

**BEACH ROAD
GOLF ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

September 19, 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

September 12, 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 September 19, 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/85618785926>, Meeting ID: 856 1878 5926 or telephonically at **1-929-205-6099**, Meeting ID: 856 1878 5926. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Public Comments (3 minutes per speaker)
4. Discussion/Consideration: Superior Waterway Services, Inc.
 - A. Aeration Repair Project [\$155,153.46]
 - B. New Cabinets [\$31,214.14]
 - I. Aeration Email from Andy Nott
 - II. Cost Sheet
 - III. Aeration Photo
5. Update: August 2022 Aeration Maintenance Report
6. Update: Streetlight Installation Project on Bonita Beach Road
7. Acceptance of Unaudited Financial Statements as of July 31, 2022
8. Approval of August 15, 2022 Public Hearing and 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: October 17, 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

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

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

4A



SERVICE AGREEMENT AERATION REPAIR

August 17, 2022

Beach Road Golf Estates CDD
C/o: Wrathell, Hunt and Associates, LLC
9220 Bonita Beach Rd SE UNIT 214
Bonita Springs, FL 34135
Attn: Shane Willis

Terms: Net 30 Days

DESCRIPTION

Lake 1

Use existing compressor and cabinet, add 3-way valve assembly, Two (2) new diffusers, reuse one existing diffusers, 550ft ½" weight bottom tubing

Lake 2

Use existing compressor and cabinet, add 2-way valve assembly, Two (2) new diffusers, 275ft ½" weight bottom tubing

Lake 3

Use existing compressor and cabinet, add 2-way valve assembly, Two (2) new diffusers, 300ft ½" weight bottom tubing

Lake 4

Use existing compressor and cabinet, add 2-way valve assembly, Two (2) new diffusers, 275ft ½" weight bottom tubing

Lake 5

Use existing compressor and cabinet, add three (3) 5-way valve assembly, Fifteen (15) new diffusers, 5600ft ½" weight bottom tubing and 1800ft 1" weight bottom tubing

Lake 6

Use existing compressor and cabinet, add 3-way valve assembly, Three (3) new diffusers, 1250ft ½" weight bottom tubing



Lake 7

Use existing compressor and cabinet, add 2-way valve assembly, Two (2) new diffusers, 350ft ½" weight bottom tubing

Lake 8

Use existing compressor and cabinet, add 2-way valve assembly, Two (2) new diffusers, 350ft ½" weight bottom tubing

Lake 9

Use existing compressor and cabinet, add 3-way valve assembly, Three (3) new diffusers, 600ft ½" weight bottom tubing

Lake 10

Use existing compressor and cabinet, add 3-way valve assembly, Three (3) new diffusers, 500ft ½" weight bottom tubing

Lake 11

Use existing compressor and cabinet, add 2-way valve assembly, Two (2) new diffusers, 350ft ½" weight bottom tubing

Lake 12

Use existing compressor and cabinet, add 2-way valve assembly, Two (2) new diffusers, 400ft ½" weight bottom tubing

Lake 13

Use existing compressor and cabinet, add 2-way valve assembly, Two (2) new diffusers, 400ft ½" weight bottom tubing

Lake 14

Use existing compressor and cabinet, add 3-way valve assembly, Three (3) new diffusers, 500ft ½" weight bottom tubing

Lake 15

Use existing compressor and cabinet, add 3-way valve assembly, Three (3) new diffusers, 800ft ½" weight bottom tubing



Lake 16

Use existing compressor and cabinet, add Two (2) 3-way valve assembly, Six (6) new diffusers,
2500ft ½" weight bottom tubing

Lake 17

Use existing compressor and cabinet, add 3-way valve assembly, Three (3) new diffusers,
650ft ½" weight bottom tubing

Lake 18

Use existing compressor and cabinet, add 2-way valve assembly, Two (2) new diffusers,
300ft ½" weight bottom tubing

Lake 19

Use existing compressor and cabinet, add 2-way valve assembly, Two (2) new diffusers,
400ft ½" weight bottom tubing

Lake 20

Replace existing aeration cabinet with new Aqua Master, Cabinet includes three (3) 1/2hp 120v piston
compressor with sound reducing filter assemblies, cooling fans, mounting pad and power cord
Add a 2-way and a 3-way valve assembly, Six (6) new diffusers,
2100ft ½" weight bottom tubing and 1200ft 1" weight bottom tubing

Lake 21

Replace existing aeration cabinet with new Aqua Master, Cabinet includes three (3) 1/2hp 120v piston
compressor with sound reducing filter assemblies, cooling fans, mounting pad and power cord
Add a 2-way and a 3-way valve assembly, Six (6) new diffusers,
2200ft ½" weight bottom tubing and 1300ft 1" weight bottom tubing

Lake 22

Replace existing aeration cabinet with new Aqua Master, Cabinet includes three (3) 1/2hp 120v piston
compressor with sound reducing filter assemblies, cooling fans, mounting pad and power cord
Add a 2-way and a 3-way valve assembly, Six (6) new diffusers,
2300ft ½" weight bottom tubing and 1200ft 1" weight bottom tubing



Lake 23

Use existing compressor and cabinet, add 3-way valve assembly, Three (3) new diffusers, 850ft ½" weight bottom tubing

Lake 24

Replace existing aeration cabinet with new Aqua Master, Cabinet includes three (3) 1/2hp 120v piston compressor with sound reducing filter assemblies, cooling fans, mounting pad and power cord
Add a 2-way and a 3-way valve assembly, Six (6) new diffusers, 2200ft ½" weight bottom tubing and 1250ft 1" weight bottom tubing

Total: \$155,153.46

***Warranty: Three years on compressors, Five years on diffusers and 120 days on labor**

***This offer is good for ninety (90) days from date of quotation**

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications, and conditions are

satisfactory and are hereby accepted.

By: _____

By: _____

Dated: _____

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

4B



SERVICE AGREEMENT AERATION REPAIR

August 22, 2022

Beach Road Golf Estates CDD
C/o: Wrathell, Hunt and Associates, LLC
9220 Bonita Beach Rd SE UNIT 214
Bonita Springs, FL 34135
Attn: Shane Willis

Terms: Net 30 Days

DESCRIPTION

Lakes 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 23 One (1) Cabinet each
Lake 5 Two (2) Cabinets

Replace aeration with new Aqua Master Stainless Steel cabinet.

Cabinets includes composite mounting pad, outlets in cabinet, cooling fan, 6ft power cord
and new filter with silencers to reuse do compressor noise

Reuse existing compressor add Aqua Master filters with sound reducing silencers

Total: \$31,214.14

***Warranty: Five years on Cabinets, Five and 120 days on labor**

***This offer is good for ninety (90) days from date of quotation**

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above
prices, specifications, and conditions are

satisfactory and are hereby accepted.

By: _____

By: _____

Dated: _____

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

4BI

From: Andy Nott <AndyN@superiorwaterway.com>

Sent: Monday, August 22, 2022 6:10 PM

To: shane willis <williss@whhassociates.com>

Subject: BGRE CDD Up Grade Aeration

Shane,

I made a few changes from the original design I sent you

Lake 20, 21, 22 and 24 I had 6 diffuser total, but the system is capable of handling more for I added 1 more diffuser to them bring the total diffuser in each lake up to 7. These lakes would probably be OK with 6 but I don't want to come back to the board in a few years and say we need to add another diffuser to them, so I think 7 diffusers is the way to go

Lake 5 I had 12 total, but I figure out how to get 3 more bring the total diffusers up to 15 and I think 15 is the right number for this lake

Total for this project is \$155,153.46. I'm not sure what your budget is but I tried to keep the cost down put to do it right and with the increase in material this year \$155,153.46 is what is good number. I could cut a little off by reducing the total number of diffusers, but I feel what I have is the right number of diffusers. So, with this quote all diffuser will be new I plan on replacing the existing diffuser with Aqua Mater Membrane Diffuser the existing diffuser are junk (see attached picture of one that I replaced already). Lakes 20, 21, 22 and 24 with get new cabinets with three new compressors each. The rest of the lake we will be using existing cabinets. The \$155,153 is based on doing all the lakes at once it they decide to do only to some of them then the cost per lake may increase a little due to shipping, I get a break on shipping when ordering in bulk.

I would estimate it will take 3 to 5 months to complete, the only reason I say 5 month is the tubing there is over 32,000 ft so that might take a little time to get.

I add a second quote, I did what to bring this up at the board meeting but at some point, down the road they will need to replace those cabinets, there metal and already starting to rust. I would guess some of them last a few more years so you don't have to replace them now just wanted to give them the option. Total cost to replace cabinets on all remaining lakes \$31,214.44. That 21 new stainless-steel cabinets with mounting base, new cooling fans, outlet, and power cord. Also include add the Aqua Master sound reducing filters to the remain compressors. These cabinet no not include compressor we plan on reusing the existing ones.

Any questions or if I need to be at the next board meeting to answer questions, please let me know.

Last thing, Will they be considering our lake and wetland proposal next month meeting or did they already decide to stay with Solitude?

Please note my new email address - Andyn@superiorwaterway.com

Thank You

Andy Nott

**Director of Sales & Operations
SW Florida**



1001 Corporate Ave. Unit 111
North Port, FL 34289
(561) 844-0248 – OFFICE
(239) 707-0507 - CELL
(561) 844-9629 – FAX
www.superiorwaterway.com

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

4B11

Lake #	# of Existing Diffusers	# of Diffusers to be added	Total # of Diffusers	# of Existing Compressors	# of Compressor to be added	Total # of Compressors	1/2 Tubing	1" tubing	Aeration System install cost
L1	1	2	3	1	0	1	550	0	\$2,990.91
L2	1	1	2	1	0	1	275	0	\$2,249.35
L3	1	1	2	1	0	1	300	0	\$2,337.38
L4	1	1	2	1	0	1	275	0	\$2,249.35
L5	6	9	15	6	0	6	5600	1800	\$26,536.01
L6	1	2	3	1	0	1	1250	0	\$4,055.61
L7	1	1	2	1	0	1	350	0	\$2,413.43
L8	1	1	2	1	0	1	350	0	\$2,413.43
L9	1	2	3	1	0	1	600	0	\$3,066.96
L10	1	2	3	1	0	1	500	0	\$2,914.86
L11	1	1	2	1	0	1	350	0	\$2,463.43
L12	1	1	2	1	0	1	400	0	\$2,539.48
L13	1	1	2	1	0	1	400	0	\$2,539.48
L14	1	2	3	1	0	1	500	0	\$2,914.86
L15	1	2	3	1	0	1	800	0	\$3,371.16
L16	2	4	6	2	0	2	2500	0	\$7,761.23
L17	1	2	3	1	0	1	650	0	\$3,104.99
L18	1	1	2	1	0	1	300	0	\$2,337.38
L19	1	1	2	1	0	1	400	0	\$2,539.48
L20	2	5	7	2	1	3	2100	1200	\$17,507.71
L21	2	5	7	2	1	3	2200	1300	\$17,924.30
L22	2	5	7	2	1	3	2300	1200	\$17,773.89
L23	1	2	3	1	0	1	850	0	\$3,447.21
L24	2	5	7	2	1	3	2200	1250	\$17,701.57
Totals	34	59	93	34	4	38	26000	6750	\$155,153.46

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

4BIII



**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

5



Customer	BRGE		
Date	8.31.22	Tech	JR

Unit #	Running	Problems Noted
Lake 1	Yes	
Lake 2	Yes	GFCI Outlet was tripped, reset system is running
Lake 3	Yes	GFCI Outlet was tripped, reset system is running
Lake 4	Yes	
Lake 5	Yes	
Lake 6	Yes	
Lake 7	Yes	
Lake 8	Yes	
Lake 9	Yes	
Lake 10	Yes	
Lake 11	Yes	
Lake 12	Yes	
Lake 13	Yes	GFCI Outlet was tripped, reset system is running
Lake 14	Yes	
Lake 15	Yes	
Lake 16	Yes	
Lake 17	Yes	
Lake 18	Yes	
Lake 19	Yes	
Lake 20	Yes	
Lake 21	Yes	
Lake 22	Yes	Airline leaking wil repair next service
Lake 23	Yes	
Lake 24	Yes	

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2022**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BALANCE SHEET
JULY 31, 2022**

	General Fund	Debt Service Fund Series 2015	Capital Projects Fund Series 2015	Total Governmental Funds
ASSETS				
Cash	\$ 162,246	\$ -	\$ -	\$ 162,246
Investments				
Revenue	-	1,451,651	-	1,451,651
Reserve	-	998,906	-	998,906
Sinking	-	28	-	28
Interest	-	13	-	13
Prepayment	-	14	-	14
Construction	-	-	1,263,637	1,263,637
Due from capital projects fund	263	-	-	263
Due from other governments	3,278	-	-	3,278
Utility deposit	282	-	-	282
Total assets	<u>\$ 166,069</u>	<u>\$ 2,450,612</u>	<u>\$ 1,263,637</u>	<u>\$ 3,880,318</u>
LIABILITIES				
Liabilities				
Contracts payable	-	-	16,133	16,133
Developer advance	1,983	-	-	1,983
Accrued taxes payable	153	-	-	153
Due to general fund	-	-	263	263
Total liabilities	<u>2,136</u>	<u>-</u>	<u>16,396</u>	<u>18,532</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	3,278	-	-	3,278
Total deferred inflows of resources	<u>3,278</u>	<u>-</u>	<u>-</u>	<u>3,278</u>
FUND BALANCES				
Restricted for:				
Debt service	-	2,450,612	-	2,450,612
Capital projects	-	-	1,247,241	1,247,241
Assigned				
Lake bank erosion repair	150,000	-	-	150,000
Unassigned	10,655	-	-	10,655
Total fund balances	<u>160,655</u>	<u>2,450,612</u>	<u>1,247,241</u>	<u>3,858,508</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 166,069</u>	<u>\$ 2,450,612</u>	<u>\$ 1,263,637</u>	<u>\$ 3,880,318</u>

