

**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 May 18, 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
Michael Ciberey	Assistant Secretary

**Also present:**

Chuck Adams (via phone/Zoom)	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via phone/Zoom)	District Counsel
Megan Magaldi (via phone/Zoom)	Coleman, Yovanovich & Koester, P.A.
Mark Zordan (via phone/Zoom)	District Engineer
Jessica McPherson (via phone/Zoom)	Apex Companies, LLC (Apex)
Leanne Olson (via phone/Zoom)	Apex Companies, LLC (Apex)
Andy Nott	Superior Waterways Services, Inc.
Blake Grimes (via phoe/Zoom)	GulfScapes
Ralph Tayman	HOA/Troon
Natalie Garavelli	HOA/Troon
Gary Mathis	Resident
Jeff Cutler	Resident
Ashley Sinks (via phone/Zoom)	Resident
Ellen Chay (via phone/Zoom)	Resident
Members of the Public	

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 all meeting attendees.

Mr. Kove explained the genesis of the aeration electric billing issues and noted that he spoke to Troon representatives and Mr. Nott, who are working to resolve the issue. Mr. Nott stated he provided the HOA with a list of all the meter numbers and is waiting on them to provide one monthly utility invoice for each meter, so he can take the number of aeration systems running on a meter and calculate what the CDD's average cost is to power each unit per month; the meter cost will be split between the CDD and HOA.

Mr. Kove stated Troon reviewed the meter list and confirmed Troon paid all those invoices. Mr. Willis stated, going forward, the CDD could enter into a Memorandum of Understanding (MOU) or Contract Agreement with the HOA to reimburse the HOA the monthly utility costs for each aeration system. Mr. Grillo asked why this is an issue now. Mr. Kove stated a resident specifically brought up the billing issue to the HOA and the lakes were only conveyed to the CDD a few years ago. He will speak to the HOA and Troon to discuss preferences to resolve the billing issue. The CDD Board will take no action until the HOA makes a request to the CDD.

Mr. Kove updated Mr. Ciberey of the prior meeting discussion to spend to convey the road to the City, which has now changed. Mr. Willis stated the Village Walk Attorney would support it, but is not sure the City would accept turnover of the road since they denied prior requests from this and other CDDs. The Board voted at the last meeting not to expend anymore funds pursuing this with the City, as Mr. Urbancic noted there is nothing legally binding requiring the City to accept turnover of the road. Mr. Kove asked Mr. Urbancic to ask Lennar's Attorney for a copy of the document showing the CDD is responsible for Section 1 of Bonita Beach Road and give an update at the next meeting.

Resident Gary Mathis stated the District 6 Councilman participates a lot at the Village Walk CDD Town Hall meetings. At the last meeting, he stated he was mad this CDD contacted the City Attorney instead of him. Mr. Mathis thinks the CDD should improve communications. Mr. Willis and Mr. Kove noted several instances of District Staff inviting them and other CDD Management Companies to the meeting, without success.

Mr. Kove asked for an update on the asphalt near the Cavan project. Mr. Willis stated asphalt settling was identified by the District Engineer. Plans are to piggyback this small project onto another project.

Mr. Kove asked Mr. Nott for the erosion repairs timeline in order to close out the City permits. Mr. Nott stated the original schedule to start this week changed, as the Golf Course is unable to provide turf. His firm is having difficulty sourcing this species elsewhere, which is typical this time of year. He hopes to start the project on June 1, 2026, if sod is available.

Mr. Kove asked Mr. Nott if he inspected the flexible pipes to determine what needs to be repaired. Mr. Nott stated he and the District Engineer will determine the best course of action as it pertains to the permit. Mr. Willis stated the project will commence at the start of the next dry season. Mr. Ciberey asked for the Project Tracker to be put back into the agenda package.

Mr. Kove asked Mr. Nott to investigate the last aeration system on Galway, due to resident noise complaints.

**THIRD ORDER OF BUSINESS**

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

Mr. Kove allowed public comments during the Second Order of Business, and deferred any future comments to the end of the meeting.

**FOURTH ORDER OF BUSINESS**

**Update: GulfScapes Landscape Management Report**

Mr. Grimes stated crews trimmed the trees at the back road. He discussed minor issues that were corrected. He was unaware the trees on the other side belong to the CDD and will get them trimmed. Mr. Ciberey asked about installing a filter on the one well to avoid seeing traces of iron in the street, and to address the gutter lines overgrown with weeds. Ms. Kempf asked for crews to clear the drainage culverts of debris weekly.

Mr. Kove asked Mr. Willis to inspect the overgrown weeds on the back side of Wicklow facing Seasons. He asked Mr. Grimes to have crews address it or submit a proposal, if necessary.

**FIFTH ORDER OF BUSINESS**

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

This item was discussed during the Second and Seventh Orders of Business.

**SIXTH ORDER OF BUSINESS**

**Update: Johnson Engineering, LLC Professional Services Supplemental Agreement [BMAP Assistance and Water Quality Monitoring]**

Ms. McPherson discussed the Basin Management Action Plan (BMAP) status. The CDD is technically in the Everglades West Coast BMAP and a stakeholder, but the CDD will not be involved in the newly mandated monitoring and reporting process, as they are only targeting golf courses for now. Mr. Willis stated the proposal presented at the last meeting is no longer valid.

The Board consensus was to pass the information Apex collected to the Bonita National Golf Course Leadership Team. Regarding a suggestion to invoice the Golf Course for expenses incurred, the Board consensus was to consider that later.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements, Addressing Severability; and Providing an Effective Date**

Mr. Willis presented Resolution 2026-04. He responded to questions about budget line items, such as Intergovernmental Shared Costs Revenue, Panther mitigation maintenance, and miscellaneous income revenue; the reasons for increasing the Legal and Engineering budgets; the Lake bank erosion repair amount; and why the proposed Fiscal Year 2027 assessments were kept flat.

Mr. DiTommaso asked if the construction fund account will be closed by the end of Fiscal Year 2026. Mr. Willis stated the delay is because they added the lake bank erosion and the permit projects; the construction fund account can be closed once the work is completed and the invoices are paid. Ms. Kempf voiced concerns about further delays in closing the construction account due to difficulties obtaining specific sod. Mr. Kove asked Mr. Willis to have Mr. Nott provide an update in a week and email it to the Board.

Based on these budget discussions, Mr. DiTommaso suggested deferring consideration of the Resolution 2026-04, approving the proposed Fiscal Year 2027 budget, and setting the Public

Hearing for August. This will allow time to develop a reasonable budget that builds up fund balance, which will probably result in increasing assessments.

Mr. Willis stated that to finalize the roadway budget, a roadway study by the District Engineer is recommended to determine the life span of Bonita Beach Road. The original proposal last June was \$20,000 to \$30,000 to repair the road before conveying it to the City and conditions have worsened to where they expect the repair costs to be almost double, which is approaching the range of what a road study would cost. The Board must decide whether to make temporary repairs to the road or use those funds to conduct the roadway study. Mr. Zordan provided statistics on last year and this year’s project scope and costs and noted the repair area has tripled. He does not recommend expending funds to repair potholes, given it is a short-term remedy and the road outside the CDD is also degrading. Mr. Zordan will provide an estimate for a road study for 10 lane miles later in the meeting. It would take about six months to complete the road study.

**On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, authorizing Mr. Zordan and Apex to produce a proposal for a road study for 10 lane miles along Bonita Beach Road the CDD is responsible for, was approved.**

Mr. Ciberey asked Mr. Willis to obtain a proposal from Superior Waterways for the pipe work. Mr. Willis stated he will obtain proposals from other vendors as well for the next meeting.

The Board consensus was to table Resolution 2026-04 to the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date**

**On MOTION by Mr. Grillo and seconded by Mr. Ciberey, with all in favor, Resolution 2026-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

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

Mr. Willis presented updates to the Long-Range Infrastructure Plan Summary Multi-Year Planning for 2026-2036.

**BEACH ROAD GOLF ESTATES CDD**

**May 18, 2026**

Discussion ensued regarding adding sidewalk cleaning into the proposed Fiscal Year 2027 budget along with including the area in front of Village Walk and the right-of-way; whether it is prudent to schedule a Budget Workshop; giving the Board multiple versions of the proposed Fiscal Year 2027 budget to review; emailing all budget-related bids to the Board before the June 15, 2026 meeting; and changing the meeting start time to noon.

Mr. Ciberey asked Mr. Willis to invite the other CDDs to the June 15, 2026 meeting. Mr. Willis noted the other CDDs never accepted prior invitations.

**On MOTION by Mr. Ciberey and seconded by Mr. Grillo, with all in favor, changing the start time of the June 15, 2026 meeting from 1:00 p.m. to 12:00 p.m. and including only budget-related topics on the agenda, was approved.**

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2026**

- **Construction Fund Sources and Uses Reconciliation**

The financials were accepted.

**ELEVENTH ORDER OF BUSINESS**

**Approval of April 20, 2026 Regular Meeting Minutes**

The following changes were made:

Lines 50, 53 and 61: Change “Kemp” to “Kempf”

Line 63: Insert “according to the HOA” after “week”

Line 85: Change “Gallway” to “Galway”

Line 93: Change “contract” to “contact”

Line 109: Change “someone with another of the CDDs” to “the Village Walk Attorney” and change “support it” to “support the turnover”

Line 113: Change “maintenance” to “the Village Walk frontage Maintenance Agreement”

**On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with all in favor, the April 20, 2026 Regular Meeting Minutes, as amended, were approved.**

**TWELFTH 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 received an estimate between \$80,000 and \$100,000 to conduct the roadway study. The bulk of the project scope is geotechnical.

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

- **NEXT MEETING DATE: June 15, 2026 at 1:00 PM**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the June 15, 2026, which will commence at 12:00 p.m., rather than 1:00 p.m.

- **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.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments/Supervisors' Requests**

Resident Jeff Cutler asked if the CDD ever issued a special assessment. Mr. Willis stated all of the CDD's assessments are technically classified as special assessments, per Florida Statutes. The Board has other options besides issuing a debt service bond to finance emergency projects and homeowners would be assessed based on the benefits allocated in the Engineer's Report and the Methodology Report.

Mr. Cutler questions why the Board Members are just now worried about the aesthetics in front of Village Walk. Ms. Kempf stated the CDD was not aware until now of its responsibility to maintain the area in front of Village Walk.

Ms. Kempf recalled an email request to trim the trees behind the homes on Galway Drive and asked if the trees are in the preserve area. Ms. Olson stated the trees are in the back yard. LandCare will be determine if they need to be removed or cut down to 80%.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Grillo and seconded by Mr. DiTommaso, with all in favor, the meeting adjourned at 3:39 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



---

Secretary/Assistant Secretary



---

Chair/Vice Chair