

**BEACH ROAD  
GOLF ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**May 17, 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

May 10, 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 May 17, 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. Discussion: Transfer of Lake and Preserve Maintenance to the CDD
4. Consideration of Resolution 2021-03, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date
6. Update: Lake Bank Erosion Repair Project
7. Update: Streetlight Installation Project on Bonita Beach Road
8. Acceptance of Unaudited Financial Statements as of March 31, 2021
9. Approval of April 19, 2021 Regular Meeting Minutes
10. Staff Reports
  - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
  - B. District Engineer: *Banks Engineering, Inc.*

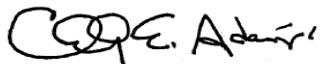
- C. District Manager: *Wrathell, Hunt & Associates, LLC*
  - I. 1,127 Registered Voters in District as of April 15, 2021
  - II. NEXT MEETING DATE: June 21, 2021 at 1:00 P.M.
    - o QUORUM CHECK

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
Denise Kempf	<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

- 11. Audience Comments/Supervisors' Requests
- 12. 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**

March 25, 2021

Mr. Chuck Adams  
District Manager  
Beach Road Golf Estates CDD  
c/o Wrathell, Hunt and Associates

Mr. Adams-

Mr. Adams- Currently, the Bonita National HOA has been providing the maintenance of the preserve areas surrounding Bonita National as well as the lakes and ponds within our boundaries, consistent with the agreement executed by the Bonita National HOA Board and the Beach Road Golf Estates CDD Board on December 11, 2017. In consideration of this particular maintenance effort, the Board of the BN HOA is suggesting that the responsibility of the provision of these services be assumed by the BRGE CDD as of the start of the CDD's new fiscal year on October 1, 2021 for reasons beneficial to the members who are both the HOA and the CDD.

The primary benefits for this suggestion are twofold. First, and most important, the CDD is afforded certain sovereign immunity protections via State Statute in the performance of these activities which the State does not afford to the Master HOA. From a fiduciary responsibility perspective relative to the members, this is a very important consideration. Secondly, the CDD would be in a superior position to provide these services to the HOA/CDD members as a normal course of its responsibilities where the HOA has no expertise and very little experience in this area. This last point is directly related to the first and the exposure that it provides to the members.

If you determine that this suggestion meets the test of reasonableness, I have provided for your consideration and reference the invoices for the last two services provided by Solitude, the contracted service provider, for these services in both the monthly lake and pond maintenance and the semi-annual preserve maintenance areas.

The BN Master HOA Board members thank you and the BRGE CDD Board for your consideration of this opportunity for our members.

Steve Riggs  
Vice President, Bonita National Master HOA Board  
239-770-2200

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

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**RESOLUTION 2021-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 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, 2021, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); 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 2021/2022 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: August 16, 2021

HOUR: 1:00 P.M.

LOCATION: Bonita National Golf and Country Club  
2<sup>nd</sup> Floor of the Clubhouse  
17671 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 17<sup>th</sup> DAY OF MAY, 2021.**

ATTEST:

**BEACH ROAD GOLF ESTATES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_



**Exhibit A: Fiscal Year 2021/2022 Budget**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022  
PROPOSED BUDGET**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
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**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 167,836				\$ 243,551
Allowable discounts (4%)	(6,713)				(9,742)
Assessment levy: on-roll - net	161,123	\$ 192,049	\$ 4,013	\$ 196,062	233,809
Assessment levy: off-roll	34,289	-	-	-	-
Intergovernmental: Shared Costs Revenue	114,480	31,581	82,899	114,480	78,840
Interest	-	25	-	25	-
Total revenues	<u>309,892</u>	<u>223,655</u>	<u>86,912</u>	<u>310,567</u>	<u>312,649</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative fees</b>					
Supervisors	-	1,722	-	1,722	-
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	4,200	300	4,500	4,500
Dissemination agent	5,000	2,500	2,500	5,000	5,000
Trustee fees	10,850	10,077	-	10,077	10,850
Legal	10,000	2,731	7,269	10,000	10,000
Engineering	5,000	-	5,000	5,000	5,000
Postage	300	252	48	300	300
Insurance	6,200	6,098	-	6,098	6,200
Printing & reproduction	1,000	500	500	1,000	1,000
Legal advertising	1,000	936	64	1,000	1,000
Other current charges	650	725	-	725	650
Annual district filing fee	175	175	-	175	175
ADA website maintenance	210	210	-	210	210
Website	615	705	-	705	615
Total professional & admin	<u>101,000</u>	<u>58,581</u>	<u>43,431</u>	<u>102,012</u>	<u>101,000</u>
<b>Operations</b>					
Shared costs maintenance/monitoring	212,000	113,347	98,653	212,000	146,000
On-site other contractual services	-	4,179	-	4,179	92,000
Total operations	<u>212,000</u>	<u>117,526</u>	<u>98,653</u>	<u>216,179</u>	<u>238,000</u>
<b>Other fees and charges</b>					
Property appraiser	1,199	1,459	-	1,459	1,459
Tax collector	1,799	189	1,610	1,799	2,189
Total other fees and charges	<u>2,998</u>	<u>1,648</u>	<u>1,610</u>	<u>3,258</u>	<u>3,648</u>
Total expenditures	<u>315,998</u>	<u>177,755</u>	<u>43,431</u>	<u>102,012</u>	<u>342,648</u>
Net increase/(decrease) of fund balance	(6,106)	45,900	43,481	208,555	(29,999)
Fund balance - beginning (unaudited)	271,115	120,706	166,606	120,706	329,261
Assigned					
Lake bank erosion repair <sup>1</sup>	150,000	150,000	150,000	150,000	150,000
Unassigned	115,009	16,606	60,087	179,261	149,262
Fund balance - ending (projected)	<u>\$ 265,009</u>	<u>\$ 166,606</u>	<u>\$ 210,087</u>	<u>\$ 329,261</u>	<u>\$ 299,262</u>

<sup>1</sup>Intended 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**

Management advisory services	\$ 40,000
<p><b>Wrathell, Hunt and Associates, LLC</b>, 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 <b>Wrathell, Hunt &amp; Associates, LLC</b>. The annual fee for this service is \$8,000 for the general fund, \$7,500 per capital projects fund and \$4,500 per debt service fund.</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>	
Trustee fees	10,850
<p>Annual fees paid for services provided as trustee, paying agent and registrar.</p>	
Legal	10,000
<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	5,000
<p>Banks Engineering will provide engineering and consulting services to the District in addition to advice on bids for yearly contracts and operating policy.</p>	
Postage	300
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	6,200
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	650
<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	615

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

**EXPENDITURES (CONTINUED)**

**Operations**

Shared costs maintenance/monitoring 146,000

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. For Fiscal Year 2021, the District will be installing LED streetlighting on both sides of the roadway as a part of a lease, power and maintenance agreement with FPL. The initial capital costs of \$67,000 as well as the ongoing operating cost's per the aforementioned agreement, of \$25,000, will be shared with the other 3 communities per the shared costs agreement.

Panther Mit and Monitoring	25,000
Streetlighting	26,000
Common Infrastructure Maint.	<u>95,000</u>
Total	146,000

On-site other contractual services 92,000

Starting in Fiscal year 2022 the District will be assuming the lake and conservation area maintenance previously provided by the mater association pursuant to the facilities maintenance assignment agreement.

Property appraiser

The property appraiser's fee is \$1.00 per parcel. 1,459

Tax collector

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

Total expenditures \$ 342,648

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND - SERIES 2015 BONDS  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$1,693,187				\$2,079,967
Allowable discounts (4%)	(67,727)				(83,199)
Assessment levy: on-roll - net	1,625,460	\$ 1,953,752	\$ 40,964	\$ 1,994,716	1,996,768
Assessment levy: off-roll	371,308	-	-	-	-
Interest	-	104	-	104	-
Total revenues	<u>1,996,768</u>	<u>1,953,856</u>	<u>40,964</u>	<u>1,994,820</u>	<u>1,996,768</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	570,000	570,000	-	570,000	595,000
Interest	1,407,910	708,943	698,967	1,407,910	1,386,035
Total expenditures	<u>1,977,910</u>	<u>1,278,943</u>	<u>698,967</u>	<u>1,977,910</u>	<u>1,981,035</u>
<b>Other fees &amp; charges</b>					
Tax collector	-	1,926	-	1,926	-
Total other fees & charges	-	1,926	-	1,926	-
Total expenditures	<u>1,977,910</u>	<u>1,280,869</u>	<u>698,967</u>	<u>1,979,836</u>	<u>1,981,035</u>
Excess/(deficiency) of revenues over/(under) expenditures	18,858	672,987	(658,003)	14,984	15,733
Beginning fund balance (unaudited)	2,425,403	2,434,895	3,107,882	2,434,895	2,449,879
Ending fund balance (projected)	<u>\$2,444,261</u>	<u>\$3,107,882</u>	<u>\$ 2,449,879</u>	<u>\$ 2,449,879</u>	<u>2,465,612</u>
<b>Use of fund balance</b>					
Debt service reserve account balance (required)					(997,500)
Principal & Interest expense - November 1, 2022					(1,307,068)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 161,044</u>

# BEACH ROAD GOLF ESTATES

Community Development District

Series 2015

\$30,980,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i
11/01/2021	595,000.00	4.000%	698,967.50	1,293,967.50
05/01/2022			687,067.50	687,067.50
11/01/2022	620,000.00	4.000%	687,067.50	1,307,067.50
05/01/2023			674,667.50	674,667.50
11/01/2023	645,000.00	4.000%	674,667.50	1,319,667.50
05/01/2024			661,767.50	661,767.50
11/01/2024	670,000.00	4.000%	661,767.50	1,331,767.50
05/01/2025			648,367.50	648,367.50
11/01/2025	695,000.00	4.000%	648,367.50	1,343,367.50
05/01/2026			634,467.50	634,467.50
11/01/2026	725,000.00	4.700%	634,467.50	1,359,467.50
05/01/2027			617,430.00	617,430.00
11/01/2027	755,000.00	4.700%	617,430.00	1,372,430.00
05/01/2028			599,687.50	599,687.50
11/01/2028	795,000.00	4.700%	599,687.50	1,394,687.50
05/01/2029			581,005.00	581,005.00
11/01/2029	830,000.00	4.700%	581,005.00	1,411,005.00
05/01/2030			561,500.00	561,500.00
11/01/2030	870,000.00	5.000%	561,500.00	1,431,500.00
05/01/2031			539,750.00	539,750.00
11/01/2031	915,000.00	5.000%	539,750.00	1,454,750.00
05/01/2032			516,875.00	516,875.00
11/01/2032	960,000.00	5.000%	516,875.00	1,476,875.00
05/01/2033			492,875.00	492,875.00
11/01/2033	1,005,000.00	5.000%	492,875.00	1,497,875.00
05/01/2034			467,750.00	467,750.00
11/01/2034	1,055,000.00	5.000%	467,750.00	1,522,750.00
05/01/2035			441,375.00	441,375.00
11/01/2035	1,110,000.00	5.000%	441,375.00	1,551,375.00
05/01/2036			413,625.00	413,625.00



**BEACH ROAD GOLF ESTATES**

Community Development District

Series 2015

\$30,980,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2036	1,165,000.00	5.000%	413,625.00	1,578,625.00
05/01/2037			384,500.00	384,500.00
11/01/2037	1,225,000.00	5.000%	384,500.00	1,609,500.00
05/01/2038			353,875.00	353,875.00
11/01/2038	1,285,000.00	5.000%	353,875.00	1,638,875.00
05/01/2039			321,750.00	321,750.00
11/01/2039	1,350,000.00	5.000%	321,750.00	1,671,750.00
05/01/2040			288,000.00	288,000.00
11/01/2040	1,415,000.00	5.000%	288,000.00	1,703,000.00
05/01/2041			252,625.00	252,625.00
11/01/2041	1,485,000.00	5.000%	252,625.00	1,737,625.00
05/01/2042			215,500.00	215,500.00
11/01/2042	1,560,000.00	5.000%	215,500.00	1,775,500.00
05/01/2043			176,500.00	176,500.00
11/01/2043	1,640,000.00	5.000%	176,500.00	1,816,500.00
05/01/2044			135,500.00	135,500.00
11/01/2044	1,720,000.00	5.000%	135,500.00	1,855,500.00
05/01/2045			92,500.00	92,500.00
11/01/2045	1,805,000.00	5.000%	92,500.00	1,897,500.00
05/01/2046			47,375.00	47,375.00
11/01/2046	1,895,000.00	5.000%	47,375.00	1,942,375.00
<b>Total</b>	<b>\$28,790,000.00</b>		<b>\$22,311,637.50</b>	<b>\$51,101,637.50</b>

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
PROJECTED ASSESSMENTS  
GENERAL FUND AND DEBT SERVICE FUND  
FISCAL YEAR 2022**

<b>On-Roll Payment</b>
------------------------

Number of Units		Projected Fiscal Year 2022			FY 21 Assessment
		GF	DSF	GF & DSF	
	<b><u>Single-Family Units</u></b>				
165	SF Executive	\$ 166.93	\$1,756.37	\$1,923.30	\$ 1,896.37
37	52'	166.93	1,792.91	1,959.84	1,932.91
173	53'	166.93	1,811.18	1,978.11	1,951.18
72	SF Manor	166.93	1,829.45	1,996.38	1,969.45
82	63'	166.93	1,920.79	2,087.72	2,060.79
128	SF Estate	166.93	1,957.33	2,124.26	2,097.33
	<b><u>Multi-Family Units</u></b>				
280	Coach Home	166.93	1,171.78	1,338.71	1,311.78
252	Veranda Condo	166.93	1,062.17	1,229.10	1,202.17
270	Terrace Condo	166.93	1,025.64	1,192.57	1,165.64
<b>1,459</b>					

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2021-04**

**A RESOLUTION OF THE BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES,  
TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD  
OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022  
AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Beach Road Golf Estates Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Lee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District's Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of May, 2021.

ATTEST:

**BEACH ROAD GOLF ESTATES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A**

<b>BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
October 18, 2021	Regular Meeting	1:00 PM
November 15, 2021	Regular Meeting	1:00 PM
December 13, 2021	Regular Meeting	1:00 PM
January 10, 2022*	Regular Meeting	1:00 PM
February 21, 2022	Regular Meeting	1:00 PM
March 21, 2022	Regular Meeting	1:00 PM
April 18, 2022	Regular Meeting	1:00 PM
May 16, 2022	Regular Meeting	1:00 PM
June 20, 2022	Regular Meeting	1:00 PM
July 18, 2022	Regular Meeting	1:00 PM
August 15, 2022	Public Hearing & Regular Meeting	1:00 PM
September 19, 2022	Regular Meeting	1:00 PM

***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*

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2021**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
BALANCE SHEET  
MARCH 31, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 187,565	\$ -	\$ -	\$ 187,565
Undeposited funds	6,793	-	-	6,793
Investments				
Revenue	-	2,034,285	-	2,034,285
Reserve	-	1,048,750	-	1,048,750
Sinking	-	27	-	27
Prepayment	-	14	-	14
Construction	-	-	2,348,366	2,348,366
Due from general fund	-	24,806	-	24,806
Due from other governments	42,696	-	-	42,696
Utility deposit	282	-	-	282
Total assets	<u>\$ 237,336</u>	<u>\$ 3,107,882</u>	<u>\$ 2,348,366</u>	<u>\$ 5,693,584</u>
<b>LIABILITIES</b>				
<b>Liabilities</b>				
Accounts payable	\$ 1,000	\$ -	\$ -	\$ 1,000
Developer advance	1,983	-	-	1,983
Accrued taxes payable	245	-	-	245
Due to debt service	24,806	-	-	24,806
Total liabilities	<u>28,034</u>	<u>-</u>	<u>-</u>	<u>28,034</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	42,696	-	-	42,696
Total deferred inflows of resources	<u>42,696</u>	<u>-</u>	<u>-</u>	<u>42,696</u>
<b>FUND BALANCES</b>				
Restricted for:				
Debt service	-	3,107,882	-	3,107,882
Capital projects	-	-	2,348,366	2,348,366
Unassigned	166,606	-	-	166,606
Total fund balances	<u>166,606</u>	<u>3,107,882</u>	<u>2,348,366</u>	<u>5,622,854</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 237,336</u>	<u>\$ 3,107,882</u>	<u>\$ 2,348,366</u>	<u>\$ 5,693,584</u>



**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
On-roll assessments	\$ 2,438	\$ 192,049	\$ 161,123	119%
Off-roll assessments	-	-	34,289	0%
Intergovernmental mitigation and monitoring	6,793	31,581	114,480	28%
Interest	3	25	-	N/A
Total revenues	<u>9,234</u>	<u>223,655</u>	<u>309,892</u>	72%
<b>EXPENDITURES</b>				
Supervisors	646	1,722	-	N/A
Management/recording	3,333	20,000	40,000	50%
Financial accounting services	1,292	7,750	15,500	50%
Audit	4,200	4,200	4,500	93%
Dissemination agent	417	2,500	5,000	50%
Trustee fees	-	10,077	10,850	93%
Legal	1,434	2,731	10,000	27%
Engineering	-	-	5,000	0%
Postage	-	252	300	84%
Printing & reproduction	83	500	1,000	50%
Legal advertising	-	936	1,000	94%
Annual district filing fee	-	175	175	100%
Insurance	-	6,098	6,200	98%
Other current charges	391	725	650	112%
ADA website maintenance	-	210	210	100%
Website	-	705	615	115%
Total professional & admin	<u>11,796</u>	<u>58,581</u>	<u>101,000</u>	58%
<b>Operations</b>				
Mitigation maintenance and monitoring	6,238	113,347	212,000	53%
On-site operations and maintenance	-	4,179	-	N/A
Total operations	<u>6,238</u>	<u>117,526</u>	<u>212,000</u>	55%
<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>18,034</u>	<u>177,755</u>	<u>315,998</u>	56%
Excess/(deficiency) of revenues over/(under) expenditures	(8,800)	45,900	(6,106)	
Fund balance - beginning	175,406	120,706	271,115	
Assigned				
Lake bank erosion repair <sup>1</sup>	150,000	150,000	150,000	
Unassigned	16,606	16,606	115,009	
Fund balance - ending	<u>\$ 166,606</u>	<u>\$ 166,606</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 MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 24,806	\$ 1,953,752	\$ 1,625,460	120%
Assessment levy: off-roll	-	-	371,308	0%
Interest	21	104	-	N/A
Total revenues	<u>24,827</u>	<u>1,953,856</u>	<u>1,996,768</u>	98%
<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>	65%
<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	24,827	672,987	18,858	
Fund balance - beginning	3,083,055	2,434,895	2,425,403	
Fund balance - ending	<u>\$ 3,107,882</u>	<u>\$ 3,107,882</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 MARCH 31, 2021**

	Current Month	Year to Date
	<u>          </u>	<u>          </u>
<b>REVENUES</b>		
Interest	\$ 20	\$ 144
Total revenues	<u>20</u>	<u>144</u>
 <b>EXPENDITURES</b>		
Capital outlay	<u>208,383</u>	<u>238,073</u>
Total expenditures	<u>208,383</u>	<u>238,073</u>
 Net increase/(decrease), fund balance	(208,363)	(237,929)
Beginning fund balance	2,556,729	2,586,295
Ending fund balance	<u>\$ 2,348,366</u>	<u>\$ 2,348,366</u>

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**9**

**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 April 19, 2021, at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Boulevard, Bonita Springs, Florida 34135.

**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 Kempf	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:02 p.m. Supervisors Kove, Grillo, Leyon and DiTommaso were present in person. Supervisor Gabor was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consider Acceptance of Resignation of  
Supervisor Steve Gabor, Seat 4 (*Term  
Expires November, 2022*)**

Mr. Adams presented Mr. Steve Gabor's resignation letter.

**On MOTION by Mr. Leyon and seconded by Mr. Kove with all in favor, the resignation of Mr. Steve Gabor, from Seat 4, was accepted.**

41 **FOURTH ORDER OF BUSINESS** **Consider Appointment to Fill Unexpired**  
 42 **Term of Seat 4**

43  
 44 Mr. Kove nominated Ms. Denise Kempf to fill the unexpired term of Seat 4. No other  
 45 nominations were made.

47 **On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the**  
 48 **appointment of Ms. Denise Kempf to Seat 4, term expires November 2022, was**  
 49 **approved.**

50  
 51  
 52 **A. Administration of Oath of Office to Newly Appointed Supervisor (*the following to be***  
 53 ***provided in a separate package*)**

54 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath  
 55 of Office to Ms. Denise Kempf. He and Mr. Urbancic briefly discussed public records law and  
 56 explained the following items:

- 57 **I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
- 58 **Employees**
- 59 **II. Membership, Obligations and Responsibilities**
- 60 **III. Financial Disclosure Forms**
  - 61 **a. Form1: Statement of Financial Interests**
  - 62 **b. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - 63 **c. Form 1F: Final Statement of Financial Interests**
- 64 **IV. Form 8B – Memorandum of Voting Conflict**

65 **B. Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary,**  
 66 **Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Beach Road Golf**  
 67 **Estates Community Development District, and Providing for an Effective Date**

68 Mr. Adams presented Resolution 2021-02. The following slate of officers was  
 69 nominated:

- |    |                     |                               |
|----|---------------------|-------------------------------|
| 70 | Chair               | Barry Kove                    |
| 71 | Vice Chair          | Daniel DiTommaso              |
| 72 | Secretary           | Chesley (Chuck) E. Adams, Jr. |
| 73 | Assistant Secretary | Joe Grillo                    |

- 74 Assistant Secretary Peter Leyon
- 75 Assistant Secretary Denise Kempf
- 76 Assistant Secretary Craig Wrathell
- 77 Treasurer Craig Wrathell
- 78 Assistant Treasurer Jeff Pinder

79 No other nominations were made.

80

81 **On MOTION by Mr. Grillo and seconded by Mr. Leyon, with all in favor,**  
 82 **Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant**  
 83 **Secretaries, a Treasurer and an Assistant Treasurer of the Beach Road Golf**  
 84 **Estates Community Development District, as nominated, and Providing for an**  
 85 **Effective Date, was adopted.**

86

87

88 **FIFTH ORDER OF BUSINESS**

**Update: Lake Bank Erosion Repair Project**

89

90 Mr. Kove gave the following update:

- 91 ➤ The project was progressing and was approximately two weeks ahead of the initial
- 92 schedule.
- 93 ➤ M.R.I. Underwater Specialists (MRI) did a great job executing the plan. Issues with grass
- 94 discoloration and pipes were addressed as quickly as possible.
- 95 ➤ Erosion was noted between berms on the slope angle, due to placement of irrigation
- 96 along the grass line. The District contracted with Napier to move the irrigation and heads
- 97 throughout the community.

98 Mr. DiTommaso stated that the project was being monitored closely and feedback was  
 99 provided to MRI and Mr. Nagle regularly to ensure the project progresses according to plan. Mr.  
 100 Kove stated that questions were received pertaining to two-story family residences; the plan  
 101 was nearly complete and would be communicated when the single-story residences are  
 102 completed, within the next two weeks.

103 Mr. Adams stated that the District Engineer would be working with Mr. Steve Nagle to  
 104 finalize the design; he agreed the linear berm approach was the best option. Mr. Nagle was  
 105 acting as an inspector overseeing work performed by MRI.

106

107 **SIXTH ORDER OF BUSINESS****Update: Streetlight Installation Project on  
Bonita Beach Road**

108

109

110 Mr. Adams stated the project was in the design phase and proceeding towards  
111 construction. It was hoped that the project would commence within the next several months.

112

113 **SEVENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of February 28, 2021**

114

115

116 Mr. Adams presented the Unaudited Financial Statements as of February 28, 2021. He  
117 discussed lake bank repair expenditures and stated that, regarding requisitions from Lennar for  
118 remediation, invoices were sent directly to the Trustee and paid from the Construction fund.  
119 Discussion ensued regarding future remediation for Fox Rock. Mr. Adams stated the Capital  
120 Projects Fund would be utilized for lake bank repairs and any remaining balance in the Capital  
121 Projects Fund would be utilized for principal reduction.

122 Mr. Adams stated that the "Total expenditures" line item, on Page 3, was incorrect and  
123 he would have the Accounting Department make the adjustment. Debt Service and General  
124 Fund line items in which the "% of budget" calculations are listed as "N/A" would be adjusted  
125 wherever possible.

126

127 **EIGHTH ORDER OF BUSINESS****Approval of March 15, 2021 Regular  
Meeting Minutes**

128

129

130 Mr. Adams presented the March 15, 2021 Regular Meeting Minutes. The following  
131 changes were made:

132 Line 55: Change "Cherry Wood" to "Cherrywood"

133 Line 55: Change "Foxtrot" to "Fox Rock"

134 Line 71: Change "Kove" to "Grillo"

135

136 **On MOTION by Mr. Kove and seconded by Mr. DiTommaso, with all in favor,  
137 the March 15, 2021 Regular Meeting Minutes, as amended, were approved.**

138

139



140 Mr. Kove referred to the previous discussion about MRI and emails and concerns that  
 141 were received regarding erosion on the west side of Wicklow Court and Longford Court and  
 142 stated that MRI would evaluate the areas this week.

143

144 **NINTH ORDER OF BUSINESS**

**Staff Reports**

145

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

147 Mr. Urbancic stated he would continue monitoring the legislative session and provide  
 148 updates once the session concludes.

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

150 There being no report, the next item followed.

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

- 152 • **NEXT MEETING DATE: May 17, 2021 at 1:00 P.M.**

- 153 ○ **QUORUM CHECK**

154 The next meeting will be held May 17, 2021 at 1:00 p.m., unless cancelled.

155

156 **TENTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/**

**Supervisors'**

157

158

159 Mr. Grillo stated he sent an email regarding moving a “Left Turn Only” sign but no  
 160 response was received. Mr. Kove stated that the HOA was aware of it and the sign would be  
 161 addressed in conjunction with the Traffic Study.

162 Mr. Kove asked when it would be appropriate for the Board to discuss taking over  
 163 maintenance of the lakes and preserves. Mr. Adams stated it would be appropriate to discuss it  
 164 in conjunction with the presentation of the draft Fiscal Year 2020 budget at the next meeting.  
 165 The audit might also be presented at the next meeting.

166

167 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

168

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

170

171 **On MOTION by Mr. Grillo and seconded by Mr. Leyon, with all in favor, the**  
 172 **meeting adjourned at 1:30 p.m.**

173  
174  
175  
176  
177  
178

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Secretary/Assistant Secretary

---

Chair/Vice Chair

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**10CI**

# WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W  
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2021

<b>NAME OF COMMUNITY DEVELOPMENT DISTRICT</b>	<b>NUMBER OF REGISTERED VOTERS AS OF 04/15/2021</b>
Babcock Ranch	0
Bayside Improvement	2,956
Bay Creek	748
Beach Road Golf Estates	1,127
Bonita Landing	321
Brooks I of Bonita Springs	2,225
Brooks II of Bonita Springs	1,453
East Bonita Beach	163
Mediterra	454
Moody River Estates	1,137
Parklands Lee	525
Parklands West	570
River Hall	1,534
River Ridge	1,454
Stonewater	0
Stoneybrook	1,721
Verandah East	779
Verandah West	937
University Square	0
University Village	0
Waterford Landing	1,298
WildBlue	228

Send to: Daphne Gillyard [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**10C11**

**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>
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