

**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 April 20, 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, for both.

Present:

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

Also present:

Chuck Adams (via telephone)	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via phone/Zoom)	District Counsel
Mark Zordan (via phone/Zoom)	District Engineer
Andy Nott	Superior Waterways Services, Inc.
Blake Grimes (via phone/Zoom)	GulfScapes
Jessica McPherson	Apex
Jeff Cutler	Resident
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 1:02 p.m.

Supervisors DiTommaso, Grillo, Kempf and Kove were present. Supervisor Ciberey was absent.

Mr. Willis stated that six residents were present in person.

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.

Mr. Kove asked Staff to inspect settling asphalt near the Cavan project and have it filled in if necessary. He reported a sidewalk light that is still out despite being reported to Florida Power & Light (FPL) multiple times. Mr. Willis stated he submitted a work order on the FPL website.

Mr. Kove stated a traffic sign in front of Valencia that was knocked down in an accident will be replaced at the end of the week. If something like this happens again, Ms. Kempf suggested having the debris removed right away rather than waiting months to have it taken care of. Mr. Willis stated the sign is anchored into the pavement so it could not be removed; doing so earlier could be costly. Ms. Kempf asked Mr. Willis to find out the cost and reiterated her opinion that the debris/post should be removed sooner rather than waiting for the full repair to be done.

Mr. Kove recalled directing Mr. Willis to have the trees at the corner of Wicklow and Gallway trimmed back but GulfScapes has not trimmed it yet. Mr. Grimes asked to meet at the location. Mr. Kove stated the trees are on the left of the hedge line that are growing over. Mr. Grimes stated he will focus on it tomorrow. Mr. Kove or Mr. DiTommaso will meet with Mr. Grimes.

Mr. Kove stated trimming around the compressors has not occurred and asked if the areas can be evaluated. Ms. Kempf voiced her belief that the HOA was going to address that.

Mr. Kove asked if the Fox Rock sign will be replaced. It was noted that it will be installed later this week, according to the HOA.

THIRD ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

FOURTH ORDER OF BUSINESS

Update: GulfScapes Landscape Management Report

This item was addressed following the Fifth Order of Business

FIFTH ORDER OF BUSINESS

Update: Superior Waterway Services, Inc. Treatment Report

Mr. Nott presented the Superior Waterway Services, Inc. Treatment Report and discussed the information in the Report. Despite the low water levels, the arrowhead and canna are starting to recover from the cold snap a few months ago and appear to be surviving the drought. Aeration breakers on Lakes 8, 9, and 13, were reset; he checked systems and they are working correctly. The lake bank repairs should begin in three to four weeks.

Discussion ensued regarding the compressors, scope of the lake bank repairs, repairs being required by the City, downspout repairs, use of construction funds for the restoration project, how treatments are noted on the Treatment Report, communication with the golf course, installation of a wood box on Galway to ease noise, and water quality testing only when necessary.

▪ **Update: GulfScapes Landscape Management Report**

This item, previously the Fourth Order of Business, was presented out of order.

Mr. Grimes presented the GulfScapes Landscape Management Report. Some of the vegetation is recovering from the cold snap but he believes some of the hedges might need to be replaced. The north side sidewalk was treated for weeds.

Mr. Grimes stated there are irrigation concerns, as they could not find where to turn it off and there was a leak; GulfScapes crews replaced a valve. He asked who to contact regarding the irrigation issues. A Board Member noted excess irrigation water at night. There might be a break in the system. Mr. Willis will forward information about who to contact about the irrigation system. He asked the HOA to send him the locations of the irrigation pumps.

▪ **Turn Over of Bonita Beach Road to City**

This item was an addition to the agenda.

Mr. Kove described a phone conversation he had with a City of Bonita Springs Staff Member in which they emphasized the City's refusal to discuss the CDD turning over Bonita Beach Road to the City. The person he spoke to explained a very detailed process by which the CDD could pursue turning the road over to the City but the person told him that, regardless of the CDD's efforts, the City's answer would still be no, at this time.

Mr. Kove asked Mr. Urbancic if there is anything he or the CDD can do. Mr. Urbancic explained the history of the Agreements and stated he does not think anything else can be found and he doubts the CDD would be successful.

Mr. Willis stated he tried unsuccessfully to speak to the Village Walk Management team to see if they would support each of the CDDs position in the turnover of the road to the City. He spoke to the Villagewalk Attorney and while they support the turnover, they believe it is a fruitless endeavor; attempts were made years ago and were also told the City would not accept the road.

Discussion ensued as to whether turnover of the road is worth pursuing, funds budgeted to repair the road, and past discussions with Lennar's Counsel, moving on from this, etc.

