

**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 February 16, 2026 at 1:00 p.m., at the Bonita National Golf and Country Club, 1st 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
Andy Knott	Superior Waterways Services, Inc.
Blake Grimes	GulfScapes Landscape Mgmt Services
Chuck Tinley	VP of GulfScapes Landscape Mgmt Services
Shelley Olson	HOA Community Assoc. Manager (CAM)
Jeff Karasyk	Valencia Resident
Jeff Cutler	Resident
Orfilio Quintero (via phone/Zoom)	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. Mr. Willis stated there is no camera in the Boardroom so he is using his laptop to show the attendees in the room.

Mr. Kove discussed the following:

- All the lights along Bonita Beach Road are functioning properly. Troon will have the one light that is out at the entrance repaired.
- Regarding the proposal for the Lake Bank Restoration project for the areas the City identified, Mr. Willis stated that Mr. Nott and Mr. Zordan are halfway through finalizing the proposal; the treatment for each area is different. The proposal will be presented at the next meeting. He expects the expense to be within the current budget. Once completed, the City will conduct a final walkthrough and the permit will be closed.
- Regarding identifying locations for anchoring a portion of the project extending the visible pipes into the lake, Mr. Knott stated he, Mr. Zordan and Mr. Willis need to devise a permanent solution for each pipe, as the conditions are not uniform. The options and costs will be presented.
- Regarding the construction fund closing date, Mr. Willis discussed the final steps underway to close out the account. He expects to present the Resolution certifying the project complete within the next month or two.
- Oak trees hanging over three homes on Galway need to be trimmed. Mr. Grimes stated the crews completed the canopies; he would check that area.
- Regarding trimming the trees around the compressor boxes on Galway and Wicklow Court, Mr. Willis stated it will occur when crews install the plantings around the compressor boxes, which is underway. Once completed, he will have Ms. Olson inspect and take over the maintenance responsibilities.

THIRD ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

A resident asked if the land on Wicklow Court is available to turn into a dog park. Mr. Willis stated the CDD would not be interested in that type of amenity on CDD land, as it would impact the CDD's stormwater system. Mr. Kove suggested the resident contact the HOA.

FOURTH ORDER OF BUSINESS

Update: GulfScapes Landscape Management Report

Mr. Grimes and Mr. Tinley provided updates. Fertilization was completed; the frost damaged plantings at the roundabout leading to the fire station are being monitored to see if they will recover and Royal Palm trimming is scheduled for the end of the month. Mr. Willis asked for a schedule for the HOA to distribute to residents.

FIFTH ORDER OF BUSINESS

Update: Superior Waterway Services, Inc. Treatment Report

Mr. Knott discussed crews spray treating weeds along the lake banks due to reduced water levels and on Holes #15 and 16. Foam and additional plantings will be installed around the Galway and Antrim Court box this week, along with a lid. The trees were trimmed and riprap proposals for lake bank erosion repairs are being prepared.

Regarding erosion on the golf course side, Mr. Willis proposed sending them Mr. Zordan’s schematics so the golf course can do its portion of the lake.

Mr. Kove asked what is needed to prevent the aeration box circuit breakers from tripping. Mr. Knott stated preventative measures were initiated; the only other suggestion is to initiate a test and, for the next outage, install a 220 breaker.

Regarding foam developing at Lake 21, Mr. Knott stated it is organic. It is nothing to worry about and it will go away.

SIXTH ORDER OF BUSINESS

Update: Meeting with City Manager to Discuss Interlocal Agreement Regarding Bonita Beach Road Maintenance

Mr. Urbancic stated the City has not responded to multiple emails and calls about this. Mr. Willis stated he and Mr. Zordan were told by their City contacts that this matter must go through official channels; they too have not received any responses to Mr. Urbancic’s emails.

The consensus was for Mr. Kove to reply to Mr. Urbancic’s recent email chain to check on the request for a meeting and designate Mr. Kove as the point of contact on this matter.

Mr. Adams suggested a Board Member attend the City Council meeting and bring this matter up during public comments. Mr. Ciberey suggested the CDD come prepared to provide the budget and the CDD long-term strategic plan and also find out more about the Village Walk transfer from Lennar to the CDD before going to the meeting.

Mr. Urbancic listed the Cost Share Agreement and other documents as the basis for having all the documents necessary to present to the City; which slightly differed from Mr. Ciberey, who believes the language in the October 2015 document transferring Sections 1 and 2 should have included a statement indicating that responsibility for the maintenance of Section 3, according to the 2001 Corkscrew Transfer to Beach Road Development Company is now the responsibility of the CDD.

Discussion ensued regarding the easement of rights on Bonita Beach Road and the Developer executing the Cost Sharing Agreement, milling and paving responsibilities, the CDD partnering with Village Walk to approach the City about conveying the road/easements, and Mr. Zordan determining that the road will approach its life span end in the next five to ten years.

Mr. Urbancic stated his stance on this matter has not changed. He believes the City may be hedging the whole thing on the development credits that were given at the time, which were effectively the easements for it to be done this way. His position is to proceed with a meeting with the City. He voiced concern about the costs the CDD has expended. Mr. Willis and Mr. Urbancic will assemble the documents for the next meeting.

Regarding identifying locations that need roadway repairs, Mr. Willis stated he deferred this to avoid expending funds until after the meeting with the City, as it will require a roadway study to determine the actual life span of the road, which may shorten or extend the projected 25-year life span. He was asked to update the Milling & Asphaltting dates in the Long-Range Projects by Priority section of the Multi-Year Planning 2025-2030 Long-Range Infrastructure Plan Summary to 2034.

Mr. Kove will wait until Staff presents its findings at the next meeting to determine whether he should reply to Mr. Urbancic's email chain to the City. Mr. Willis recapped that the directives are to provide the document showing the transfer of maintenance responsibilities for Section 3 to the CDD, prove maintenance and replacement responsibilities, and approach Village Walk for buy-in on the transfer to the City.

SEVENTH ORDER OF BUSINESS**Continued Discussion: CDD and HOA Authorization Agreement [Alligators]**

Mr. Kove presented Mr. Werbeck's email declining executing the Authorization Agreement between the CDD and the HOA in delegating Troon Management to determine

handling of alligator nuisance incidents on behalf of the CDD. That decision was based on the recommendation from the HOA’s attorney and Board Member concerns as to liability.

Discussion ensued regarding whether to revise the Agreement to be agreeable to the HOA to execute or to have the HOA Attorney initiate a version of the HOA’s existing Agreement with the Statewide Nuisance Alligator Program (SNAP) and permit for contracted trappers to remove nuisance alligators that is agreeable to the HOA Board. Fishing in the lakes and liability to the CDD and HOA were also discussed.

Mr. Kove asked Ms. Olson to have Counsel review the document. He received emails regarding fishing rules, and asked Mr. Willis to resend the latest communication about fishing to the residents. Ms. Olson stated she will post the link to the Bonita National HOA Fishing Rules on the HOA website and forward it to Mr. Willis to post on the CDD’s website.

EIGHTH 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.

Mr. Kove asked Mr. Willis to add a “Discussion: Erosion Costs” agenda item. Mr. DiTommaso asked if GulfScapes Landscape Management Services performs lake bank restoration services or if they should consider other companies, like MRI. Mr. Willis replied affirmatively; he will present proposals based on the project scope Mr. Zordan developed, which will include closing out the permit portion and the additional items.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

- **Construction Fund Sources and Uses Reconciliation**

Mr. Willis stated the version of the Reconciliation Report in the agenda is incorrect. Once Requisition 93 is processed, the process of closing out the construction account will commence.

Mr. Kove commended the HOA on educating residents about when the pickleball and bocci ball courts will be built. Based on several resident emails asking why the CDD cannot help the Southwest Florida Water Management District (SWFWMD) move the project along, he stated the CDD has no influence with the SWFWMD on the matter; the HOA was given all the information they requested.

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of January 12, 2026 Regular Meeting Minutes

The following changes were made:

Line 30: Change “Bonita Member of the Public” to “Resident”

Line 56: Change “in the median” to “on the sidewalks”

Lines 83 and 84: Change “the flow ways” to “the Golf Course Hole #13 flow way”

Mr. Kove informed Ralph that the CDD is aware of the need to add littorals under the correct conditions. Mr. Willis stated the plan is to plant drought-tolerant littorals.

Line 92: Change “DiTomasso” to “Grillo”

Ms. Kempf stated the directional post is still down on Bonita National. Mr. Willis will contact the vendor.

Line 105: Change “pursing” to “pursuing”

Line 143: Delete “other community” and insert “from Seasons, Bonita Landing and Village Walk” after “representatives”

Line 174: Change “FPL” to “the company that made the repairs”

On MOTION by Mr. Kove and seconded by Mr. Ciberey, with all in favor, the January 12, 2026 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

B. District Engineer: Johnson Engineering, Inc.

Mr. Willis is finalizing the scope work for the lake bank restoration repairs Mr. Knott measured. Mr. Willis thinks this method will help save labor costs. Mr. Zordan updated the description for paving and milling in the Long-Range Plan.

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

- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

Mr. Willis stated this item will remain on the agenda as a reminder to present it in final form. Ms. Kempf stated the date below Mr. Adams’ signage should be 12/15/25, not 12/15/26. Mr. Willis made the change.

On MOTION by Ms. Kempf and seconded by Mr. Grillo, with all in favor, editing the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, as amended to change the date below Mr. Adams’ signature from “12/15/26” to “12/15/25”, was approved.

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

All Supervisors confirmed their attendance at the March 16, 2026 meeting.

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

The Project Tracker Report was included for informational purposes.

TWELFTH ORDER OF BUSINESS

Audience Comments/Supervisors’ Requests

There were no Supervisors’ requests.

Resident Jeff Cutler stated, when he purchased his home in 2018 there were no stripes or raised pavement markings (RPMs) on the streets between Village Walk and Bonita National. He noted they are now in place and asked who paid for them. Ms. Kempf and Mr. Kove recalled discussing RMPs four or five years ago.

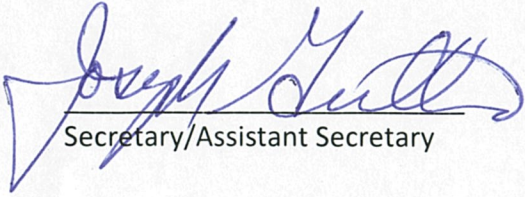
Mr. Cutler asked for the remaining balance in the construction account. Mr. Willis stated it is around \$72,000. Mr. Kove asked if the funds can be used for future erosion repairs. Mr. Willis replied no, as it is not part of the original construction of the CDD.

THIRTEENTH ORDER OF BUSINESS

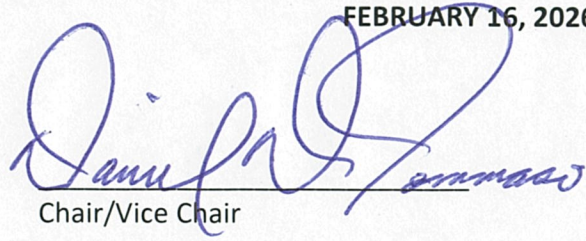
Adjournment

On MOTION by Mr. Ciberey and seconded by Mr. Kove, with all in favor, the meeting adjourned at 2:35 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair