

**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 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>, and telephonically at 1-305-224-1968, Meeting ID: 963 4222 8042.

Present:

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

Also present:

Chuck Adams (via phone/zoom)	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via phone/zoom)	District Counsel
Mark Zordan	District Engineer
Andy Nott	Superior Waterway Services, Inc.
Blake Grimes	GulfScapes Landscape Mgmt Services
James Werbeck	BN Facilities & Grounds
Jeff Caris	Valencia Bonita Member of the Public
Mike Ciberey	Resident
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. All Supervisors were present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Kove welcomed the attendees. He asked for updates and discussed the following:

- Regarding the need to provide serial numbers for sidewalk lights to Florida Power & Light (FPL) for Bonita Beach Road, Mr. Willis stated he has not yet received a response from Eric. He will follow up and, if necessary, provide the information.

Discussion ensued regarding exactly which poles have issues. One light is on full time; another light is blinking.

Mr. Kove stated that he will inspect the lights at night and provide Mr. Willis with the serial numbers.

- Regarding oak trees moved from Galway into the corner between Bonita National and Seasons, Mr. Kove stated the trees need to be trimmed. Mr. Willis will determine who is responsible for maintenance and provide an update.
- Regarding landscape lights on the median, Mr. Willis stated that six lights were replaced, and others were re-seated. Mr. Kove reported that the lights on the first two trees need repairs. Mr. Willis stated that Bentley Electric will perform the repairs, as the lights are high voltage. Work will be scheduled as needed with billing for time and materials rather than executing a Maintenance Agreement.
- Regarding Troon Maintenance Group's installation of lights at the end of the community that do not match the brightness of other lights, new bulbs have been ordered.
- Regarding the lighting project on Cavan and Bonita National Boulevard, Mr. Willis stated that AV Tech installed all signs and lights. Bowman will be on site tomorrow to cut the road to install roadway raised pavement markings (RPMs) and, once that is complete, cuts will be patched and Collier Paving will repaint the roadway markings.

Discussion ensued regarding the schematic for the project.

It was noted that the pedestrian crossing button was installed on the wrong pole. Staff will inspect and ensure that the project is completed according to the scope of work approved.

Mr. Willis stated that Mr. Vanderhyden was successful in coordinating a Bonita Springs City Council member attending today's meeting but, since that time, the City Council received the CDD's letter expressing interest in the City taking over maintenance of Bonita Beach Road. Since then, the City Council member declined to attend today's meeting. Mr. Kove stated he was advised that the City is aware of the letter; a response can take weeks or months.

- Troon Management conveyed, by email, a request from the golf course for the CDD to review and provide information for the possible construction of a road behind Hole 16 for a

potential future cell tower on golf course property. Mr. Willis stated the property is near the preserve. He doubts that it will be permitted near the preserve. Mr. Kove stated this was raised in the past and no action was taken. The CDD did not prompt this and does not support installing a cell tower.

Discussion ensued regarding dirt roads and trails in the preserve for utility access, vehicular inaccessibility within the preserve and considerations related to cell towers.

It was noted that any discussions about cell towers are speculative; the Board received no request and has taken no action.

Mr. Vanderhyden announced his intention to resign at the end of the meeting due to personal reasons.

Discussion ensued regarding the process for appointing a replacement.

It was noted that Mr. Vanderhyden's seat will be up for election in November 2026. An appointee must be a qualified elector, meaning a U.S. Citizen, Florida resident, reside within the CDD and be registered to vote based on their CDD address.

➤ Mr. Willis recalled that GulfScapes was engaged as the maintenance team for Bonita Beach Road. Mr. Grimes provided a maintenance update. Mulching and tree trimming are underway; palm trees are typically trimmed in late November, followed by hardwoods. Mulch will be installed when the quantity needed is confirmed. The grass was fertilized and will appear greener; mowers were adjusted slightly higher as Floratam requires. Progress has been limited due to cold weather. Royal palms are trimmed weekly, and trees are kept below 14' high. Excessive trash was observed; crews will pick up trash in the course of maintenance. Weeds in the Floratam grass are being spot treated during the dormant winter season. Crabgrass goes dormant and should die off during the winter. Budgeting to replace crabgrass in the future is recommended. Other weed grasses will be treated so the Floratam thrives.

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

No members of the public spoke.

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

Mr. Nott stated, while he did not submit a Treatment Report, he recently completed an on-site inspection. The waterways look good and water levels are dropping so additional effort will be made to keep weeds off the lake bank. Thalia at Hole 13 was trimmed too low and, at Superior's expense, it will be replaced at the appropriate time with a more attractive species that requires less maintenance. After discussion regarding a broken pipe, Mr. Nott stated the pipe will be removed when technicians are able to access it. It was noted that there are no more GFI issues.

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

Mr. Willis stated there are no new Staff updates to the Long-Range Infrastructure Plan Summary. This item will remain an agenda discussion item.

Mr. Kove asked when the lakes will be reevaluated based on permit issues. Mr. Willis stated that Mr. Zordan provided the scope of work needed. When water levels are appropriate, it will be provided to Mr. Nott and estimates will be obtained. Due to price fluctuations, the work could cost \$30 to \$70 per linear foot.

Discussion ensued regarding previous discussion about an HOA communication related to residents connecting their gutters to underground irrigation boxes to prevent irrigation issues.

It was noted that a communication went out to property owners and that some property owners also have trouble with grass at the front of their property. The recommendation is for underground drainage to be installed to prevent these areas from becoming too wet.

It was noted that Mr. Zordan provided multiple options. The Architectural Review Committee (ARC) must grant permission for installation of gutters and requires the gutters to be attached to a drain box. A form is available on the HOA website. Mr. Willis stated that the downspout drainage has been implemented in multiple communities with great success in mitigating erosion. The consensus was that the drainage is a very good solution to implement.

Regarding visible pipes extending into the lake, Mr. Willis asked for the locations to be sent to him so Mr. Nott can be directed to address those areas.

Mr. DiTommaso asked how to ensure that the Long-Range Infrastructure Plan Summary is used proactively. Mr. Willis stated the Summary can be used to help develop the budget and used to plan and prioritize projects; edits and adjustments can be made as necessary.

Discussion ensued regarding communicating and coordinating shared cost expenses with multiple CDDs and HOAs.

Mr. Willis noted that the Board makes decisions for the CDD and communicates decisions to property owners. Staff meetings will be scheduled as necessary to plan and implement projects; the Board is responsible for deciding whether to execute or not execute a project.

SIXTH ORDER OF BUSINESS

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

Mr. Willis presented Resolution 2026-01 and noted that Seats 3, 4 and 5, currently held by Daniel DiTommaso, Denise Kempf and Timothy Vanderhyden, respectively, will be up for election at the November 2026 General Election.

Mr. Urbancic stated that the candidate qualifying period is noon, June 8, 2026 to noon, June 12, 2026. Prospective candidates or incumbents must submit information to the Supervisor of Elections in advance of the deadline in order to qualify.

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, 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, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

- Construction Fund Sources and Uses Reconciliation**

Mr. Willis stated that littorals were mistakenly paid for from the General Fund; they will be requisitioned from the Construction Fund and the funds will be reallocated accordingly. He stated that Ramco was properly allocated to the General Fund for the front gate, which is not a shared cost. Upon processing and payment of the last two Requisitions, the Construction Fund can be closed. The final Construction Fund balance should be approximately \$57,000, which will be applied toward the debt service fund.

Ms. Kempf asked for the debt service schedule to be added to the CDD website under documents.

The financials were accepted.

EIGHTH ORDER OF BUSINESS**Approval of October 20, 2025 Regular Meeting Minutes**

Mr. Willis presented the October 20, 2025 Regular Meeting Minutes.

The following changes were made:

Lines 24 and 25: Delete

Lines 32 and 192: Change "Talman" to "Tayman"

Line 58: Change "Covan" "Cavan"

Line 86: Change "DiTomasso" to "DiTommaso"

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the October 20, 2025 Regular Meeting Minutes, as amended, were approved.

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

There was no report.

B. District Engineer: Johnson Engineering, Inc.

Mr. Zordan presented and discussed the six signs to be installed at the golf cart crossing and the pedestrian crossing.

Discussion ensued regarding existing signs, the box underneath the solar sign, installation of shrubs and installation of the push button on the wrong pole.

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

- **NEXT MEETING DATE: December 15, 2025 at 1:00 PM**

- **QUORUM CHECK**

Supervisors Grillo, Kove, DiTommaso and Kempf confirmed their attendance at the December 15, 2025 meeting.

Discussion ensued regarding responsibility for maintenance of Bonita Beach Road.

Mr. Urbancic voiced his belief that it was developed from other Development Agreements. Mr. Willis stated the Village Walk Frontage Agreement will be included in the next agenda.

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

The Project Tracker Report was included for informational purposes.

▪ Acceptance of Resignation of Timothy Vanderhyden (Seat 5)

This item was an addition to the agenda.

Mr. Vanderhyden tendered his resignation. He will also email his resignation.

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the resignation of Timothy Vanderhyden from Seat 5, was accepted.

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

Jeff Caris, a Valencia Bonita Member, thanked Mr. Vanderhyden for his service. He asked how Valencia Bonita residents can be eligible to vote for CDD Board Members. Mr. Willis stated that, while a Shared Cost Agreement exists between Valencia Bonita and the CDD, only residents of the CDD are eligible to vote for CDD Board Members.

Mr. Caris asked for CDD Board meetings to be structured to clarify agenda items affecting Valencia Bonita residents. Mr. Willis stated that clarification can be made during individual agenda items. All items pertain to the CDD; he is available by telephone to answer questions.

Mr. Caris asked how Valencia Bonita is notified about shared costs. Mr. Willis stated that the Shared Cost Agreements implement processes to address how bills are paid. When future projects are planned or initiated, CDD Staff can meet with community representatives; however, multiple CDD Board Members cannot attend unnoticed public meetings due to Sunshine Laws. Mr. Kove stated he is available by phone before meetings, should Mr. Caris have any questions.

Ms. Kempf noted that communications are also sent directly to HOA boards.

There were no Supervisors' requests.

ELEVENTH ORDER OF BUSINESS**Adjournment**

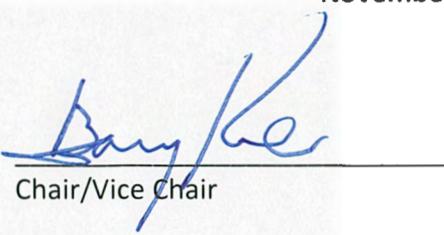
On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the meeting adjourned at 2:27 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

BEACH ROAD GOLF ESTATES CBD


Daniel James -
Secretary/Assistant Secretary

November 17, 2025


Gary Ke
Chair/Vice Chair