Mr. DiTommaso asked if the Villagewalk frontage maintenance agreement is in perpetuity. Mr. Urbancic replied affirmatively; the documents were established with the identification of the easement in front of Village Walk which would allow access to the other properties to be developed; it was at that time that Village Walk's maintenance responsibility ceased and it would then be the responsibility of the party they gave access to.

Regarding whether he thinks a meeting with Village Walk to convince them to participate in maintenance would be productive, Mr. Urbancic stated the CDD can try, but he doubts Village Walk will agree to take on part of the responsibility; he reiterated that he does not think the CDD would be successful.

After much discussion, the Board's guidance to Staff was to obtain new asphalt repair proposals and make necessary plans for end-of-life replacement of Bonita Beach Road.

SIXTH ORDER OF BUSINESS**Update: Lake Bank Restoration Project****A. Presentation of Options and Costs**

This item should not have been included on the agenda; it will be removed from future agendas.

SEVENTH ORDER OF BUSINESS

Consideration of Johnson Engineering, LLC Professional Services Supplemental Agreement [BMAP Assistance and Water Quality Monitoring]

Mr. Willis presented the Johnson Engineering, LLC Professional Services Supplemental Agreement for Basin Management Action Plan (BMAP) Assistance and Water Quality Monitoring, in the annual amount of \$71,492.

Jessica McPherson, of Apex, explained the new requirement and “worst case” pricing for water quality monitoring. She is attending a meeting with the Florida Department of Environmental Protection (FDEP) on April 28, 2026 and will forward the Zoom information to the Board Members so they can attend.

Ms. McPherson reviewed the Agreement and scope of work covered in the Agreement.

Mr. Willis stated this arose because of the level of nutrients entering water/stormwater systems in Florida. Based on the CDD’s location, the FDEP selected this and some other CDDs in the area to be part of this requirement.

Discussion ensued regarding why the CDD was selected, financial burden of meeting the requirements, saving “points” for taking actions to reduce/mitigating the nutrients and complying with the requirements, how the golf course might adversely contribute to the nutrient load numbers impacting the CDD’s efforts, and projects that might help the CDD comply.

Ms. McPherson will bring a revised price to the next meeting for Board consideration.

Regarding whether more than one Board Supervisor can participate in the Zoom meeting Ms. McPherson is having with the FDEP, Mr. Urbancic stated it should not be a Sunshine Law violation as long as the Board Supervisors only listen and do not engage in any dialogue whatsoever.

EIGHTH ORDER OF BUSINESS

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

There was nothing new to report.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2026

- **Construction Fund Sources and Uses Reconciliation**

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of March 16, 2026 Regular Meeting Minutes

The following changes were made:

Line 152: Change "A Board Member" to "Supervisor Ciberey"

On MOTION by Mr. Kove and seconded by Mr. Gillo, with all in favor, the March 16, 2026 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Urbancic discussed the bill that passed, which increases the sovereign immunity amounts; if the Governor signs it, it will be effective October 1, 2026. It might cause the CDD's insurance rates to increase. Legislation passed establishing a process to recall elected resident Board Supervisors. The recall legislation is also pending the Governor's signature.

Discussion ensued regarding FPL trucks parking on the sidewalk and/or grass in front of Valencia. It was noted that there is little the CDD can do.

- **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: May 18, 2026 at 1:00 PM [Presentation of FY2027 Proposed Budget]**

○ **QUORUM CHECK**

All Supervisors present confirmed their attendance at the May 18, 2026 meeting.

Regarding qualifying to run in the November 2026 General Election, Mr. Urbancic stated the candidate must file the paperwork at the Supervisor of Elections office during the specified candidate qualifying period. Whether Lee County allows candidates to qualify online will be verified. Candidates must complete their paperwork, etc., themselves.

- **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.

TWELFTH ORDER OF BUSINESS

Audience Comments/Supervisors' Requests

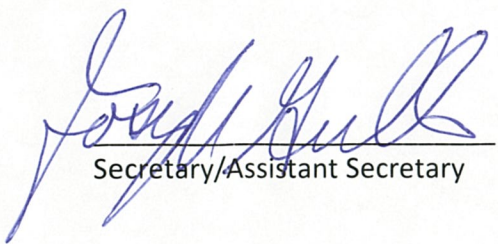
No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

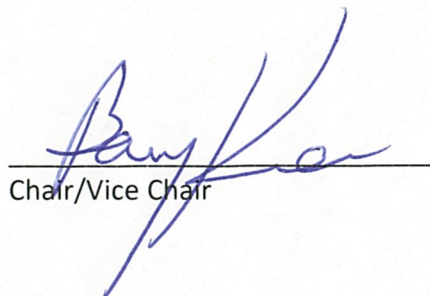
Adjournment

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the meeting adjourned at 2:36 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair