

**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 March 16, 2026 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 (via phone/Zoom)	Chair
Daniel DiTommaso	Vice Chair
Joseph Grillo	Assistant Secretary
Denise Kempf	Assistant Secretary
Mike Ciberey	Assistant Secretary

Also present:

Shane Willis	Operations Manager
Greg Urbancic (via phone/Zoom)	District Counsel
Mark Zordan (via phone/Zoom)	District Engineer
Andy Knott	Superior Waterways Services, Inc.
Jessica Dussof	LandCare Supervisor
Shelley Olson	Bonita National CAM
Several 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 DiTommaso, Grillo, Kempf and Ciberey were present. Supervisor Kove attended via telephone.

Mr. Willis stated that 10 residents were present in person and eight were attending via Zoom.

SECOND ORDER OF BUSINESS

Chairman’s Opening Comments

Mr. Kove welcomed all meeting attendees and expressed appreciation to Shelley Olson and her team for helping set up the meeting venue and for transmitting the CDD’s correspondence to the community.

Mr. Kove asked if Staff received a response from any City officials regarding the Board’s desire to transfer ownership of a segment of Bonita Beach Road to the City. Both Mr. Willis and Mr. Urbancic stated there was no response.

Mr. Ciberey voiced his opinion that the Board should prioritize resolving the Village Walk matter, in terms of the relationship between the two entities and the maintenance agreements. If the CDD accomplishes this, the City might be motivated to accept the turnover of Bonita Beach Road.

Discussion ensued regarding the Village Walk Board; Lennar; directing District Counsel to pursue additional documentation, such as title searches; possible reasons for the lack of response by the City; if Staff followed the proper procedures in their request letter to the City; reasons why the City should take over ownership of Bonita Beach Road; potential ways to compel the City to respond to the District Staff; the District’s social media presence; who to designate as liaison/representative to lead this project; meeting with City Officials; providing updates; and formulating a not-to-exceed amount to fund the legal aspects of this process.

Asked if the construction funds can be used for the legal fees associated with the turnover of Bonita Beach Road, Mr. Willis doubted that it was possible as this is not part of the original project. He will check with Mr. Adams.

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, designating Mr. Ciberey as the CDD Board representative for turnover of the maintenance of Bonita Beach Road to the City of Bonita Springs and authorizing him to work with District Counsel in that regard, was approved.

On MOTION by Mr. Grillo and seconded by Ms. Kempf, with all in favor, allocating a not-to-exceed amount of \$5,000 for legal fees to pursue turnover of Bonita Beach Road and authorizing Mr. Ciberey to work with District Counsel regarding future costs and present his findings at the next meeting for the Board’s consent, was approved.

Mr. Kove stated Jessica Dussof, of LandCare, contacted him with questions about the CDD’s plantings and he invited her to the next meeting. He asked Mr. Willis to prepare a list of littorals and other plants the CDD currently installs to compare with Ms. Dussof’s list from the State.

Ms. Dussof discussed a plant list she obtained from a homeowner, which is similar to those found on the University of Florida (UF) website. She voiced her opinion that several plants on the list would not grow if installed, as they are intended for northern states instead of the south. Mr. Willis stated UF routinely posts lists on its website, which residents often reference. Per the South Florida Water Management District (SFWMD), the CDD is only authorized to install 13 plant species. Staff usually allows Mr. Knott, the Aquatics Manager, to choose the species that are planted in the littoral zones. Mr. Knott stated the four species that he typically chooses are spikerush, arrowhead ducktail, pickerelweed, and canna because they will survive the climate and each one has its place on the littoral shelf.

Discussion ensued regarding why thalia is not utilized, water fluctuation in South Florida, spraying of weeds, UF’s list, native plants, the Environmental Resource Permit (ERP), the easement and cypress trees in the littoral zones.

Mr. Kove asked Mr. Willis to engage a vendor to realign and/or adjust some of the light fixtures on the Bonita Beach Road median. He asked if the aeration issues in the lakes were resolved.

THIRD ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Mr. Willis stated this item will be addressed at the end of the meeting.

FOURTH ORDER OF BUSINESS

Update: GulfScapes Landscape Management Report

Mr. Willis stated Mr. Grimes is not present and there was no update.

Ms. Kempf stated there are weeds growing on the right side of the roadway near the valley gutter towards the entrance and asked which entity is responsible for maintaining that area. Mr. Willis will have the weeds sprayed.

Mr. Ciberey noted weed overgrowth on the sidewalk. He asked about maintenance responsibility for an undeveloped area west of Village Walk and about pressure cleaning.

Per Mr. Kove, Mr. Willis will have the trees at the corner of Wicklow and Gallway trimmed back.

FIFTH ORDER OF BUSINESS

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

Mr. Knott stated there is no lake report to present. He presented a proposal to resolve the lake erosion issues identified by the District Engineer and stated this is not a full lake bank remediation; rather, it is a patch to fill a few holes.

Mr. Zordan stated the purpose of the proposal from Superior is to make the necessary repairs economically to close out this permit, which is and should remain the goal. He fully supports and agrees with the Geotech style of underpinning it and installing sod as the recommended repair.

Discussion ensued regarding the scope of work, funding source, completing only 20% of the shoreline, whether to install riprap or employ other long-term restoration solutions, and the sod.

Asked to clarify/distinguish this project from a similar restoration project, Mr. Willis explained that there is an open project permit that needs to be closed and a long-term project. The long-term project will include repairing drainage pipes, burying them and maintaining the stormwater lake banks. The project permit is self-contained separate proposal that the Board will either approve or reject.

Mr. Kove motioned to approve the patch repairs to close out the permit.

Mr. DiTommaso asked if there are proposals other than the Superior proposal to consider. Mr. Willis stated Staff requested other proposals, but Superior is the only vendor that submitted

a proposal in the past month. The Board can defer this item for a month in anticipation of additional submittals.

The consensus was to move forward with the project and not defer it.

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the Superior Waterway proposal to repair lake bank erosion and close out the permit, was approved.

SIXTH ORDER OF BUSINESS

Update: Lake Bank Restoration Project

- A. Presentation of Options and Costs**
- B. Consideration of Rip Rap Proposal**

These items were addressed in the Fifth Order of Business.

SEVENTH ORDER OF BUSINESS

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

Mr. Willis presented the Long-Range Infrastructure Plan Summary Multi-Year Planning for 2025 to 030], and stated there were no significant updates, other than minor edits to the verbiage.

Supervisor Ciberey stated the target date for Priority 1, which is the Bonita Beach Road Milling and Asphalt, is 2034, and for Priority 5, which is Lake Bank Restoration, the target year is 2031.

Mr. Willis stated, technically, all five priorities are ongoing because they all relate to maintenance.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2026

- Construction Fund Sources and Uses Reconciliation**

Mr. Willis reviewed the Construction Fund Sources and Uses Reconciliation Report Updated January 8, 2026; and discussed a \$20,000 (plus or minus) surplus from a previous cancelled AV-Tech project, which changed the variance from around \$72,000 to around \$97,000.

Mr. Willis presented the Unaudited Financial Statements as of January 31, 2026 and responded to questions about the “Due from other” and “Unassigned” line items on Page 1 and the “Intergovernmental: shared costs revenue” line item on Page 2; whether there are any unpaid liens on personal residences for unpaid assessments; and how the \$97,000 variance will be budgeted.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of February 16, 2026 Regular Meeting Minutes

The following changes were made:

Line 7: Change “2nd” to “1st”

Line 43: Change “Bistro” to “Boardroom”

Line 47: Delete “that is out”

Line 49: Change “Willi” to “Willis”

Line 59: Delete “and Wicklow Court”

Line 228: Delete “Mr. Willis thinks Village Walk did the work.”

On MOTION by Mr. Grillo and seconded by Mr. Ciberey, with all in favor, the February 16, 2026 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Urbancic stated the Legislature is considering legislation that would enable elected Board Supervisors to be recalled for malfeasance or neglect of duty. He will provide an update at the next meeting.

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

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **NEXT MEETING DATE: April 20, 2026 at 1:00 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 20, 2026 meeting except for Mr. Ciberey.

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

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

The Project Tracker Report was included for informational purposes.

ELEVENTH ORDER OF BUSINESS

Audience Comments/Supervisors' Requests

Ms. Kempf stated the Performance Measures included in the agenda are incomplete. Mr. Willis stated that is intentional as they are for the current fiscal year. At the end of the fiscal year in October 2026, Staff will apprise if the performance measures have been met and prepare and present a report to the Board for approval.

Mr. Kove thanked Mr. Ciberey for taking the lead and conferring with Management regarding the financials.

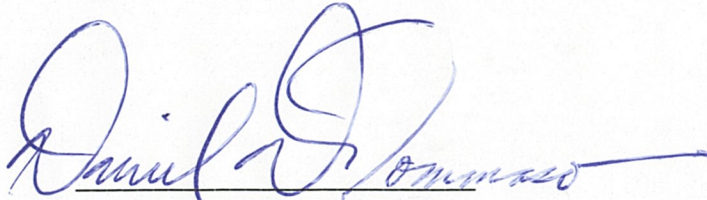
No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Grillo and seconded by Mr. Ciberey, with all in favor, the meeting adjourned at 2:46 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair