

**BEACH ROAD  
GOLF ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**April 19, 2021**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

# 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

April 12, 2021

**ATTENDEES:**

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

Board of Supervisors  
Beach Road Golf Estates Community Development District

Dear Board Members:

The Board of Supervisors of the Beach Road Golf Estates Community Development District will hold a Regular Meeting on April 19, 2021, at 1:00 p.m., at the Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Boulevard, Bonita Springs, Florida 34135. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Acceptance of Resignation of Supervisor Steve Gabor, Seat 4 (*Term Expires November, 2022*)
4. Consider Appointment to Fill Unexpired Term of Seat 4
  - A. Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided in a separate package*)
    - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - II. Membership, Obligations and Responsibilities
    - III. Financial Disclosure Forms
      - a. Form 1: Statement of Financial Interests
      - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
      - c. Form 1F: Final Statement of Financial Interests
    - IV. Form 8B – Memorandum of Voting Conflict
  - B. Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Beach Road Golf Estates Community Development District, and Providing for an Effective Date

5. Update: Lake Bank Erosion Repair Project
6. Update: Streetlight Installation Project on Bonita Beach Road
7. Acceptance of Unaudited Financial Statements as of February 28, 2021
8. Approval of March 15, 2021 Regular Meeting Minutes
9. Staff Reports
  - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
  - B. District Engineer: *Banks Engineering, Inc.*
  - C. District Manager: *Wrathell, Hunt & Associates, LLC*
    - NEXT MEETING DATE: May 17, 2021 at 1:00 P.M.

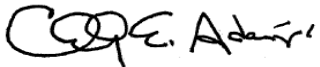
○ QUORUM CHECK

Joseph Grillo	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Barry Kove	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Daniel DiTommaso	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Peter Leyon	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

10. Audience Comments/Supervisors' Requests
11. Adjournment

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

Sincerely,

  
 Chesley "Chuck" Adams  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**CONFERENCE ID: 8593810**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**3**

NOTICE OF TENDER OF RESIGNATION

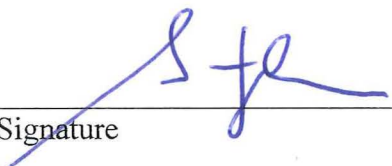
To: Board of Supervisors  
Beach Road Golf Estates Community Development District  
Attn: Chuck Adams, District Manager  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

From: Steve Gabor  
Printed Name

Date: 4/12/2021

I hereby tender my resignation as a member of the Board of Supervisors of the *Beach Road Golf Estates Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accept it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and [] faxed to 561-571-0013 or [] scanned and electronically transmitted to AdamsC@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.

  
Signature

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**4B**

**RESOLUTION 2021-02**

**A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Beach Road Golf Estates Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

Chesley (Chuck) E. Adams, Jr. is appointed Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**Adopted this 19<sup>th</sup> day of April, 2021.**

**ATTEST:**

**BEACH ROAD GOLF ESTATES COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors



**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 28, 2021**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
BALANCE SHEET  
FEBRUARY 28, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 318,835	\$ -	\$ -	\$ 318,835
Investments				
Revenue	-	1,892,697	-	1,892,697
Reserve	-	1,048,742	-	1,048,742
Sinking	-	27	-	27
Prepayment	-	14	-	14
Construction	-	-	2,556,729	2,556,729
Due from general fund	-	141,575	-	141,575
Due from other governments	49,490	-	-	49,490
Utility deposit	282	-	-	282
Total assets	<u>\$ 368,607</u>	<u>\$ 3,083,055</u>	<u>\$ 2,556,729</u>	<u>\$ 6,008,391</u>
<b>LIABILITIES</b>				
<b>Liabilities</b>				
Developer advance	\$ 1,983	\$ -	\$ -	\$ 1,983
Accrued taxes payable	153	-	-	153
Due to debt service	141,575	-	-	141,575
Total liabilities	<u>143,711</u>	<u>-</u>	<u>-</u>	<u>143,711</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	49,490	-	-	49,490
Total deferred inflows of resources	<u>49,490</u>	<u>-</u>	<u>-</u>	<u>49,490</u>
<b>FUND BALANCES</b>				
Restricted for:				
Debt service	-	3,083,055	-	3,083,055
Capital projects	-	-	2,556,729	2,556,729
Unassigned	175,406	-	-	175,406
Total fund balances	<u>175,406</u>	<u>3,083,055</u>	<u>2,556,729</u>	<u>5,815,190</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 368,607</u>	<u>\$ 3,083,055</u>	<u>\$ 2,556,729</u>	<u>\$ 6,008,391</u>

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
On-roll assessments	\$ 7,150	\$ 189,611	\$ 161,123	118%
Off-roll assessments	-	-	34,289	0%
Intergovernmental mitigation and monitoring	-	24,788	114,480	22%
Interest	3	22	-	N/A
Total revenues	<u>7,153</u>	<u>214,421</u>	<u>309,892</u>	69%
<b>EXPENDITURES</b>				
Supervisors	-	1,077	-	N/A
Management/recording	3,333	16,667	40,000	42%
Financial accounting services	1,292	6,458	15,500	42%
Audit	-	-	4,500	0%
Dissemination agent	417	2,083	5,000	42%
Trustee fees	10,077	10,077	10,850	93%
Legal	-	1,297	10,000	13%
Engineering	-	-	5,000	0%
Postage	113	252	300	84%
Printing & reproduction	83	417	1,000	42%
Legal advertising	513	936	1,000	94%
Annual district filing fee	-	175	175	100%
Insurance	-	6,098	6,200	98%
Other current charges	67	334	650	51%
ADA website maintenance	-	210	210	100%
Website	-	705	615	115%
Total professional & admin	<u>15,895</u>	<u>46,786</u>	<u>101,000</u>	46%
<b>Operations</b>				
Mitigation maintenance and monitoring	6,701	107,108	212,000	51%
On-site preserve monitoring and replacement	-	4,179	-	N/A
Total operations	<u>6,701</u>	<u>111,287</u>	<u>212,000</u>	52%
<b>Other fees and charges</b>				
Property appraiser	-	1,459	1,199	122%
Tax collector	-	189	1,799	11%
Total other fees and charges	<u>-</u>	<u>1,648</u>	<u>2,998</u>	55%
Total expenditures	<u>22,596</u>	<u>159,721</u>	<u>315,998</u>	51%
Excess/(deficiency) of revenues over/(under) expenditures	(15,443)	54,700	(6,106)	
Fund balance - beginning	190,849	120,706	271,115	
Assigned				
Lake bank erosion repair <sup>1</sup>	150,000	150,000	150,000	
Unassigned	25,406	25,406	115,009	
Fund balance - ending	<u>\$ 175,406</u>	<u>\$ 175,406</u>	<u>\$ 265,009</u>	

**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 FEBRUARY 28, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 72,742	\$ 1,928,946	\$ 1,625,460	119%
Assessment levy: off-roll	-	-	371,308	0%
Interest	18	83	-	N/A
Total revenues	<u>72,760</u>	<u>1,929,029</u>	<u>1,996,768</u>	N/A
<b>EXPENDITURES</b>				
Principal	-	570,000	570,000	100%
Interest	-	708,943	1,407,910	50%
Total expenditures	<u>-</u>	<u>1,278,943</u>	<u>1,977,910</u>	150%
<b>Other fees and charges</b>				
Tax collector	-	1,926	-	N/A
Total other fees and charges	<u>-</u>	<u>1,926</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>1,280,869</u>	<u>1,977,910</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	72,760	648,160	18,858	
Fund balance - beginning	<u>3,010,295</u>	<u>2,434,895</u>	<u>2,425,403</u>	
Fund balance - ending	<u>\$ 3,083,055</u>	<u>\$ 3,083,055</u>	<u>\$ 2,444,261</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 FEBRUARY 28, 2021**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 22	\$ 124
Total revenues	22	124
 <b>EXPENDITURES</b>		
Capital outlay	-	29,690
Total expenditures	-	29,690
 Net increase/(decrease), fund balance	22	(29,566)
Beginning fund balance	2,556,707	2,586,295
Ending fund balance	\$ 2,556,729	\$ 2,556,729

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

**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 March 15, 2021, at 1:00 p.m., at the Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Boulevard, Bonita Springs, Florida 34135, and remotely via Zoom at <https://us02web.zoom.us/j/88302348598> and conference call at 1-929-205-6099, Meeting ID 883 0234 8598, for both.

**Present at the meeting were:**

Barry Kove	Chair
Joseph Grillo	Vice Chair
Peter Leyon	Assistant Secretary
Daniel DiTommaso	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Denise Teamaro	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:01 p.m. Supervisors Kove, Grillo, Leyon and DiTommaso were present in person. Supervisor Gabor was not present.

Mr. Kove complimented Mr. Adams, on behalf of the Board, for his professionalism, guidance and ability to implement many of the District's recent projects.

As Mr. Grillo decided to step down from his position as Vice Chair Mr. Kove suggested appointing Mr. DiTommaso as Vice Chair and Mr. Grillo as Assistant Secretary.

**On MOTION by Mr. Kove and seconded by Mr. Leyon, with all in favor, appointing Mr. DiTommaso as Vice Chair and Mr. Grillo as Assistant Secretary, authorizing Staff to prepare a Slate of Officers Resolution reflecting the change and authorizing the Chair to execute, was approved.**



38            Asked if there is any news about Mr. Gabor, Mr. Adams stated he had not reached him  
39 yet but would keep trying.

40

41 **SECOND ORDER OF BUSINESS**

**Public Comments**

42

43            There being no public comments, the next item followed.

44

45 **THIRD ORDER OF BUSINESS**

**Update: Lake Bank Erosion Repair Project**

46

47            Mr. Adams gave the following update:

- 48 ➤        The project was underway and progressing swiftly.
- 49 ➤        M.R.I. and their Project Manager were working well with other contractors, in terms of
- 50 the installation of the berms and ensuring that they will be maintainable by LandCare.
- 51 ➤        LandCare and Napier were quick to adjust irrigation and ensuring coverage on brand
- 52 new dry turf.
- 53 ➤        The residents seem pleased with the work.

54            Discussion ensued regarding a downspout near the coach homes, raising the berm,  
55 irrigation lines, erosion prevention, Cherry Wood, Foxtrot, Lennar, LandCare, Napier and M.R.I.

56

57 **FOURTH ORDER OF BUSINESS**

**Update: Streetlight Installation Project on  
Bonita Beach Road**

58

59            Mr. Adams gave the following update:

- 60
- 61 ➤        He was in contact with a representative from Florida Power & Light (FPL).
- 62 ➤        The right-of-way (ROW) lines are wide enough so a special easement into the entry at
- 63 Bonita Landing to tie into a transformer was not necessary.
- 64 ➤        The project was progressing and would be completed shortly.

65

66 **FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of January 31, 2021**

67

68

69            Mr. Adams presented the Unaudited Financial Statements as of January 31, 2021. He  
70 responded to questions regarding mitigation, maintenance, Fiscal Year 2021 and “Unassigned”

71 funds. Mr. Kove pointed out that the "Total expenditures" line item, on Page 3, was incorrect.  
72 Mr. Adams would have the Accounting Department make the adjustment.

73

74 **SIXTH ORDER OF BUSINESS**

**Approval of Minutes**

75

76 **A. January 11, 2021 Workshop**

77 Mr. Adams presented the January 11, 2021 Workshop Meeting Minutes. The following  
78 change was made:

79 Line 40: Change "planning, zoning" to "land use"

80

81 **On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the**  
82 **January 11, 2021 Workshop Meeting Minutes, as amended, were approved.**

83

84

85 **B. January 11, 2021 Regular Meeting**

86 Mr. Adams presented the January 11, 2021 Regular Meeting Minutes.

87

88 **On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the**  
89 **January 11, 2021 Regular Meeting Minutes, as presented, were approved.**

90

91

92 **SEVENTH ORDER OF BUSINESS**

**Staff Reports**

93

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

95 Mr. Urbancic stated the legislative session commenced. A few pending bills could affect  
96 CDDs, such as changing the levels of the limited waiver of sovereign immunity, advertising and  
97 potential ethics training. Another update would be provided, once the session concludes.

98 **B. District Engineer: *Banks Engineering, Inc.***

99 There being no report, the next item followed.

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

101 Mr. Adams stated the District's annual audit is in progress. It should be completed  
102 within the next 30 days and would be presented at the May meeting.

- 103 • **NEXT MEETING DATE: April 19, 2021 at 1:00 P.M.**

104                   ○   **QUORUM CHECK**

105                   The next meeting will be held April 19, 2021 at 1:00 p.m., unless cancelled.

106

107 **EIGHTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

108

109

110                   There being no audience comments or Supervisors' requests, the next item followed.

111

112 **NINTH ORDER OF BUSINESS**

**Adjournment**

113

114                   There being no further business to discuss, the meeting adjourned.

115

116                   **On MOTION by Mr. Grillo and seconded by Mr. Leyon, with all in favor, the**  
117                   **meeting adjourned at 1:27 p.m.**

118

119

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123

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

124  
125  
126  
127  
128  
129

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Secretary/Assistant Secretary

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Chair/Vice Chair

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**9C**

**BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE**

**LOCATION**

*Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Blvd.,  
Bonita Springs, Florida 34135*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 19, 2020 CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>November 16, 2020</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>December 14, 2020* CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>January 11, 2021</b>	<b>Workshop</b>	<b>11:00 AM</b>
<b>January 11, 2021*</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>February 15, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>March 15, 2021</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>April 19, 2021</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>May 17, 2021</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>June 21, 2021</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>July 19, 2021</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>August 16, 2021</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:00 PM</b>
<b>September 20, 2021</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>

**\*Exceptions**

*December meeting date is one week earlier to accommodate the Christmas Holiday*

*January meeting date is one week earlier to accommodate Martin Luther King Jr. Holiday*