

**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 January 12, 2026 at 1:00 p.m., at the Bonita National Golf and Country Club, 2<sup>nd</sup> 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
Denise Kempf	Assistant Secretary
Mike Ciberey	Assistant Secretary

**Also present:**

Chuck Adams (via phone/Zoom)	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via phone/Zoom)	District Counsel
Mark Zordan (via phone/Zoom)	District Engineer
Andy Knott	Superior Waterways Services, Inc.
Blake Grimes	GulfScapes Landscape Mgmt Services
Shelley Olson	HOA Community Association Manager (CAM)
Cary Robinson	Valencia CAM
Jeff Karasyk	Valencia Resident
Derek Burns (via phone/Zoom)	Resident
Jonathan Ehret (via phone/Zoom)	Resident
Steve Holtzman (via phone/Zoom)	Resident

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 to the meeting and new Board Member Mike Ciberey to the Board.

**THIRD ORDER OF BUSINESS**

**Public Comments (3 minutes per speaker)**

Mr. Willis stated four people are attending via Zoom.

No members of the public spoke.

▪ **Continuation of Chairman’s Opening Comments.**

Mr. Kove discussed the following:

- Plans to contact higher Management at Florida Power & Light (FPL) since they have not responded to any of the multiple calls to address the light outage on the sidewalks. Mr. Willis stated he forwarded the latest Work Order as active but when the repairs will happen is unknown.
- Regarding if Troon Management received all the CDD’s information needed to install signage related to the alligator nuisance incidents, Mr. Willis replied affirmatively.
- He requested recommendations to contain the noise from the aeration cabinets on Galway and Antrim Court. Mr. Nott suggested pushing back the existing landscaping, building up the landscaping and building a stem wall around the box. He noted that the decibels readings are within the acceptable range. Another suggestion that proved successful in other CDDs is to have residents walk to the cabinet and associate themselves with the noise and stay away for about a month or so, typically, by then, the sound fades away.
- Regarding if the City Manager responded to the CDD’s follow up email requesting a meeting to discuss the Interlocal Agreement and the City taking over maintenance of Bonita Beach Road, Mr. Urbancic stated there has been no response to the December 15, 2025 email. The City’s response to the initial letter was to acknowledge receipt of the letter and that they will discuss the CDD’s request internally.

Mr. Ciberey asked about impact fees. Mr. Urbancic stated he discussed the strategy laid out in his letter on the benefit to the City having unified control of the road now as opposed to when the Interlocal Agreement was executed. He believes voters would also be interested in the City taking over the road.

Mr. DiTommaso voiced concern as to why the City is delaying a response. Mr. Ciberey believes it might be because the City merged its Planning and Zoning Committees. Regarding his suggestion to convey all of Bonita Beach Road down to the circle, based on reviewing existing Agreements, which will require partnering with Village Walk, the Board agreed to Mr. Urbancic including this strategy in his meeting with the City Engineer and for him to schedule the meeting as soon as possible. The Frontage Agreement and Shared-Cost Agreement will be emailed to the Board.

- Regarding littoral plantings, Mr. Knott stated he will inspect prior to the rainy season, report on the conditions and determine landscaping responsibilities. Crews cleaned up the littoral near Golf Course Hole 15 and new plantings will be placed at the expense of the Golf Course.
- Regarding anchoring down a portion of the project of extending the visible pipes into the lake, Mr. Knott stated the majority of them were completed. The Board will need to decide how they want to address the pipe near the driving range and the other areas that are not pliable and the pipes deteriorating due to sun exposure, water fluctuation, etc.

Mr. Willis stated replacing the cracked pipes is a maintenance item. He suggested adding a separate budget item under the Lake Bank Restoration project. He will provide options at the next meeting.

Mr. Grillo stated that he observed bubbles on Lakes 14 and 17 and asked if that was due to pipe breaks. Mr. Knott stated he will follow up on that.

**FOURTH ORDER OF BUSINESS**

**Update: GulfScapes Landscape Management Report**

Mr. Kove stated the landscape trimming around the compressor boxes has not been completed; specifically, the oak trees on Galway and Wicklow Court are hanging over the boxes. Mr. Grimes stated crews trimmed the bases last week; he will add the canopies to the schedule.

Mr. Grimes discussed the actions taken to date, which were general routine maintenance. Crews are laying pine straw in the tree circles, the monthly wet checks were completed and tree trimming is scheduled. He is waiting on costs for Royal Palm trimming.

Discussion ensued regarding having crews pick up debris from vehicle accident on Bonita National and Mr. Willis having a downed traffic pole repaired and then pursuing the insurance company.

▪ **Continuation of Chairman’s Opening Comments.**

Mr. Kove reported the following, based on information he received:

- Finding a cellular location is a HOA and Troon matter, it is not within the CDD’s purview.
- The CDD is not involved in the permit process of Bonita National for the addition of the pickleball courts.

**FIFTH ORDER OF BUSINESS**

**Update: Superior Waterway Services, Inc. Treatment Report**

The Report was included for informational purposes.

This item was discussed during the Third Order of business.

**SIXTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification: Performance Measures/Standard & Annual Reporting Form [October 1, 2025 – September 30, 2026]**

This item is on the agenda as a reminder that it is an ongoing item.

**SEVENTH ORDER OF BUSINESS**

**Continued Discussion/Review: District Agreements**

- A. **Memorandum of Understanding Between the City of Bonita Springs and Lennar Homes, LLC Regarding Bonita Beach Road Maintenance and Voluntary Impact Fees [dated August 5, 2015]**
- B. **Interlocal Cost-Sharing Agreement Between the CDD, Bonita Landing CDD, East Bonita Beach Road CDD and Valencia Bonita Homeowners Association, Inc. (dated June 2, 2017)**

These items were included for informational purposes.

Mr. Willis will email the Agreements to the Board.

**EIGHTH ORDER OF BUSINESS**

**Discussion: BOS City Commission Meetings Attendance**

Mr. Willis welcomed Cary Robinson, of Valencia Bonita HOA, and noted that the three other communities (Valencia Hoa, Bonita Landing CDD and East Bonita Beach Road CDD) representatives did not accept the CDD’s invitation to attend today to initially meet the Board and to understand items in the CDD’s Long-Range Infrastructure Plan will ultimately affect their budgets, via existing cost-share Agreements.

Ms. Robinson stated there is an Annual Election in March 2026 for two of the Board seats.

Regarding maps outlining boundaries of the properties, Mr. Willis gave an overview of the GIS District Map and encouraged Ms. Robinson and residents to visit the CDD website, at [beachroadgolfestatescdd.net](http://beachroadgolfestatescdd.net), to review the GIS District Map, agendas, meeting minutes, budgets, meeting schedule, etc. Valencia can be added to the GIS Mapping System at its expense and subject to approval.

Mr. Willis stated, during budget season, invitations will be sent to the cost-share communities.

Mr. Willis read the following email from resident Jonathan Ehret, who is attending via Zoom:

“Considering Lennar entered into this self-serving Cost Sharing Agreement when it controlled the Board at Bonita Landing and Bonita Landing is suing Lennar, I do not anticipate them (unintelligible) stating willingly.”

In response to a question, Mr. Willis stated that none of the parties challenged any of the CDD’s invoices for portions of their expenses. Regarding a future protest, Mr. Urbancic stated in the last several years, there has never been any push back from any of the communities that entered into the Cost Share Agreement. He noted that CDD and HOA must comply with the Developer commitments.

**NINTH ORDER OF BUSINESS**

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

The Multi-Year Planning 2025-2030 Long-Range Infrastructure Plan Summary was included for informational purposes.

Regarding why landscape lighting was not part of the Plan, Mr. Willis stated that the original Plan only contained the top five priority items; the project was just done and will not be considered for another 10 to 15 years. Mr. Willis will update and reformat the spreadsheet to include a list of future projects before the next meeting and include "Discussion: Road Paving Project" on the next agenda.

Ms. Kempf asked if the CDD has the ability to recoup costs from the company that made the repairs on Bonita Beach Road near Village Walk entrance. Mr. Willis will review any information about this project that District Management has.

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2025**

• **Construction Fund Sources and Uses Reconciliation**

Mr. Willis stated Collier Paving will be on site tomorrow to repaint the road markings. Once the invoice is processed, he will contact Mr. Zordan to start the certification process to close out the construction fund account.

The financials were accepted.

**ELEVENTH ORDER OF BUSINESS**

**Approval of December 15, 2025 Regular Meeting Minutes**

The following changes were made:

Line 25: Replace " \_\_\_\_\_ " with "Kreller"

Line 26 and throughout: Change "Caris" to "Karasyk"

Lines 60 and 66: Change "Covan" to "Cavan"

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

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Urbancic stated the legislative session is underway. He will provide updates at the next meeting.

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

- **Bonita Beach Road Right-of-Way Sections**
- **Combined Roadway Set**

Exhibits with cross sections of the road and identifying the various widths were included for informational purposes.

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

- **NEXT MEETING DATE: February 16, 2026 at 1:00 PM**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the February 16, 2026 meeting. The meeting will be held at the Bistro.

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

The Project Tracker Report was included for informational purposes.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments/Supervisors' Requests**

No members of the public spoke.

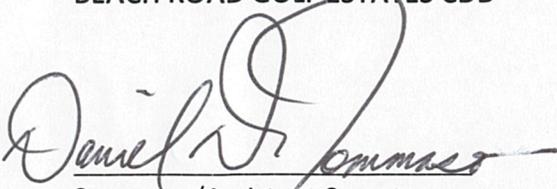
Ms. Kempf noted that the Bond Amortization Schedule has not been posted on the website yet.

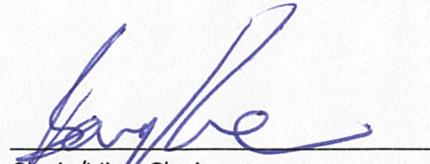
**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Grillo and seconded by Mr. Ciberey, with all in favor, the meeting adjourned at 2:38 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair