

**BEACH ROAD
GOLF ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

June 15, 2026

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Beach Road Golf Estates Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

<https://beachroadgolfestatescdd.net/>

June 8, 2026

Board of Supervisors
Beach Road Golf Estates Community Development District

Dear Board Members:

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

The Board of Supervisors of the Beach Road Golf Estates Community Development District will hold a Regular Meeting on June 15, 2026 at 12:00 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>, Meeting ID: **963 4222 8042** or telephonically at **1-305-224-1968**, Meeting ID: **963 4222 8042**. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Public Comments (*3 minutes per speaker*)
4. 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
5. Update: Long-Range Infrastructure Plan Summary [Multi-Year Planning 2026-2036]
6. Acceptance of Unaudited Financial Statements as of April 30, 2026
 - Construction Fund Sources and Uses Reconciliation
7. Approval of May 18, 2026 Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt & Associates, LLC*
 - 1,327 Registered Voters in District as of April 15, 2026

- NEXT MEETING DATE: July 20, 2026 at 1:00 PM

- QUORUM CHECK

SEAT 1	JOSEPH GRILLO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BARRY KOVE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DANIEL DITOMMASO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DENISE KEMPF	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MIKE CIBEREY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

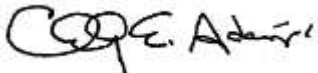
D. Field Operations: *Wrathell, Hunt & Associates, LLC*

9. Audience Comments/Supervisors' Request

10. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chesley "Chuck" Adams
 District Manager

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT 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.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Beach Road Golf Estates Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: 1:00 p.m.

LOCATION: Bonita National Golf and Country Club
2nd Floor of the Clubhouse
17501 Bonita National Blvd.
Bonita Springs, Florida 34135

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County and the City of Bonita Springs at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 15th day of June, 2026.

ATTEST:

**BEACH ROAD GOLF ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Budget

Exhibit A: Fiscal Year 2026/2027 Budget

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
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**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
PROPOSED BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: on-roll - gross	\$ 343,624				\$ 341,450
Allowable discounts (4%)	<u>(13,745)</u>				<u>(13,658)</u>
Assessment levy: on-roll - net	329,879	\$ 318,933	\$ 10,946	\$ 329,879	327,792
Intergovernmental: Shared Costs Revenue	68,040	4,152	63,888	68,040	68,040
Misc. income	-	22,567	-	22,567	-
Interest	-	32	-	32	-
Total revenues	<u>397,919</u>	<u>345,684</u>	<u>74,834</u>	<u>420,518</u>	<u>395,832</u>
EXPENDITURES					
Professional & administrative fees					
Supervisors	10,334	6,244	4,090	10,334	10,334
Management advisory services	40,000	20,000	20,000	40,000	40,000
Financial accounting services	15,500	7,750	7,750	15,500	15,500
Audit	4,500	-	4,500	4,500	4,500
Dissemination agent	5,000	2,500	2,500	5,000	5,000
Arbitrage rebate calculation	500	500	-	500	500
Trustee fees	10,850	8,948	1,902	10,850	10,850
Legal	10,000	9,133	3,000	12,133	12,000
Engineering	5,000	15,435	10,000	25,435	15,000
Postage	750	678	72	750	750
Insurance	8,750	7,777	-	7,777	8,555
Printing & reproduction	1,000	500	500	1,000	1,000
Legal advertising	1,000	166	834	1,000	1,000
Other current charges	3,000	1,099	1,100	2,199	2,500
Annual district filing fee	175	175	-	175	175
ADA website maintenance	210	145	65	210	210
Website	705	705	-	705	705
Total professional & admin	<u>117,274</u>	<u>81,755</u>	<u>56,313</u>	<u>138,068</u>	<u>128,579</u>
Operations					
Shared costs maintenance	126,000	46,003	79,997	126,000	126,000
On-site other contractual services	116,000	41,149	74,851	116,000	137,600
Total operations	<u>242,000</u>	<u>87,152</u>	<u>154,848</u>	<u>242,000</u>	<u>263,600</u>
Other fees and charges					
Property appraiser & tax collector	4,378	4,144	234	4,378	4,378
Total other fees and charges	<u>4,378</u>	<u>4,144</u>	<u>234</u>	<u>4,378</u>	<u>4,378</u>
Total expenditures	<u>363,652</u>	<u>173,051</u>	<u>211,395</u>	<u>384,446</u>	<u>396,557</u>
Net increase/(decrease) of fund balance	34,267	172,633	(136,561)	36,072	(725)
Fund balance - beginning (unaudited)	71,602	74,785	247,418	74,785	110,857
Assigned					
Lake bank erosion repair ¹	100,000	100,000	100,000	100,000	100,000
Unassigned	5,869	147,418	10,857	10,857	10,132
Fund balance - ending (projected)	<u>\$ 105,869</u>	<u>\$ 247,418</u>	<u>\$ 110,857</u>	<u>\$ 110,857</u>	<u>\$ 110,132</u>

¹Intended to fund long term lake bank erosion repairs in District owned ponds.

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Supervisors	\$ 10,334
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.</p>	
Management advisory services	40,000
<p>Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community. The \$40,000 annual fee is inclusive of district management and recording services.</p>	
Financial accounting services	15,500
<p>Preparation of all of the District's financial items, including monthly financial statement preparation and the annual budget, are provided by Wrathell, Hunt & Associates, LLC.</p>	
Audit	4,500
<p>The District is required to complete annual, independent examinations of its accounting records and procedures. This audit is conducted pursuant to Florida Law and the Rules of the Auditor General.</p>	
Dissemination agent	5,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.</p>	
Arbitrage rebate calculation	500
Trustee fees	10,850
<p>Annual fees paid for services provided as trustee, paying agent and registrar.</p>	
Legal	12,000
<p>Fees for on-going general counsel and legal representation on behalf of the District. Coleman, Yovanovich and Koester, PA, serves as the District's general counsel.</p>	
Engineering	15,000
<p>Johnson Engineering will provide engineering and consulting services to the District in addition to advice on bids for yearly contracts and operating policy.</p>	
Postage	750
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	8,555
Printing & reproduction	1,000
<p>Letterhead, envelopes, copies, etc.</p>	
Legal advertising	1,000
<p>The District will advertise in The Fort Myers News-Press for monthly meetings, special meetings, public hearings, bidding, etc.</p>	
Other current charges	2,500
<p>Bank charges and other miscellaneous expenses incurred throughout the year.</p>	
Annual district filing fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
ADA website maintenance	210
Website	705

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (CONTINUED)

Operations

Shared costs maintenance 126,000

Starting in fiscal year 2017, the District became responsible for the maintenance and monitoring of the panther mitigation property in Labelle. The establishment and perpetual responsibility to maintain the property and provide a five year monitoring and reporting program (which ended in 2020) is a development order requirement for not only this District but also for 3 other neighboring communities. Additionally, in fiscal year 2018, the District became responsible for the costs of maintaining the common infrastructure along Bonita Beach Road serving the same communities, including landscaping, roadway and storm water maintenance. All of the costs are shared with the other communities by interlocal agreement and based upon previously agreed upon percentages. The District and the three other communities completed a sidewalk lighting project for the sidewalk along the south side of Bonita Beach Road only as well as some landscape uplighting in the center median to provide a softer lighting effect for the roadway and to reduce impacts to the neighboring communities. Both projects were completed in late 2024 with the sidewalk lighting being under a lease, power and maintenance agreement with FPL.

Panther mitigation maintenance	20,000
Streetlighting	26,000
Common infrastructure maintenance	<u>80,000</u>
Total	126,000

On-site other contractual services 137,600

Starting in fiscal year 2022 the District assumed the on-site lake and conservation area maintenance previously provided by the master association pursuant to the facilities maintenance assignment agreement. Additionally, in fiscal year 2023 the District added aeration systems to all of it's lakes.

Lake maintenance contract	62,000
Conservation area maintenance	20,600
Aeration maintenance (includes parts)	15,000
Littoral plantings	5,000
Lake Bank Erosion Repairs	<u>35,000</u>
	137,600

Property appraiser

The property appraiser's fee is \$1.00 per parcel. 2,189

Tax collector

The tax collector's fee is \$1.50 per parcel. 2,189

Total expenditures \$ 396,557

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2015 BONDS
PROPOSED BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: on-roll - gross	\$2,074,241				\$2,074,241
Allowable discounts (4%)	(82,970)				(82,970)
Assessment levy: on-roll - net	1,991,271	\$ 1,907,720	\$ 83,551	\$ 1,991,271	\$1,991,271
Interest	-	43,216	-	43,216	-
Total revenues	1,991,271	1,950,936	83,551	2,034,487	1,991,271
EXPENDITURES					
Debt service					
Principal	695,000	695,000	-	695,000	725,000
Interest	1,281,600	648,368	633,232	1,281,600	1,250,663
Total expenditures	1,976,600	1,343,368	633,232	1,976,600	1,975,663
Excess/(deficiency) of revenues over/(under) expenditures	14,671	607,568	(549,681)	57,887	15,608
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(18,978)	-	(18,978)	-
Total other financing sources/(uses)	-	(18,978)	-	(18,978)	-
Fund balance:					
Net increase/(decrease) in fund balance	14,671	588,590	(549,681)	38,909	15,608
Beginning fund balance (unaudited)	2,725,731	2,770,286	3,358,876	2,770,286	2,809,195
Ending fund balance (projected)	<u>\$2,740,402</u>	<u>\$3,358,876</u>	<u>\$2,809,195</u>	<u>\$2,809,195</u>	<u>2,824,803</u>
Use of fund balance					
Debt service reserve account balance (required)					(997,500)
Principal & Interest expense - November 1, 2027					(1,371,813)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 455,490</u>

BEACH ROAD GOLF ESTATES

Community Development District

Series 2015

\$30,980,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i
11/01/2025	695,000.00	4.000%	647,750.00	1,342,750.00
05/01/2026			633,850.00	633,850.00
11/01/2026	725,000.00	4.700%	633,850.00	1,358,850.00
05/01/2027			616,812.50	616,812.50
11/01/2027	755,000.00	4.700%	616,812.50	1,371,812.50
05/01/2028			599,070.00	599,070.00
11/01/2028	790,000.00	4.700%	599,070.00	1,389,070.00
05/01/2029			580,505.00	580,505.00
11/01/2029	830,000.00	4.700%	580,505.00	1,410,505.00
05/01/2030			561,000.00	561,000.00
11/01/2030	870,000.00	5.000%	561,000.00	1,431,000.00
05/01/2031			539,250.00	539,250.00
11/01/2031	910,000.00	5.000%	539,250.00	1,449,250.00
05/01/2032			516,500.00	516,500.00
11/01/2032	955,000.00	5.000%	516,500.00	1,471,500.00
05/01/2033			492,625.00	492,625.00
11/01/2033	1,005,000.00	5.000%	492,625.00	1,497,625.00
05/01/2034			467,500.00	467,500.00
11/01/2034	1,055,000.00	5.000%	467,500.00	1,522,500.00
05/01/2035			441,125.00	441,125.00
11/01/2035	1,110,000.00	5.000%	441,125.00	1,551,125.00
05/01/2036			413,375.00	413,375.00
11/01/2036	1,165,000.00	0.000%	413,375.00	1,578,375.00
05/01/2037			384,250.00	384,250.00
11/01/2037	1,220,000.00	0.000%	384,250.00	1,604,250.00
05/01/2038			353,750.00	353,750.00
11/01/2038	1,285,000.00	0.000%	353,750.00	1,638,750.00
05/01/2039			321,625.00	321,625.00
11/01/2039	1,345,000.00	0.000%	321,625.00	1,666,625.00
05/01/2040			288,000.00	288,000.00
11/01/2040	1,415,000.00	0.000%	288,000.00	1,703,000.00
05/01/2041			252,625.00	252,625.00
11/01/2041	1,485,000.00	0.000%	252,625.00	1,737,625.00
05/01/2042			215,500.00	215,500.00
11/01/2042	1,560,000.00	0.000%	215,500.00	1,775,500.00
05/01/2043			176,500.00	176,500.00
11/01/2043	1,640,000.00	0.000%	176,500.00	1,816,500.00
05/01/2044			135,500.00	135,500.00
11/01/2044	1,720,000.00	0.000%	135,500.00	1,855,500.00
05/01/2045			92,500.00	92,500.00
11/01/2045	1,805,000.00	0.000%	92,500.00	1,897,500.00
05/01/2046			47,375.00	47,375.00
11/01/2046	1,895,000.00	0.000%	47,375.00	1,942,375.00
Total	\$26,235,000.00		\$16,906,225.00	\$43,141,225.00

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
PROPOSED BUDGET**

On-Roll Payment

Number of Units		Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
	<u>Single-Family Units</u>				
165	SF Executive	\$ 234.03	\$1,756.37	\$1,990.40	\$ 1,991.89
37	52'	234.03	1,792.91	2,026.94	2,028.43
173	53'	234.03	1,811.18	2,045.21	2,046.70
72	SF Manor	234.03	1,829.45	2,063.48	2,064.97
82	63'	234.03	1,920.79	2,154.82	2,156.31
128	SF Estate	234.03	1,957.33	2,191.36	2,192.85
	<u>Multi-Family Units</u>				
280	Coach Home	234.03	1,171.78	1,405.81	1,407.30
252	Veranda Condo	234.03	1,062.17	1,296.20	1,297.69
270	Terrace Condo	234.03	1,025.64	1,259.67	1,261.16
1,459					

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

5



**Beach Road Golf Estates (BRGE) Community
Development District Long-Range
Infrastructure Plan Summary
Multi-Year Planning
2026-2036**

Overview

The Community Development District, CDD, is a governmental entity created to serve the long-term specific needs of its community. Created pursuant to Chapter 190 of the Florida Statutes, a CDD's main powers are to plan, finance, construct, operate and maintain community-wide infrastructure and provide other services specifically for the benefit of its residents.

The CDD provides residents with highly maintained infrastructure, and when a component of the infrastructure systems needs to be replaced, the CDD either finances the project(s) over several years or fund(s) the project(s) within the annual tax assessment.

The cost to operate a CDD is borne by those who benefit from its services. Property owners in the CDD are subject to a non-ad valorem assessment, which appears on their annual property tax bill from the county tax collector and may consist of two parts - an annual assessment for operations and maintenance, which can fluctuate up and down from year-to-year based on the budget adopted for that fiscal year and an annual capital or debt service assessment to repay financing on community infrastructure and facilities. Because BRGE CDD is a governmental unit they cannot reserve for infrastructure projects and need to either finance or assess as projects come up.

Over the **last five years**, BRGE CDD has completed over thirty (30) infrastructure improvement projects and has relied primarily on the developer's construction fund to finance them. These projects included the following:

- Stormwater Aeration System Upgrade – February 2023 - **\$149,488.11**
- Speed Hump Installation – February 2023 **\$64,101.12**
- Foxrock & Wicklow Drain Repairs – May 2023 **\$79,810.00**
- Bonita Beach Road Stormwater Repairs & Cleaning – January 2024 **\$115,467.00**
- Bonita National Road Striping – October 2024 - **\$37,895.80**
- Bonita Beach Road Landscape Lighting – March 2025 - **\$143,000.00**
- Cavan Crosswalk – July 2025 - **\$41,980.00**
- Bonita Beach Road Sidewalk Repairs – July 2025 - **\$48,613.68**

Purpose and Funding of the Long-Range Plan

As the community begins to age and the construction fund is depleted and closed, it is critical to continue our review and evaluation of the long-range needs of the District's infrastructure.

This Long-Range Plan identifies projects for the next five years that are critical to maintaining the infrastructure of the District. Additional projects may become necessary and they will be reviewed and evaluated for BOS approval. All projects will be reviewed and approved for on a fiscal year by year basis. The CDD's responsibilities include storm water management, streets, sidewalks, lake and wetland management, and other miscellaneous items.

This plan is a guide intended for planning purposes only. Funding for projects will be evaluated and may be accelerated or delayed based upon available funding and BOS approval. If there are significant changes involving scope, cost, and/or schedule to a specific project, the Beach Road Golf Estates Board of Supervisors will re- evaluate that project as necessary.

All projects **require approval** in a publicly held meeting by the Beach Road Golf Estates Community Development District Board of Supervisors. The "Estimated Costs" listed for each of these projects are projected estimates based on recent costs experienced on similar projects in other communities.

Long-Range Projects by Priority

Priority 1

Project: Bonita Beach Road Milling & Asphaltting

Funding Year: TBD

Priority 2

Project: Storm Water System Repairs & Cleaning

Funding Year: Primary Ongoing O&M

Priority 3

Project: Sidewalk Repairs

Funding Year: TBD

Priority 4

Project: Aeration Repairs/Replacements

Funding Year: 2030, executed in FY 2033 (as needed)

Priority 5

Project: Lake Bank Restoration

Funding Year: Primary Ongoing O&M

Priority 1. BONITA BEACH ROAD MILLING AND ASPHALT (Updated Jan 2026)

Estimated Cost: \$150,000.00 per lane mile

Description:

Bonita Beach Road East is approximately two and a half (2.5) miles long (ten lane miles) and has begun to show signs of pavement failure in some areas due to heavy vehicular traffic and high daily volume traffic flow. Over the past three (3) years the district has made multiple pavement (pothole) repairs costing more than \$10,000.00.

Bonita Beach Road East has approximately ten (10) lane miles, and based on recent bid pricing, the average cost to do a one and a half (1.5) mill & overlay is \$170,000.00 - \$200,000.00 per lane mile with an estimated total cost of \$1,700,000.00 - \$2,000,000.00.

Based on resident complaints, the District Engineer has reviewed an area along Bonita Beach Road East from Logan Blvd to the east side of the entrance to Village Walk, with potholes scattered along a section of roadway that stretches approximately one and a quarter (1.25) miles long (approximately 3,300 feet per lane) that requires milling & asphaltting in the near future. Staff provided an approximate cost of \$231,000.00 (approximately \$185,000.00 per lane mile) for one and a quarter (1.25) lane miles.

The Development Order plans for the roads were approved in 2006, however, the exact time that the road (sections) were paved is unclear. The anticipated life expectancy of asphalt pavement is approximately 15 - 20 years. Therefore, the street pavement sections are approaching the end of their intended service life and should be considered for comprehensive pavement restoration during the 2026 – 2027. Due to the cost of this project, funding is expected to be sought via bond or loan.

Priority 2. STORMWATER SYSTEM REPAIRS & CLEANING

Estimated Cost: FY 28/29/30 – funded line item 1/3 per year.

Description:

The District operates and manages a total of 30,825 linear feet of stormwater pipes and structures along Bonita Beach Road outside the gate of Bonita National & the internal streets of Bonita National.

Over the last five years the District has repaired and cleaned the District's stormwater system at a cost of \$102,959.10.

BOS Discussion: Fund for 3 years and execute during the 4th year or fund for 4 years & execute during the 5th year.

Priority 3. SIDEWALK REPAIRS

Estimated Cost: TBD

Description:

The District operates and manages a total of 2.5 miles of sidewalks along Bonita Beach Road.

The District repaired 2,600ft (approximately .5 miles) at a cost of \$48,613.68 in 2025.

BOS Discussion: Budget over the next four years with the expectation of having the same approximate costs in year 5?

Priority 4. AERATION REPAIRS/REPLACEMENT

Estimated Cost: TBD (2033)

Description:

The District operates and manages a total of 25 aeration cabinets, 89 aeration diffusers, 38 aeration compressors, & 32,425 linear feet of tubing.

The District upgraded the aeration system in 2023 at a cost of \$149,488.11. These assets have the following life spans:

- compressors – 7 years
- cabinets – 10 years
- diffusers – 3 years.

BOS Discussion: Budget a small amount every year for repairs/replacements?

Priority 5. LAKE BANK RESTORATION

Estimated Cost: FY 29/30 - \$110,000.00

Description:

The District operates and manages a total of 61,244 linear feet of stormwater lake banks within the District's stormwater system.

Mitigating and repairing erosion is part of managing stormwater systems and is an ongoing concern, current price points range from \$60.00 per linear foot to \$300.00 per linear foot depending on the repair method.

BOS Discussion: What is your annual budget number for restoration work? Two strategies: 1. React to repairs as needed? 2. Establish a continuing services agreement with a restoration company where they work to the budget number annually?

PROJECT STATUS as of 2/04/2026

TASK	STATUS	AS OF DATE	% COMPLETE	NOTES
Cavan Pedestrian & Golf Cart Crosswalk	In Progress	5/18/2026	0%	
	Asphalt settling patch			Apex to piggyback on larger project
Permit Required Lake Bank Project	In Progress	4/20/2026	25%	Project approved by BOS NTE \$35,000.00
		4/20/2026		Contract Executed
		6/4/2026		Project Started

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2026**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BALANCE SHEET
APRIL 30, 2026**

	General Fund	Debt Service Fund Series 2015	Capital Projects Fund Series 2015	Total Governmental Funds
ASSETS				
Cash	\$ 277,370	\$ -	\$ -	\$ 277,370
Undeposited funds	10,491	-	-	10,491
Investments				
Principal	-	228	-	228
Revenue	-	1,679,789	-	1,679,789
Reserve	-	1,000,553	-	1,000,553
Sinking	-	95	-	95
Interest	-	634,468	-	634,468
Prepayment	-	53,622	-	53,622
Construction	-	-	175,710	175,710
Due from other	6,525	-	-	6,525
Due from general fund	-	55,393	-	55,393
Due from capital projects fund	14,504	-	-	14,504
Due from other governments	4,236	-	-	4,236
Utility deposit	782	-	-	782
Total assets	<u>\$ 313,908</u>	<u>\$ 3,424,148</u>	<u>\$ 175,710</u>	<u>\$ 3,913,766</u>
LIABILITIES				
Liabilities				
Developer advance	\$ 1,983	\$ -	\$ -	\$ 1,983
Accrued taxes payable	122	-	-	122
Due to general fund	-	-	14,504	14,504
Due to debt service	55,393	-	-	55,393
Total liabilities	<u>57,498</u>	<u>-</u>	<u>14,504</u>	<u>72,002</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	10,761	-	-	10,761
Total deferred inflows of resources	<u>10,761</u>	<u>-</u>	<u>-</u>	<u>10,761</u>
FUND BALANCES				
Restricted for:				
Debt service	-	3,424,148	-	3,424,148
Capital projects	-	-	161,206	161,206
Assigned				
Lake bank erosion repair	100,000	-	-	100,000
Unassigned	145,649	-	-	145,649
Total fund balances	<u>245,649</u>	<u>3,424,148</u>	<u>161,206</u>	<u>3,831,003</u>
 Total liabilities and fund balances	 <u>\$ 313,908</u>	 <u>\$ 3,424,148</u>	 <u>\$ 175,710</u>	 <u>\$ 3,913,766</u>

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 9,183	\$ 328,115	329,879	99%
Intergovernmental: shared costs revenue	14,163	18,316	68,040	27%
Misc. Income	-	22,567	-	N/A
Interest	2	35	-	N/A
Total revenues	<u>23,348</u>	<u>369,033</u>	<u>397,919</u>	93%
EXPENDITURES				
Supervisors	861	7,105	10,334	69%
Management/recording	3,333	23,333	40,000	58%
Financial accounting services	1,291	9,042	15,500	58%
Audit	-	-	4,500	0%
Dissemination agent	417	2,917	5,000	58%
Arbitrage rebate	-	500	500	100%
Trustee fees	-	8,948	10,850	82%
Legal	2,291	11,424	10,000	114%
Engineering	1,445	16,880	5,000	338%
Postage	12	690	750	92%
Printing & reproduction	83	583	1,000	58%
Legal advertising	-	166	1,000	17%
Annual district filing fee	-	175	175	100%
Insurance	-	7,777	8,750	89%
Other current charges	190	1,289	3,000	43%
ADA website maintenance	-	145	210	69%
Website	-	705	705	100%
Total professional & admin	<u>9,923</u>	<u>91,679</u>	<u>117,274</u>	78%
Operations				
Shared costs maintenance/monitoring	7,337	53,351	126,000	42%
On-site other contractual services	7,846	48,995	116,000	42%
Total operations	<u>15,183</u>	<u>102,346</u>	<u>242,000</u>	42%
Other fees and charges				
Property appraiser & tax collector	-	4,144	4,378	95%
Total other fees and charges	<u>-</u>	<u>4,144</u>	<u>4,378</u>	95%
Total expenditures	<u>25,106</u>	<u>198,169</u>	<u>363,652</u>	54%
Excess/(deficiency) of revenues over/(under) expenditures	(1,758)	170,864	34,267	
Fund balance - beginning	247,407	74,785	71,602	
Assigned				
Lake bank erosion repair ¹	100,000	100,000	100,000	
Unassigned	145,649	145,649	5,869	
Fund balance - ending	<u>\$ 245,649</u>	<u>\$ 245,649</u>	<u>\$ 105,869</u>	

¹Intended to fund long term lake bank erosion repairs in District owned ponds.

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2015
FOR THE PERIOD ENDED APRIL 30, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 55,393	\$ 1,963,113	\$ 1,991,271	99%
Interest	9,879	53,095	-	N/A
Total revenues	<u>65,272</u>	<u>2,016,208</u>	<u>1,991,271</u>	101%
EXPENDITURES				
Principal	-	695,000	695,000	100%
Interest	-	648,368	1,281,600	51%
Total expenditures	<u>-</u>	<u>1,343,368</u>	<u>1,976,600</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	65,272	672,840	14,671	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(18,978)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(18,978)</u>	<u>-</u>	N/A
Net change in fund balances	65,272	653,862	14,671	
Fund balance - beginning	3,358,876	2,770,286	2,725,731	
Fund balance - ending	<u>\$ 3,424,148</u>	<u>\$ 3,424,148</u>	<u>\$ 2,740,402</u>	

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2015
FOR THE PERIOD ENDED APRIL 30, 2026**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES		
Interest	\$ 472	\$ 4,608
Total revenues	<u>472</u>	<u>4,608</u>
EXPENDITURES		
Capital outlay	-	43,486
Total expenditures	<u>-</u>	<u>43,486</u>
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	18,978
Total other financing sources/(uses)	<u>-</u>	<u>18,978</u>
 Net increase/(decrease), fund balance	 472	 (19,900)
 Beginning fund balance	 160,734	 181,106
Ending fund balance	<u>\$ 161,206</u>	<u>\$ 161,206</u>

Beach Road Golf Estates

Construction Fund Sources and Uses Reconciliation

Last Updated 5/12/26

Sources

01/1/23 Construction Fund Balance	Total Sources	986,324
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Uses

January 2023 Requisitions

Req. 62 - Landcare USA (Oak Tree relocation & Sod for Palm Trees)	6,463.32
Req. 63 - Superior Waterways (Aerator Cabinets & Compressors)	17,672.16
Req. 64 - Lykins Signtek (Additional Stop Signs)	7,950.00
Req. 65 - Kerton Electrical (Pedestrian Gate Electrical)	1,037.99
<u>MONTH TOTAL:</u>	<u>\$33,123.47</u>

February 2023 Requisitions

Req. 66 - Lykins Signtek (Speed Hump Crossing Sign)	\$725.00
Req. 67 - Landcare USA (Sod for the Oak Tree field)	\$3,128.32
Req. 68 - Collier Paving (Speed Hump Installation)	\$64,101.12
Req. 69 - Superior Waterways (Deposit for Aerator Upgrade Program)	\$87,365.58
<u>MONTH TOTAL:</u>	<u>\$155,320.02</u>

March 2023 Requisitions

Req. 70 - Superior Waterways (Aerator Upgrade Program)	\$62,122.53
<u>MONTH TOTAL:</u>	<u>\$62,122.53</u>

April 2023 Requisitions

	NONE
<u>MONTH TOTAL:</u>	<u>\$0.00</u>

May 2023 Requisitions

	None
<u>MONTH TOTAL:</u>	<u>\$0.00</u>

June 2023 Requisitions

Req. 71 - Collier Paving (ADA Mats & RPMs)	\$1,210.00
Req. 72 - MRI Underwater Specialists (Stormwater Inspection within gates)	\$6,000.00
<u>MONTH TOTAL:</u>	<u>\$7,210.00</u>

July 2023 Requisitions

	None
<u>MONTH TOTAL:</u>	<u>\$0.00</u>

August 2023 Requisitions

Req. 73 - FPL (BBRD Streetlighting Cancelation)	\$130,311.84
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Req. 74 - Anchor Marine Services (Drain Repair/Replacements)	\$52,516.00
Req. 75 - Carter Fence (Pedestrian Gate Installation)	\$17,659.14
<u>MONTH TOTAL:</u>	<u>\$200,486.98</u>

September 2023 Requisitions

Req. 76 - Collier Paving (Additional Pedestrian Street Signs)	\$29,200.00
Req. 77 - Anchor Marine Services (Drain Repair/Replacement)	\$27,294.00
<u>MONTH TOTAL:</u>	<u>\$56,494.00</u>

October 2023 Requisitions

Req. 78 - Banks Engineering (Various LDO Work)	\$6,750.00
<u>MONTH TOTAL:</u>	<u>\$6,750.00</u>

January 2024 Requisitions

Req. 79 - MRI Non-Shared Repairs	\$23,589.00
Req. 80 - MRI Collapsed Pipe Repair	\$16,970.00
Req. 81 - MRI Pipe Cleaning	\$62,400.00
<u>MONTH TOTAL:</u>	<u>\$102,959.00</u>

March 2024 Requisitions

Req. 82 - MRI BBRD 30% Cleaning	\$10,800.00
Req. 83 - JEI Stormwater Review	\$1,708.00
<u>MONTH TOTAL:</u>	<u>\$12,508.00</u>

July 2024 Requisitions

Req. 84 - AV Tech 50% Crosswalk	\$10,075.00
Req. 85 - FL GIS	\$2,880.00
<u>MONTH TOTAL:</u>	<u>\$12,955.00</u>

October 2024 Requisitions

Req. 86 - Collier Paving Striping	\$37,895.80
<u>MONTH TOTAL:</u>	<u>\$37,895.80</u>

January 2025 Requisitions

Req. 88 - FLGIS Drain Repair Layers	\$1,440.00
<u>MONTH TOTAL:</u>	<u>\$1,440.00</u>

February 2025 Requisitions

Req. 89 - Paramount Paving Stop Signs	\$7,400.00
<u>MONTH TOTAL:</u>	<u>\$7,400.00</u>

March 2025 Requisitions

Req. 90 - BBRD Landscape Lighting	\$143,400.00
<u>MONTH TOTAL:</u>	<u>\$143,400.00</u>

October 2025 Requisitions

Req. 91 - BBRD Sidewalk Repairs	\$48,613.68
<u>MONTH TOTAL:</u>	<u>\$48,613.68</u>

December 2025 Requisitions

Req. 93 - Cavan Crosswalk AVTech Final Draw	\$18,891.00
Req. 94 - Earthbalance Littoral GF Reimbursement	\$22,567.05
MONTH TOTAL:	<u>\$41,458.05</u>

January 2025 Requisitions

Req. 95 - Collier Paving Cavan Crosswalk Road Markings	\$1,720.00
MONTH TOTAL:	<u>\$1,720.00</u>

TOTAL **\$888,678.48**

REQUISITION #87 INCORRECTLY ASSIGNED & DELETED, NOW INVALID

REQUISITION #92 (\$308.00) INCORRECTLY ASSIGNED & DELETED, NOW INVALID

Pending Requisitions **\$0.00**

Total Expenses **\$888,678.48**

* REMAINING BALANCE

***Variance \$97,645.09**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
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	GulfScapes
Ralph _____	HOA/Troon
Natalie _____	HOA/Troon
Gary Mathis	Resident
Jeff Cutler	Resident
Ashley Sinks (via phone/Zoom)	Resident
Ellen Chey (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

43 Mr. Willis called the meeting to order at 1:00 p.m. All Supervisors were present.

44

45 **SECOND ORDER OF BUSINESS**

Chairman’s Opening Comments

46

47 Mr. Kove welcomed all meeting attendees.

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

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

61 Mr. Kove updated Mr. Ciberey of the prior meeting discussion to spend \$20,000 to
62 \$30,000 to fix potholes in front of Village Walk in order to convey the road to the City, which has
63 now changed. Mr. Willis stated the Village Walk Attorney would support it, but is not sure the
64 City would accept turnover of the road since they denied prior requests from this and other CDDs.
65 The Board voted at the last meeting not to expend anymore funds pursuing this with the City, as
66 Mr. Urbancic noted there is nothing legally binding requiring the City to accept turnover of the
67 road. Mr. Kove asked Mr. Urbancic to ask Lennar’s Attorney for a copy of the document showing
68 the CDD is responsible for Section 1 of Bonita Beach Road and give an update at the next meeting.

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

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

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

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

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

87

88 **THIRD ORDER OF BUSINESS**

Public Comments (3 minutes per speaker)

89

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

92

93 **FOURTH ORDER OF BUSINESS**

**Update: GulfScapes Landscape
Management Report**

94

95

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

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

103

104 **FIFTH ORDER OF BUSINESS**

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

105

106

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

108

109 **SIXTH ORDER OF BUSINESS**

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

110

111

112

113

114 Ms. McPherson discussed the Basin Management Action Plan (BMAP) status. The CDD is

115 technically in the Everglades West Coast BMAP and a stakeholder, but the CDD will not be

116 involved in the newly mandated monitoring and reporting process, as they are only targeting golf

117 courses for now. Mr. Willis stated the proposal presented at the last meeting is no longer valid.

118 The Board consensus was to pass the information Apex collected to the Bonita National

119 Golf Course Leadership Team. Regarding a suggestion to invoice the Golf Course for expenses

120 incurred, the Board consensus was to consider that later.

121

122 **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**

123

124

125

126

127

128

129

130

131 Mr. Willis presented Resolution 2026-04. He responded to questions about budget line

132 items, such as Intergovernmental Shared Costs Revenue, Panther mitigation maintenance, and

133 miscellaneous income revenue; the reasons for increasing the Legal and Engineering budgets;

134 the Lake bank erosion repair amount; and why the proposed Fiscal Year 2027 assessments were

135 kept flat.

136 Mr. DiTommaso asked if the construction fund account will be closed by the end of Fiscal

137 Year 2026. Mr. Willis stated the delay is because they added the lake bank erosion and the permit

138 projects; the construction fund account can be closed once the work is completed and the

139 invoices are paid. Ms. Kempf voiced concerns about further delays in closing the construction

140 account due to difficulties obtaining specific sod. Mr. Kove asked Mr. Willis to have Mr. Nott

141 provide an update in a week and email it to the Board.

142 Based on these budget discussions, Mr. DiTommaso suggested deferring consideration of

143 the Resolution 2026-04, approving the proposed Fiscal Year 2027 budget, and setting the Public

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

146 Mr. Willis stated that to finalize the roadway budget, a roadway study by the District
147 Engineer is recommended to determine the life span of Bonita Beach Road. The original proposal
148 last June was \$20,000 to \$30,000 to repair the road before conveying it to the City and conditions
149 have worsened to where they expect the repair costs to be almost double, which is approaching
150 the range of what a road study would cost. The Board must decide whether to make temporary
151 repairs to the road or use those funds to conduct the roadway study. Mr. Zordan provided
152 statistics on last year and this year’s project scope and costs and noted the repair area has tripled.
153 He does not recommend expending funds to repair potholes, given it is a short-term remedy and
154 the road outside the CDD is also degrading. Mr. Zordan will provide an estimate for a road study
155 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.

159
160 Mr. Ciberey asked Mr. Willis to obtain a proposal from Supervisor Waterways for the pipe
161 work. Mr. Willis stated he will obtain proposals from other vendors as well for the next meeting.

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

163

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]

175
176
177
178
179
180 Mr. Willis presented updates to the Long-Range Infrastructure Plan Summary Multi-Year
181 Planning for 2026-2036.

182 Discussion ensued regarding adding sidewalk cleaning into the proposed Fiscal Year 2027
183 budget along with including the area in front of Village Walk and the right-of-way; whether it is
184 prudent to schedule a Budget Workshop; giving the Board multiple versions of the proposed
185 Fiscal Year 2027 budget to review; emailing all budget-related bids to the Board before the June
186 15, 2026 meeting; and changing the meeting start time to noon.

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

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

192
193
194 **TENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
195 **Statements as of March 31, 2026**

196
197 • **Construction Fund Sources and Uses Reconciliation**

198 The financials were accepted.

199
200 **ELEVENTH ORDER OF BUSINESS** **Approval of April 20, 2026 Regular Meeting**
201 **Minutes**

202
203 The following changes were made:

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

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

206 Line 85: Change “Gallway” to “Galway”

207 Line 93: Change “contract” to “contact”

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

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

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

213
214
215 **TWELFTH ORDER OF BUSINESS** **Staff Reports**

216
217 **A. District Counsel: Coleman, Yovanovich & Koester, P.A.**

218 There was no report.

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

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

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

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

225 All Supervisors confirmed their attendance at the June 15, 2026, which will commence at
226 12:00 p.m., rather than 1:00 p.m.

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

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

230 The Project Tracker Report was included for informational purposes.

231

232 **THIRTEENTH ORDER OF BUSINESS**

Audience Comments/Supervisors' Requests

233

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

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

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

245

246 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

247

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

250

251

252

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

253
254
255
256
257

Secretary/Assistant Secretary

Chair/Vice Chair

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2026

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2026
Babcock Ranch	206
Bay Creek	750
Bayside Improvement	2,971
Beach Road Golf Estates	1,327
Brooks I of Bonita Springs	2,180
Brooks II of Bonita Springs	1,503
Coral Bay	355
Duke Farm Stewardship District	0
East Bonita Beach Road	722
Mediterra	435
Parklands Lee	552
Parklands West	593
River Hall	3,370
River Ridge	1,447
Saltleaf CDD	0
Savanna Lakes	441
Stonewater	418
Stoneybrook	1,695
Verandah East	1,097
Verandah West	951
Waterford Landing	1,526
WildBlue	1,031

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

*Bonita National Golf and Country Club, 2nd Floor of the Clubhouse
17501 Bonita National Blvd., Bonita Springs, Florida 34135*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2025	Regular Meeting	1:00 PM
November 17, 2025	Regular Meeting	1:00 PM
December 15, 2025	Regular Meeting	1:00 PM
January 12, 2026*	Regular Meeting	1:00 PM
February 16, 2026	Regular Meeting	1:00 PM
March 16, 2026	Regular Meeting	1:00 PM
April 20, 2026	Regular Meeting	1:00 PM
May 18, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	1:00 PM
June 15, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	12:00 PM 1:00 PM <i>rescheduled to 12:00 PM</i>
July 20, 2026	Regular Meeting	1:00 PM
August 17, 2026	Regular Meeting	1:00 PM
September 21, 2026	Regular Meeting	1:00 PM

Exception

**January meeting date is one (1) week earlier to accommodate Martin Luther King Day holiday.*

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No