

**BEACH ROAD
GOLF ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

January 10, 2022

**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

January 3, 2022

Board of Supervisors
Beach Road Golf Estates Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Beach Road Golf Estates Community Development District will hold a Regular Meeting on January 10, 2022, at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135 and via Zoom at <https://us02web.zoom.us/j/81619773399>, Meeting ID: 816 1977 3399 or telephonically at **1-929-205-6099**, Meeting ID: 816 1977 3399. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Update: Status of LDO for Streetlight Installation Project on Bonita Beach Road
4. Update: Status of Accommodations for Improved Pedestrian Foot Traffic as Well As Traffic Calming Improvements Design/Permitting
5. Update: MRI to Re-Evaluation of Grass-Line Now That Water Levels Have Receded
6. Acceptance of Unaudited Financial Statements as of November 30, 2021
7. Approval of November 15, 2021 Regular Meeting Minutes
8. 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: February 21, 2022 at 1:00 P.M.

○ QUORUM CHECK

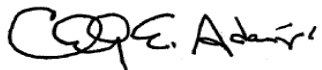
Joseph Grillo	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Barry Kove	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Daniel DiTommaso	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input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

9. Audience Comments/Supervisors' Requests

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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**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2021**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BALANCE SHEET
NOVEMBER 30, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 706,611	\$ -	\$ -	\$ 706,611
Investments				
Revenue	-	176,830	-	176,830
Reserve	-	1,048,820	-	1,048,820
Sinking	-	28	-	28
Interest	-	1	-	1
Prepayment	-	14	-	14
Construction	-	-	1,298,699	1,298,699
Due from general fund	-	521,187	-	521,187
Due from capital projects fund	263	-	-	263
Due from other governments	4,839	-	-	4,839
Utility deposit	282	-	-	282
Total assets	<u>\$ 711,995</u>	<u>\$ 1,746,880</u>	<u>\$ 1,298,699</u>	<u>\$ 3,757,574</u>
LIABILITIES				
Liabilities				
Contracts payable	\$ -	\$ -	\$ 30,798	\$ 30,798
Developer advance	1,983	-	-	1,983
Accrued taxes payable	275	-	-	275
Due to debt service	521,187	-	-	521,187
Due to general fund	-	-	263	263
Total liabilities	<u>523,445</u>	<u>-</u>	<u>31,061</u>	<u>554,506</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	4,839	-	-	4,839
Total deferred inflows of resources	<u>4,839</u>	<u>-</u>	<u>-</u>	<u>4,839</u>
FUND BALANCES				
Restricted for:				
Debt service	-	1,746,880	-	1,746,880
Capital projects	-	-	1,267,638	1,267,638
Unassigned	183,711	-	-	183,711
Total fund balances	<u>183,711</u>	<u>1,746,880</u>	<u>1,267,638</u>	<u>3,198,229</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 711,995</u>	<u>\$ 1,746,880</u>	<u>\$ 1,298,699</u>	<u>\$ 3,757,574</u>

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
On-roll assessments	\$ 69,541	\$ 69,541	\$ 233,809	30%
Intergovernmental mitigation and monitoring	-	-	78,840	0%
Interest	2	3	-	N/A
Total revenues	<u>69,543</u>	<u>69,544</u>	<u>312,649</u>	22%
EXPENDITURES				
Supervisors	1,077	1,938	-	N/A
Management/recording	3,333	6,667	40,000	17%
Financial accounting services	1,292	2,583	15,500	17%
Audit	-	-	4,500	0%
Dissemination agent	417	833	5,000	17%
Trustee fees	-	-	10,850	0%
Legal	1,163	1,163	10,000	12%
Engineering	-	-	5,000	0%
Postage	125	125	300	42%
Printing & reproduction	83	167	1,000	17%
Legal advertising	275	275	1,000	28%
Annual district filing fee	175	175	175	100%
Insurance	-	6,311	6,200	102%
Other current charges	68	136	650	21%
ADA website maintenance	210	210	210	100%
Website	-	705	615	115%
Total professional & admin	<u>8,218</u>	<u>21,288</u>	<u>101,000</u>	21%
Operations				
Mitigation maintenance and monitoring	2,553	2,553	146,000	2%
On-site operations and maintenance	-	-	92,000	0%
Total operations	<u>2,553</u>	<u>2,553</u>	<u>238,000</u>	1%
Other fees and charges				
Property appraiser	-	-	1,459	0%
Tax collector	1,058	1,058	2,189	48%
Total other fees and charges	<u>1,058</u>	<u>1,058</u>	<u>3,648</u>	29%
Total expenditures	<u>11,829</u>	<u>24,899</u>	<u>342,648</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	57,714	44,645	(29,999)	
Fund balance - beginning	125,997	139,066	329,261	
Assigned				
Lake bank erosion repair ¹	150,000	150,000	150,000	
Unassigned	33,711	33,711	149,262	
Fund balance - ending	<u>\$ 183,711</u>	<u>\$ 183,711</u>	<u>\$ 299,262</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 NOVEMBER 30, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 584,355	\$ 584,355	\$ 1,996,768	29%
Interest	22	42	-	N/A
Total revenues	<u>584,377</u>	<u>584,397</u>	<u>1,996,768</u>	29%
EXPENDITURES				
Principal	595,000	595,000	595,000	100%
Interest	698,968	698,968	1,386,035	50%
Total expenditures	<u>1,293,968</u>	<u>1,293,968</u>	<u>1,981,035</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	(709,591)	(709,571)	15,733	
Fund balance - beginning	2,456,471	2,456,451	2,449,879	
Fund balance - ending	<u>\$ 1,746,880</u>	<u>\$ 1,746,880</u>	<u>\$ 2,465,612</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 NOVEMBER 30, 2021**

	Current Month	Year to Date
REVENUES		
Interest	\$ 11	\$ 25
Total revenues	11	25
EXPENDITURES		
Capital outlay	30,150	30,150
Total expenditures	30,150	30,150
Net increase/(decrease), fund balance	(30,139)	(30,125)
Beginning fund balance	1,297,777	1,297,763
Ending fund balance	\$ 1,267,638	\$ 1,267,638

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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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 November 15, 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 and via Zoom at <https://us02web.zoom.us/j/81142213094> and telephonically at 1-929-205-6099, Meeting ID 811 4221 3094, for both.

Present at the meeting were:

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

Also present were:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Bob Pachiko	Golf Board President
Steve Riggs	Resident
Jeff Cutler	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m. Supervisors Kove, DiTommaso, Grillo and Leyon were present, in person. Supervisor Kempf was not present.

▪ **Chairman's Opening Remarks**

This item was an addition to the agenda.

Mr. Kove reported the following:

- Remy and the contractors facilitated palm tree installations on Galway and Cherrywood. Plantings were also installed on Cherrywood.
- Some of the oak trees on Galway would be removed for better spacing.

38 ➤ Mr. Adams arranged for SOLitude to commence spraying the weeds around the lakes,
39 especially on the golf course side on #17. The next treatment is scheduled for November 19th.

40 ➤ MRI recently replenished several grassy areas in the community and was slated to work
41 on the Wicklo side next week.

42 ➤ Mr. Kove asked for MRI to evaluate the grass line, after the holidays, to make it even
43 along all the lakes.

44 Mr. Adams stated another round of littoral plantings was installed around the lakes and
45 in the linear footage behind several homes. Staff would coordinate with the golf course to have
46 littorals installed in spring, just before the rainy season.

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48 **SECOND ORDER OF BUSINESS**

Public Comments

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50 There were no public comments.

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52 **THIRD ORDER OF BUSINESS**

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

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55 Mr. Adams reported the following:

56 ➤ The streetlight project was halted because the City of Bonita Springs (City) is requiring
57 that permits be pulled in order for Florida Power & Light (FPL) to proceed with the installations.

58 ➤ The streetlights that were installed on the north side have been disconnected from
59 power at this time.

60 ➤ Banks Engineering completed construction drawings for transmittal to the City, as part
61 of its LDO requirement and request for additional information.

62 ➤ The Traffic Consulting Group that completed the original streetlight photometric study is
63 in the process of modifying the study in a format that matches the City’s requirements and are
64 taking into consideration the shields that must be installed over the lights to lower the
65 intensity. The consultants are currently inundated with work and the project is pending.

66 ➤ Staff would apprise the Board as soon as the revised photometric study is completed.

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69 **FOURTH ORDER OF BUSINESS** **Update: Traffic Study**

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- 71 • **Results of Banks Engineering Reinspection of Community to Facilitate**
- 72 **Installation of Crosswalk on Bonita Beach Boulevard and Sidewalk Access to**
- 73 **the Satellite Pool**

74 Mr. Adams reported the following:

75 ➤ Banks Engineering has been working on the design drawing request that was made and
76 anticipates completing the drawings this week.

77 ➤ An agreement was reached between the CDD and the Traffic Study Group regarding the
78 layout of additional traffic tables and extending crosswalks and sidewalks to better
79 accommodate pedestrian foot traffic in certain areas. Design drawings related to these items
80 are in the preparation phase.

81 ➤ As Mr. Underhill completes the drawings, submits LDOs to the City and forwards
82 drawings to Management, Mr. Adams would obtain pricing on the materials. The items could
83 be managed in parallel after the holidays.

84 Mr. Kove stated it is necessary to document the exact area where the installation of the
85 temporary speed tables would occur.

86

87 **FIFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
88 **Statements as of September 30, 2021**

89

90 Mr. Adams presented the Unaudited Financial Statements as of September 30, 2021.

91 The financials were accepted.

92

93 **SIXTH ORDER OF BUSINESS** **Approval of October 18, 2021 Regular**
94 **Meeting Minutes**

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96 Mr. Adams presented the October 18, 2021 Regular Meeting Minutes. The Board and
97 Staff previously agreed that all edits would be submitted to Management for incorporation.

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On MOTION by Mr. Kove and seconded by Mr. DiTommaso, with all in favor, the October 18, 2021 Regular Meeting Minutes, as amended to include edits submitted to Management, were approved.

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SEVENTH ORDER OF BUSINESS

STAFF REPORTS

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

Mr. Urbancic reported that Staff received an inquiry from Valencia Bonita regarding permission to landscape the lake bank area adjacent to some of the properties south of Bonita Beach Road. He felt that the Agreement is a big decision and asked them to re-evaluate it; this item may come back to the Board in a modified form.

Mr. Adams clarified that the lake is between the CDD and Valencia, giving them the rights to maintain, landscape and operate out to the water’s edge. Staff anticipated granting Valencia and the Seasons communities landscaping rights at some point as the CDD does not want to maintain their landscaping.

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

There was no report.

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

- **NEXT MEETING DATE: December 13, 2021 at 1:00 P.M.**
 - **QUORUM CHECK**

The next meeting will be held on December 13, 2021.

EIGHTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors’

Resident and Golf Board President Bob Pachiko asked for the dates that the weeds on Hole #17 would be sprayed. Mr. Willis stated SOLitude treated the weeds on Holes #17 and #18 on November 5th; their next visits are scheduled for November 19th and November 30th.

Resident Jeff Cutler inquired about the remaining funds in the Construction fund. Mr. Adams stated, after completion of the second lift of asphalt, the balance would be

130 approximately \$100,000 to \$150,000 and, once all projects are identified and funded, the
131 remaining funds would be placed in the revenue account in the Debt Service fund.

132 Regarding the ongoing effort to have the County take over Bonita Beach Road, up to
133 Bonita National, Resident Steve Riggs reported that a large group of residents from the Bonita
134 National, Valencia, Landings and Village Walk communities, along with Seasons Management
135 Company and City Councilman, Fred Forbes, were scheduled to meet with the County
136 Commissioners and Mr. Ray Sandelli. The meetings were recessed but once resumed, another
137 update would be provided.

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139 **NINTH ORDER OF BUSINESS**

Adjournment

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

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143 **On MOTION by Mr. Grillo and seconded by Mr. Leyon, with all in favor, the**
144 **meeting adjourned at 1:21 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE****LOCATION**

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 18, 2021	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/81142213094 , Meeting ID: 811 4221 3094 or telephonically at 1-929-205-6099 , Meeting ID: 811 4221 3094		
November 15, 2021	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/81142213094 , Meeting ID: 811 4221 3094 or telephonically at 1-929-205-6099 , Meeting ID: 811 4221 3094		
December 13, 2021 CANCELED	Regular Meeting	1:00 PM
January 10, 2022*	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/81619773399 , Meeting ID: 816 1977 3399 or telephonically at 1-929-205-6099 , Meeting ID: 816 1977 3399		
February 21, 2022	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/81619773399 , Meeting ID: 816 1977 3399 or telephonically at 1-929-205-6099 , Meeting ID: 816 1977 3399		
March 21, 2022	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/81619773399 , Meeting ID: 816 1977 3399 or telephonically at 1-929-205-6099 , Meeting ID: 816 1977 3399		
April 18, 2022	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/81619773399 , Meeting ID: 816 1977 3399 or telephonically at 1-929-205-6099 , Meeting ID: 816 1977 3399		
May 16, 2022	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/81619773399 , Meeting ID: 816 1977 3399 or telephonically at 1-929-205-6099 , Meeting ID: 816 1977 3399		

June 20, 2022	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/81619773399 , Meeting ID: 816 1977 3399 or telephonically at 1-929-205-6099 , Meeting ID: 816 1977 3399		
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 Christmas Holiday

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