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 June 15, 2026 at 12:00 p.m., at the Bonita National Golf and Country Club, 1st Floor of the Clubhouse, 17501 Bonita National Blvd., Bonita Springs, Florida 34135 and via Zoom at https://zoom.us/j/96342228042 and telephonically at 1-305-224-1968, Meeting ID: 963 4222 8042, 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
Andy Nott	Superior Waterways Services, Inc.
Richard Roth (via phone/Zoom)	Vice President - Seasons of Bonita
Greg Johnson (via phone/Zoom)	Treasurer - Seasons of Bonita
Ellen Chay (via phone/Zoom)	Resident
Jeff Mey (via phone/Zoom)	Resident
Steve Holtzman	Resident
Valencia HOA Members	

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 12:00 p.m. All Supervisors were present.

Mr. Willis discussed and corrected a previous answer he gave regarding when the final budget must be adopted. Two specific timelines must be observed regarding the budget; first, the proposed budget must be presented and approved, and the public hearing date is set, which will occur today. Then, the budget public hearing will be at a future meeting, followed by adoption of the final Fiscal Year 2027 budget during that future meeting.

SECOND ORDER OF BUSINESS **Chairman's Opening Comments**

Mr. Kove welcomed all meeting attendees, and, pertaining to Mr. Willis' comment, the budget being presented today is a proposed Fiscal Year 2027 budget; it is not the final Fiscal Year 2027 budget, which must be finished in August. The budget and the assessment levels that must be decided today must then be submitted to the County and publicized.

Mr. Willis reminded everyone that the purpose today is to set a public hearing date at which the public hearing will be held and the Fiscal Year 2027 budget will be adopted, and for the Board to consider the maximum level of assessment. The Board is not required to impose an assessment but, if it does, that amout cannot exceed the amount that is set today. Mr. Willis asked if there are any Seasons or Bonita Landings Board representatives attending via Zoom. Richard Roth and Greg Johnson, of Seasons of Bonita, replied that they are in attendance.

Mr. Kove stated there were discussions at the last HOA Board meeting pertaining to the possibility of CDD Board Members joining a committee or serving on a future HOA Board. He asked District Counsel to comment on this so that it is made public and to educate the CDD Board Supervisors on what they must do to follow rules and requirements.

Mr. Urbancic stated the general principle is, from the CDD perspective, it is not an inherent conflict for someone who serves on an HOA Committee or on an HOA Board of Directors to be a CDD Board Supervisor. However, they must be careful and mindful of the Sunshine Law, especially if there is more than one CDD Board Supervisor that sits on the same committee or on the same HOA Board. They must remember that any CDD business that the CDD Board undertakes must be done at a public meeting and two Supervisors cannot communicate on an item that might come before the CDD Board for action. There is also a potential impact if a CDD Board Supervisor is in the audience at an HOA Committee or HOA Board meeting; so, Supervisors must be careful not to engage in conversations there, as well. The Sunshine Law should be first and foremost on a Supervisor's mind if they are in any of those situations. There could be situations where something arises under the ethical law that could be prohibited, which would have to be examined on a case-by-case basis depending on the subject matter. Although there is not currently an inherent conflict, things could come up that must be examined under the ethics statute to ensure that there are no issues. Mr. Urbancic advised the Board Supervisors to obtain ethics clearance for serving on HOA Committees/Boards from the HOA Attorney's perspective to make sure they are covered.

In response to Mr. Kove's request for the status of settling asphalt on a Cavan Court, Mr. Willis stated he tried to piggyback the repairs on another project but was unsuccessful because of the small size of the repair. He is working with the District Engineer to pare down the scope that they developed and then will solicit a contractor to do the work. He will ask the original installer, AV-Tek, which contractor they used for the original project and utilize them instead of using a large paving company.

THIRD ORDER OF BUSINESS **Public Comments (3 minutes per speaker)**

Mr. Willis asked the audience members to hold their questions during the budget discussion to later in the meeting. This will allow the Board to interact with their counterparts on the other Boards about specific questions relating to budget items that may or may not impact them through the shared cost agreement.

FOURTH 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 and read the title. He recalled questions at the last meeting about the status of a few projects. He distributed a $34,850 pressure washing proposal, which adds another sidewalk area from Logan to the fire station. It is not necessary to increase the pressure washing budget from the current amount of $23,300 because the area from the fire station to the front gate was recently pressure-washed and, if those two pieces are rotated every other year or every two years, the already budgeted funds can be used for the project. He asked if the Board would like to increase the budget to $34,850 to cover both sides of the road or if Staff should manage the current line item and alternate sides, year to year. The additional area to be pressure washed is from the Logan Roundabout to the Fire Station on Bonita Beach Road.

Mr. DiTommaso stated the Board and Staff should work through the budget in the most appropriate and productive manner given that there will be several one-off items; the Board should prioritize the six items that it needs to discuss to determine how to modify the items. He asked if re-surfacing Bonita Beach Road is a set-aside that should not be a part of the Fiscal Year 2027 budget discussion because of its costliness. Mr. Willis stated the communities would not be able to absorb a one-time assessment to re-pave that road so the CDD would have to issue a bond or take out a loan to pay for it, which can be discussed once the scope of work is determined. Mr. Ciberey stated the Board must take into consideration the Engineers and Engineer's Report, which would cost up to $100,000. He asked about the funding source for the roadway project. Mr. Adams stated it is usually an upfront cost.

Discussion ensued regarding the timing and cost of the Engineer's Report for the repaving, the Engineering Study, refusal of the City to take over responsibility for the road, if the roadwork can be deferred to a later time, how much to budget for pipe repairs, the construction fund, if open items on the permits are satisfied, status of the existing maintenance contracts, the five-year infrastructure plan, the stormwater system, how much to budget for sidewalk repairs, the assessment increase amount, and establishing consequences for vendor damage to shared sidewalks.

Seasons Vice President Richard Roth asked if the CDD and sister communities could repave the road up to the Village Walk entrance. Mr. Ciberey stated this all started with utility and road patchwork at the entrance to Village Walk, and now that the road is failing, contractually, the CDD is obligated to repair the road and stopping at the Village Walk entrance could create a future legal action for the CDD. It is necessary to wait for the Engineer's Report.

In response to the Board's previous question regarding burying visible pipes, Mr. Nott stated he recently inspected all the lakes, and the water levels are extremely low. Some pipes are so deep in the water that they will only be visible during extreme drought periods. He distributed photographs and discussed the scope of work, the costs to bury the pipes versus replacement, and what the Board should budget. Mr. Willis stated he obtained a $25,000 proposal to repair the pipes on one road, and it would cost roughly $500,000 for all the roads. He suggested leaving this item in the Operations and Maintenance (O&M) budget and making piping upgrades as needed, on a case-by-case basis.

Mr. DiTommaso stated the pipes are an esthetics matter and the Board should repair the pipes that are not functioning and budget accordingly.

Mr. Ciberey suggested budgeting to repair 80 to 100 pipes per year consistently over the next five years.

In response to a question regarding whether the CDD can bill Village Walk for damages to the sidewalks caused by their vendors, Mr. Urbancic stated the CDD can send a demand letter but, by statutes, it lacks collection authority.

Mr. Adams discussed whether pipe cleaning is included in the unexpended fund balance, how often the pipes must be inspected, if the drainage inside Village Walk is part of the CDD, how much to budget for stormwater system repairs, how much Seasons should be assessed in Fiscal Year 2027, how the total shared costs amount compares to the previous fiscal year and how the bond debt will be shared with sister communities.

The shared cost items for Fiscal Year 2027 are as follows:

- Power washing: Increased to $34,850
- Engineering reports: $75,000
- Stormwater maintenance: $20,000
- Sidewalk repairs: $10,000
- Total shared costs: $116,000
- Total Fiscal Year 2027 costs are $247,000 with an offset revenue from the other three communities of $133,380.
- "Drainage pipe maintenance" for $25,000 is the only unshared item.
- The O&M assessment amount will increase by approximately $64.

Mr. Willis opened the budget discussion up for public comments.

Resident Gary Hamm asked about the anticipated assessment increase. Mr. Adams stated the assessment for CDD homeowners will be based on a percentage of the $116,000 shared costs.

On MOTION by Mr. Kove and seconded by Mr. Ciberey, with all in favor, Resolution 2026-04, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 17, 2026 at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17501 Bonita National Blvd., Bonita Springs, Florida 34135; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Update: Long-Range Infrastructure Plan Summary [Multi-Year Planning 2026-2036]**

This item was discussed during the Fourth Order of Business.

SIXTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2026**

- **Construction Fund Sources and Uses Reconciliation**

The financials were accepted.

SEVENTH ORDER OF BUSINESS **Approval of May 18, 2026 Regular Meeting Minutes**

The following changes were made:

Lines 28: Insert "via phone/Zoom" after "Blake Grimes"

Line 29: Insert "Tayman" after "Ralph"

Line 30: Insert "Garravelli" after "Natalie"

Line 34: Change "Chey" to "Chay"

Line 48: Insert "electric usage" after "aeration"

Lines 61 and 62: Delete "to spend $20,000 to $30,000 to fix potholes in front of Village Walk in order." Sentence should read "Mr. Kove updated Mr. Ciberey of the prior meeting discussion to convey the road to the City, which has"

Line 160: Change "Supervisor" to "Superior"

On MOTION by Mr. Ciberey and seconded by Mr. Kove, with all in favor, the May 18, 2026 Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

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

Mr. Urbancic stated Mr. DiTommaso and Mr. Ciberey are qualified to retain their Board seats in the upcoming General Election.

Ms. Kempf stated she is not going to run for reelection.

B. District Engineer: Johnson Engineering, Inc.

Asked about the next steps regarding the road repaving, Mr. Willis stated he will work with Mr. Adams to pare down the scope of services for the Engineer's Study and present the proposal at the budget approval meeting. Once approved, Staff can plan to execute it in October 2026.

Mr. Ciberey stated, since the new landscaper is engaged, he thinks the roads have deteriorated. He cited weed overgrowth, culverts, and gutters. Mr. Ciberey will email the issues to Mr. Willis.

Mr. Willis will confer with the landscapers about the landscaping issues and, if there is no improvement, he will send a letter of non-compliance and move to terminate the contract if they do not improve within 30 days.

C. District Manager: Wrathell, Hunt and 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**

All Supervisors, except for Mr. DiTommaso, confirmed their attendance at the July 20, 2026 meeting.

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

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

There was no report.

NINTH ORDER OF BUSINESS **Audience Comments/Supervisors' Requests**

Resident Steve Holtzman asked if the shared expenses include the $116,000 and $137,000 in the proposed Fiscal Year 2027 budget and voiced his opinion that the Seasons Board will not consider the $137,000 and their percentage of the $242,000 total.

Mr. Willis will contact Mr. Roth and re-clarify the shared assessment amount.

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the meeting adjourned at 2:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair