over to the city.

Mr. Willis will email the Shared Cost Agreement and Amended Agreement with Village Walk to the Board. Mr. Willis did not consider the repairs to be an emergency.

Mr. Willis asked for public comments.

Resident Mike Ciberey asked about the feasibility of creating a capital reserve category for long-term replacement of Bonita Beach Road if the CDD is unsuccessful in turning over Bonita Beach Road to the City and if the CDD can continue maintaining the landscaping in the median and sidewalks if the turnover is successful. Mr. Adams replied affirmatively to all questions.

Resident Jeff Cutler asked for the name of the other CDD. Mr. Adams stated Season's has the East Bonita Beach Road CDD and this also involves the Bonita Landing CDD; Valencia has an HOA.

Resident Yuri Jasper asked how long the CDD is required to maintain in front of Village Walk and how much it costs. Mr. Adams stated in perpetuity, unless it is conveyed to another governmental entity; the CDD spends about \$5,000 to \$10,000 a year maintaining it.

On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with all in favor, authorizing Staff to send a letter to the Bonita Springs City Manager requesting a meeting with the City Manager to pursue turnover of Bonita Beach Road to the City of Bonita Springs and designating the Chair or Vice Chair as liaison to meet with the City Manager/City Staff, was approved.

SIXTH ORDER OF BUSINESS

Discussion: JEI Report [Pothole Identification]

- **Consideration of Bonness Proposal for Asphalt Repairs**

This item was tabled.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of August 31, 2025**

- **Construction Fund Sources and Uses Reconciliation**

Mr. Willis proposed, and the Board consensus was to transfer the FL GIS remaining balance of \$12,560 to the Variance Remaining balance.

Discussion ensued regarding waiting until the next meeting to close the Construction Fund, ensuring all outstanding projects are paid and requisitions reconciled, and the requirement to transfer any balances in the Construction Fund towards reducing bond debit.

The financials were accepted.

EIGHTH ORDER OF BUSINESS**Approval of September 15, 2025 Regular Meeting Minutes**

Mr. Willis presented the September 15, 2025 Regular Meeting Minutes.

The following changes were made:

Line 103: Change “sewage” to “drainage outlet”

Line 149: Change “three years” to “one-year contract with two one-year annual renewals”

On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with all in favor, the September 15, 2025 Regular Meeting Minutes, as amended, were approved.

Regarding posting the resident assessment letters on the website, Mr. Willis stated he submitted the request and will follow up with the webmaster.

NINTH ORDER OF BUSINESS**Staff Reports**

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

There was no report.

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

- **Sidewalk Project Update**

Mr. Zordan stated the Bonness invoice and requisition on the sidewalk repair project were submitted to Mr. Willis for payment. He commended Bonness' work.

- **Status of Golf Cart and Pedestrian Crossing Caution Lights on Bonita National Blvd.**

This item was discussed during the Second Order of Business.

- **Town Inspector's Requirements for Banks Engineering 2022 Open Permit**

Mr. Zordan stated the Lake Bank Restoration project will commence once water levels recede; once completed, they will close out the LDO. Regarding requiring homeowners to connect their gutters, Mr. Willis will send the downspout diagram to Ms. Olsen for the HOA to consider it a requirement of homeowners.

Discussion ensued regarding the protocol to make sure other communities are aware of the shared cost expenses before proceeding with a project and future consideration of creating a Shared-Cost Committee.

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

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

All Supervisors confirmed their attendance at the November 17, 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

Resident Ralph Tayman asked if the sidewalks were repaired 4" or 6" below grade. Mr. Zordan stated 6".

There were no Supervisors' requests.

ELEVENTH ORDER OF BUSINESS

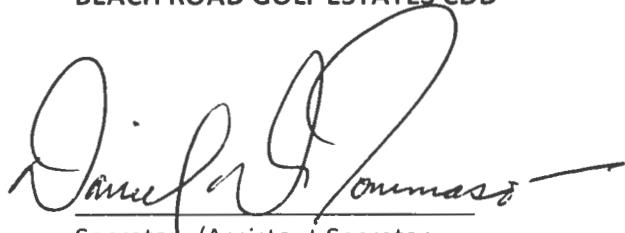
Adjournment

On MOTION by Mr. Grillo and seconded by Mr. Vanderhyden, with all in favor, the meeting adjourned at 2:43 p.m.

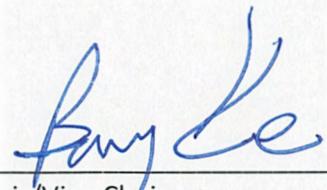
[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

BEACH ROAD GOLF ESTATES CDD

October 20, 2025


Daniel J. Donnass

Secretary/Assistant Secretary


Tony Lee

Chair/Vice Chair