

**BEACH ROAD
GOLF ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

**November 17, 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

<https://beachroadgolfestatescdd.net/>

November 10, 2025

Board of Supervisors
Beach Road Golf Estates Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Beach Road Golf Estates Community Development District will hold a Regular Meeting on November 17, 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/96342228042>, Meeting ID: **963 4222 8042** or telephonically at **1-305-224-1968**, Meeting ID: **963 4222 8042**. 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. Update: Long-Range Infrastructure Plan Summary [Multi-Year Planning 2025-2030]
6. Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
7. Consideration of Resolution 2026-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of September 30, 2025
 - Construction Fund Sources and Uses Reconciliation
9. Approval of October 20, 2025 Regular Meeting Minutes

10. 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: December 15, 2025 at 1:00 PM

○ QUORUM CHECK

SEAT 1	JOSEPH GRILLO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	BARY KOVE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	DANIEL DiTOMMASO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	DENISE KEMPF	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	TIMOTHY VANDERHYDEN	☐ IN PERSON	☐ PHONE	☐ NO

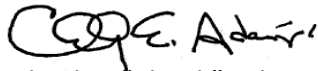
D. Field Operations: *Wrathell, Hunt & Associates, LLC*

11. Audience Comments/Supervisors' Request

12. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

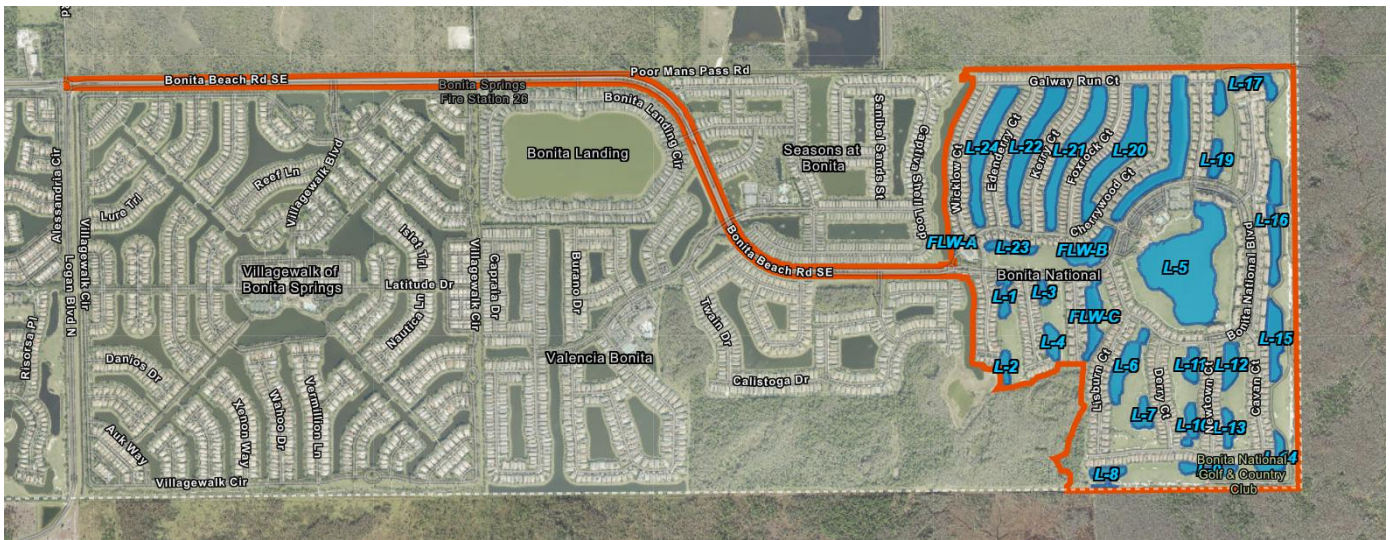
Sincerely,



Chesley "Chuck" Adams
District Manager

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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Beach Road Golf Estates (BRGE) Community Development District Long-Range Infrastructure Plan Summary Multi-Year Planning 2025-2030

Overview

The Community Development District, CDD, is a governmental entity created to serve the long-term specific needs of its community. Created pursuant to Chapter 190 of the Florida Statutes, a CDD's main powers are to plan, finance, construct, operate and maintain community-wide infrastructure and provide other services specifically for the benefit of its residents.

The CDD provides residents with highly maintained infrastructure, and when a component of the infrastructure systems needs to be replaced, the CDD either finances the project(s) over several years or fund(s) the project(s) within the annual tax assessment.

The cost to operate a CDD is borne by those who benefit from its services. Property owners in the CDD are subject to a non-ad valorem assessment, which appears on their annual property tax bill from the county tax collector and may consist of two parts - an annual assessment for operations and maintenance, which can fluctuate up and down from year-to-year based on the budget adopted for that fiscal year and an annual capital or debt service assessment to repay financing on community infrastructure and facilities. Because BRGE CDD is a governmental unit they cannot reserve for infrastructure projects and need to either finance or assess as projects come up.

Over the last five years, BRGE CDD has completed over thirty (30) infrastructure improvement projects and has relied primarily on the developer's construction fund to finance them. These projects included the following:

- Stormwater Aeration System Upgrade – February 2023 - **\$149,488.11**
- Speed Hump Installation – February 2023 **\$64,101.12**
- Foxrock & Wicklow Drain Repairs – May 2023 **\$79,810.00**
- Bonita Beach Road Stormwater Repairs & Cleaning – January 2024 **\$115,467.00**
- Bonita National Road Striping – October 2024 - **\$37,895.80**
- Bonita Beach Road Landscape Lighting – March 2025 - **\$143,000.00**
- Cavan Crosswalk – July 2025 - **\$41,980.00**
- Bonita Beach Road Sidewalk Repairs – July 2025 - **\$48,613.68**

Purpose and Funding of the Long-Range Plan

As the community begins to age and the construction fund is depleted and closed, it is critical to continue our review and evaluation of the long-range needs of the District's infrastructure.

This Long-Range Plan identifies projects for the next five years that are critical to maintaining the infrastructure of the District. Additional projects may become necessary and they will be reviewed and evaluated for BOS approval. All projects will be reviewed and approved for on a fiscal year by year basis. The CDD's responsibilities include storm water management, streets, sidewalks, lake and wetland management, and other miscellaneous items.

This plan is a guide intended for planning purposes only. Funding for projects will be evaluated and may be accelerated or delayed based upon available funding and BOS approval. If there are significant changes involving scope, cost, and/or schedule to a specific project, the Beach Road Golf Estates Board of Supervisors will re-evaluate that project as necessary.

All projects **require approval** in a publicly held meeting by the Beach Road Golf Estates Community Development District Board of Supervisors. The "Estimated Costs" listed for each of these projects are projected estimates based on recent costs experienced on similar projects in other communities.

Long-Range Projects by Priority

Priority 1

Project: Bonita Beach Road Milling & Asphaltting

Funding Year: 25-27, executed in FY 2028

Priority 2

Project: Storm Water System Repairs & Cleaning

Funding Year: 26-28, executed in FY 2029

Priority 3

Project: Sidewalk Repairs

Funding Year: 27-29, executed in FY 2030

Priority 4

Project: Aeration Repairs/Replacements

Funding Year: 26-29, executed in FY 2030

Priority 5

Project: Lake Bank Restoration

Funding Year: 26-31, executed FY 2031

Priority 1. BONITA BEACH ROAD MILLING AND ASPHALT

Estimated Cost: \$150,000.00 per lane mile

Description:

Bonita Beach Road is approximately 2.5 miles long (10 lane miles) and has begun to show signs of fatigue and failure in some areas due to heavy vehicles and a high daily volume traffic flow. Over the past 3 years the District has made multiple “pot hole” repairs costing in excess of ten thousand (\$10,000.00) dollars.

Based on resident feedback the District Engineer reviewed an area in front of Village Walk just over .5 miles long (approximately 3,300ft) that could require milling & asphaltting in the near future. Staff provided approximate cost \$150,000.00 (1 lane mile).

BOS Discussion: Conduct repairs as they arise or plan for a larger project financed through a loan or bond issuance?

Priority 2. STORMWATER SYSTEM REPAIRS & CLEANING

Estimated Cost: FY 29/30 - \$110,000.00

Description:

The District operates and manages a total of 30,825 linear feet of stormwater pipes and structures along Bonita Beach Road outside the gate of Bonita National & the internal streets of Bonita National.

Over the last five years the District has repaired and cleaned the District’s stormwater system at a cost of \$102,959.10.

BOS Discussion: Budget over the next five years with the expectation of having the same costs as in the past or expect price increases/decreases?

Priority 3. SIDEWALK REPAIRS

Estimated Cost: FY 30/31 - \$50,000.00

Description:

The District operates and manages a total of 2.5 miles of sidewalks along Bonita Beach Road.

The District repaired 2,600ft (approximately .5 miles) at a cost of \$48,613.68 in 2025.

BOS Discussion: Budget over the next five years with the expectation of having the same costs as in the past or expect price increases/decreases?

Priority 4. AERATION REPAIRS/REPLACEMENT

Estimated Cost: FY 29/30 - \$150,000.00

Description:

The District operates and manages a total of 25 aeration cabinets, 89 aeration diffusers, 38 aeration compressors, & 32,425 linear feet of tubing.

The District upgraded the aeration system in 2023 at a cost of \$149,488.11. These assets have the following life spans:

- compressors – 7 years
- cabinets – 10 years
- diffusers – 3 years.

BOS Discussion: Budget over the next ten years with the expectation of having the same costs as in the past or expect price increases/decreases?

Priority 5. LAKE BANK RESTORATION

Estimated Cost: FY 29/30 - \$110,000.00

Description:

The District operates and manages a total of 61,244 linear feet of stormwater lake banks within the District's stormwater system.

Mitigating and repairing erosion is part of managing stormwater systems and is an ongoing concern, current price points range from \$60.00 per linear foot to \$300.00 per linear foot depending on the repair method.

BOS Discussion: Determine the annual budget number with the expectation of conducting lake bank restoration (LBR) in 2030.

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FOR THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Beach Road Golf Estates Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of Beach Road Golf Estates Community Development District ("Board") seeks to implement section 190.006(3), Florida Statutes, and to instruct the Lee County Supervisor of Elections ("Supervisor") to conduct the District's general election ("General Election").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Daniel DiTommaso, Seat 4, currently held by Denise Kempf, and Seat 5, currently held by Timothy Vanderhyden, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 17TH DAY OF NOVEMBER, 2025.

ATTEST:

**BEACH ROAD GOLF ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Beach Road Golf Estates Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, Third Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District, as defined in Section 190.003, Florida Statutes. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Beach Road Golf Estates Community Development District has three (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

District Manager
Beach Road Golf Estates Community Development District

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT
DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL
BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024,
AND ENDING SEPTEMBER 30, 2025; AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, on August 19, 2024, pursuant to Resolution 2024-06, the Board of Supervisors (hereinafter referred to as the “Board”) of the Beach Road Golf Estates Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2024/2025; and

WHEREAS, the Board desires to amend the previously adopted Fiscal Year 2024/2025 budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE BEACH ROAD GOLF ESTATES COMMUNITY
DEVELOPMENT DISTRICT:**

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2025 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 17TH day of November, 2025.

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025**

	FY 2025 Actual	FY 2025 Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2025 Amended Budget
REVENUES					
Assessment levy: on-roll	\$ 309,010	304,891	(4,119)	4,119	309,010
Intergovernmental: shared costs revenue	29,289	68,040	38,751	(38,751)	29,289
Interest	32	-	(32)	32	32
Total revenues	338,331	372,931	34,600	(34,600)	338,331
EXPENDITURES					
Supervisors	12,703	10,334	(2,369)	2,369	12,703
Management/recording	40,128	40,000	(128)	128	40,128
Financial accounting services	15,500	15,500	-	-	15,500
Audit	4,500	4,500	-	-	4,500
Dissemination agent	5,000	5,000	-	-	5,000
Arbitrage rebate	500	500	-	-	500
Trustee fees	9,191	10,850	1,659	(1,659)	9,191
Legal	13,619	10,000	(3,619)	3,619	13,619
Engineering	30,327	5,000	(25,327)	25,327	30,327
Postage	1,684	750	(934)	934	1,684
Printing & reproduction	1,000	1,000	-	-	1,000
Legal advertising	-	1,000	1,000	(1,000)	-
Annual district filing fee	175	175	-	-	175
Insurance	7,337	7,100	(237)	237	7,337
Other current charges	2,525	650	(1,875)	11,875	12,525
ADA website maintenance	210	210	-	-	210
Website	705	705	-	-	705
Total professional & admin	145,104	113,274	(31,830)	41,830	155,104
Operations					
Shared costs maintenance/monitoring	121,500	126,000	4,500	(4,500)	121,500
On-site other contractual services	111,073	116,000	4,927	(4,927)	111,073
Total operations	232,573	242,000	9,427	(9,427)	232,573
Other fees and charges					
Property appraiser	1,459	1,459	-	-	1,459

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025**

	FY 2025 Actual	FY 2025 Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2025 Amended Budget
Tax collector	2,106	2,189	83	(83)	2,106
Total other fees and charges	3,565	3,648	83	(83)	3,565
Total expenditures	381,242	358,922	(22,320)	32,320	391,242
Excess/(deficiency) of revenues over/(under) expenditures	(42,911)	14,009	56,920	(66,920)	(52,911)
Fund balance - beginning	71,964	111,917	39,953	(39,953)	71,964
Assigned					
Lake bank erosion repair ¹	150,000	150,000	-	-	150,000
Unassigned	(120,947)	(24,074)	96,873	(96,873)	(120,947)
Fund balance - ending	\$ 29,053	\$ 125,926	\$ 96,873	\$ (106,873)	\$ 19,053

¹Intended to fund long term lake bank erosion repairs in District owned ponds.

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BALANCE SHEET
SEPTEMBER 30, 2025**

	General Fund	Debt Service Fund Series 2015	Capital Projects Fund Series 2015	Total Governmental Funds
ASSETS				
Cash	\$ 19,785	\$ -	\$ -	\$ 19,785
Revenue	-	1,716,106	-	1,716,106
Reserve	-	997,500	-	997,500
Sinking	-	93	-	93
Interest	-	77	-	77
Prepayment	-	52,465	-	52,465
Construction	-	-	244,223	244,223
Due from other	48,133	-	-	48,133
Due from capital projects fund	14,504	-	-	14,504
Due from other governments	10,851	-	-	10,851
Assessments receivable	1,198	-	-	1,198
Utility deposit	782	4,046	-	4,828
Prepaid expense	7,777	-	-	7,777
Total assets	<u>\$ 103,030</u>	<u>\$ 2,770,287</u>	<u>\$ 244,223</u>	<u>\$ 3,117,540</u>
LIABILITIES				
Liabilities				
Accounts payable	\$ 19,165	\$ -	\$ -	\$ 19,165
Developer advance	1,983	-	-	1,983
Accrued taxes payable	459	-	-	459
Due to general fund	-	-	14,504	14,504
Total liabilities	<u>21,607</u>	<u>-</u>	<u>14,504</u>	<u>36,111</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	52,368	-	-	52,368
Total deferred inflows of resources	<u>52,368</u>	<u>-</u>	<u>-</u>	<u>52,368</u>
FUND BALANCES				
Restricted for:				
Debt service	-	2,770,287	-	2,770,287
Capital projects	-	-	229,719	229,719
Assigned				
Lake bank erosion repair	150,000	-	-	150,000
Unassigned	(120,945)	-	-	(120,945)
Total fund balances	<u>29,055</u>	<u>2,770,287</u>	<u>229,719</u>	<u>3,029,061</u>
Total liabilities and fund balances	<u>\$ 103,030</u>	<u>\$ 2,770,287</u>	<u>\$ 244,223</u>	<u>\$ 3,117,540</u>

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 620	\$ 309,010	304,891	101%
Intergovernmental: shared costs revenue	6,615	29,289	68,040	43%
Interest	1	32	-	N/A
Total revenues	<u>7,236</u>	<u>338,331</u>	<u>372,931</u>	91%
EXPENDITURES				
Supervisors	1,077	12,703	10,334	123%
Management/recording	3,333	40,128	40,000	100%
Financial accounting services	1,293	15,500	15,500	100%
Audit	-	4,500	4,500	100%
Dissemination agent	417	5,000	5,000	100%
Arbitrage rebate	-	500	500	100%
Trustee fees	-	9,191	10,850	85%
Legal	3,671	13,619	10,000	136%
Engineering	12,385	30,327	5,000	607%
Postage	165	1,684	750	225%
Printing & reproduction	83	1,000	1,000	100%
Legal advertising	-	-	1,000	0%
Annual district filing fee	-	175	175	100%
Insurance	-	7,337	7,100	103%
Other current charges	182	2,523	650	388%
ADA website maintenance	-	210	210	100%
Website	-	705	705	100%
Total professional & admin	<u>22,606</u>	<u>145,102</u>	<u>113,274</u>	128%
Operations				
Shared costs maintenance/monitoring	31,967	121,500	126,000	96%
On-site other contractual services	<u>16,013</u>	<u>111,073</u>	<u>116,000</u>	96%
Total operations	<u>47,980</u>	<u>232,573</u>	<u>242,000</u>	96%
Other fees and charges				
Property appraiser	-	1,459	1,459	100%
Tax collector	<u>(579)</u>	<u>2,106</u>	<u>2,189</u>	96%
Total other fees and charges	<u>(579)</u>	<u>3,565</u>	<u>3,648</u>	98%
Total expenditures	<u>70,007</u>	<u>381,240</u>	<u>358,922</u>	106%
Excess/(deficiency) of revenues over/(under) expenditures	(62,771)	(42,909)	14,009	
Fund balance - beginning	91,826	71,964	111,917	
Assigned				
Lake bank erosion repair ¹	150,000	150,000	150,000	
Unassigned	<u>(120,945)</u>	<u>(120,945)</u>	<u>(24,074)</u>	
Fund balance - ending	<u>\$ 29,055</u>	<u>\$ 29,055</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 SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 4,045	\$ 1,998,606	\$ 1,993,150	100%
Interest	9,836	113,731	-	N/A
Total revenues	<u>13,881</u>	<u>2,112,337</u>	<u>1,993,150</u>	106%
EXPENDITURES				
Principal	-	670,000	670,000	100%
Interest	-	1,310,135	1,308,900	100%
Total expenditures	<u>-</u>	<u>1,980,135</u>	<u>1,978,900</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	13,881	132,202	14,250	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(21,254)	(44,026)	-	N/A
Total other financing sources/(uses)	<u>(21,254)</u>	<u>(44,026)</u>	<u>-</u>	N/A
Net change in fund balances	(7,373)	88,176	14,250	
Fund balance - beginning	2,777,660	2,682,111	2,604,257	
Fund balance - ending	<u>\$ 2,770,287</u>	<u>\$ 2,770,287</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 SEPTEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 787	\$ 13,136
Total revenues	<u>787</u>	<u>13,136</u>
EXPENDITURES		
Capital outlay	-	152,240
Total expenditures	<u>-</u>	<u>152,240</u>
OTHER FINANCING SOURCES/(USES)		
Transfers in	21,254	44,027
Total other financing sources/(uses)	<u>21,254</u>	<u>44,027</u>
Net increase/(decrease), fund balance	22,041	(95,077)
Beginning fund balance	207,678	324,796
Ending fund balance	<u>\$ 229,719</u>	<u>\$ 229,719</u>

Beach Road Golf Estates
Construction Fund Sources and Uses Reconciliation
Updated 10/14/25

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 (46% share)	22,362
FL GIS Remaining Balance	12,560

Planned Uses \$101,902.44

Total Expenses \$941,967.24

* REMAINING BALANCE

*Variance	\$44,356.33
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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 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
Mark Grimes	GulfScapes Landscape Mgmt Services
Blake Grimes	GulfScapes
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 Talman	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 Covan 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.

71

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

73

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

76 No members of the public spoke.

77

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

79

80

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

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

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

88

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

90

91

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

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

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

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

STAFF REPORTS

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
C**

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 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 20, 2025	Regular Meeting	1:00 PM
November 17, 2025	Regular Meeting	1:00 PM
December 15, 2025	Regular Meeting	1:00 PM
January 12, 2026*	Regular Meeting	1:00 PM
February 16, 2026	Regular Meeting	1:00 PM
March 16, 2026	Regular Meeting	1:00 PM
April 20, 2026	Regular Meeting	1:00 PM
May 18, 2026	Regular Meeting	1:00 PM
June 15, 2026	Regular Meeting	1:00 PM
July 20, 2026	Regular Meeting	1:00 PM
August 17, 2026	Regular Meeting	1:00 PM
September 21, 2026	Regular Meeting	1:00 PM

Exception

**January meeting date is one (1) week earlier to accommodate Martin Luther King Day holiday.*

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
D**

PROJECT STATUS as of 10/14/2025

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
	In Progress	9/4/2025	75%	Poles delivered, installation expected to begin before 9/18/25.
	In Progress	9/30/2025	80%	Poles & signs installed
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

To-Do List

TASK	STATUS	AS OF DATE	% COMPLETE	NOTES
	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
	In Progress	5/19/2025	50%	Board approved full repairs for cost NTE \$48,613.68
	In Progress	5/27/2025	50%	Contract sent to JEI & Bonness for execution
	In Progress	7/10/2025	50%	Contract returned with requested changes
	In Progress	7/14/2025	50%	Changes approved by District Counsel's Office, contract resent to JEI & Bonness
	In Progress	9/5/2025	75%	Project start date set for 9/22/25
	Complete	9/30/2025	100%	Project completed, JEI reviewed and accepted the work. Requisition process has begun for payment.