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
On-roll assessments	\$ -	\$ 236,374	\$ 233,809	101%
Intergovernmental mitigation and monitoring	-	10,708	78,840	14%
Non-governmental mitigation and monitoring	-	15,821	-	N/A
Interest	2	26	-	N/A
Total revenues	<u>2</u>	<u>262,929</u>	<u>312,649</u>	84%
EXPENDITURES				
Supervisors	1,077	9,473	-	N/A
Management/recording	3,333	33,333	40,000	83%
Financial accounting services	1,292	12,917	15,500	83%
Audit	-	4,200	4,500	93%
Dissemination agent	417	4,167	5,000	83%
Arbitrage rebate	-	500	-	N/A
Trustee fees	-	9,868	10,850	91%
Legal	595	6,584	10,000	66%
Engineering	-	-	5,000	0%
Postage	125	1,050	300	350%
Printing & reproduction	83	833	1,000	83%
Legal advertising	205	659	1,000	66%
Annual district filing fee	-	175	175	100%
Insurance	-	6,311	6,200	102%
Other current charges	24	465	650	72%
ADA website maintenance	-	210	210	100%
Website	-	705	615	115%
Total professional & admin	<u>7,151</u>	<u>91,450</u>	<u>101,000</u>	91%
Operations				
Mitigation maintenance and monitoring	5,005	51,241	146,000	35%
On-site operations and maintenance	7,110	99,988	92,000	109%
Total operations	<u>12,115</u>	<u>151,229</u>	<u>238,000</u>	64%
Other fees and charges				
Property appraiser	-	-	1,459	0%
Tax collector	-	2,117	2,189	97%
Total other fees and charges	<u>-</u>	<u>2,117</u>	<u>3,648</u>	58%
Total expenditures	<u>19,266</u>	<u>244,796</u>	<u>342,648</u>	71%
Excess/(deficiency) of revenues over/(under) expenditures	(19,264)	18,133	(29,999)	
Fund balance - beginning	179,919	142,522	329,261	
Assigned				
Lake bank erosion repair ¹	150,000	150,000	150,000	
Unassigned	10,655	10,655	149,262	
Fund balance - ending	<u>\$ 160,655</u>	<u>\$ 160,655</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 JULY 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 1,998,901	\$ 1,996,768	100%
Interest	1,814	3,643	-	N/A
Assessment prepayments	-	24,012	-	N/A
Total revenues	<u>1,814</u>	<u>2,026,556</u>	<u>1,996,768</u>	101%
EXPENDITURES				
Principal	-	595,000	595,000	100%
Interest	-	1,386,035	1,386,035	100%
Total expenditures	<u>-</u>	<u>1,981,035</u>	<u>1,981,035</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,814	45,521	15,733	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(51,360)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(51,360)</u>	<u>-</u>	N/A
Net change in fund balances	1,814	(5,839)	15,733	
Fund balance - beginning	2,448,798	2,456,451	2,449,879	
Fund balance - ending	<u>\$ 2,450,612</u>	<u>\$ 2,450,612</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 JULY 31, 2022**

	Current Month	Year to Date
REVENUES		
Interest	\$ 946	\$ 1,833
Total revenues	946	1,833
EXPENDITURES		
Capital outlay	-	103,715
Total expenditures	-	103,715
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	51,360
Total other financing sources/(uses)	-	51,360
Net increase/(decrease), fund balance	946	(50,522)
Beginning fund balance	1,246,295	1,297,763
Ending fund balance	\$ 1,247,241	\$ 1,247,241

**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 Public Hearing and Regular Meeting on August 15, 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/85618785926> and telephonically at 1-929-205-6099, Meeting ID 856 1878 5926, for both.

Present at the meeting were:

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

Also present were:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Peter Serena	Troon-General Manager
Richard Slattery	HOA
John Hammill	HOA
Antonio Navarrete	LandCare-Account Manager
Andy Nott	Superior Waterway Services, Inc.
Jeff Cutler	Resident
Tim Vanderlinde	Resident
Ed Walters	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Mr. Willis introduced Mr. Antonio Navarrete, the CDD's new Landcare Account Manager, and noted his professional experience and background.

39 Mr. Kove introduced Mr. Andy Nott, of Superior Waterway Services, Inc., who will
40 address aerator issues.

41

42 **SECOND ORDER OF BUSINESS**

Chairman's Opening Comments

43

44 Mr. Kove welcomed everyone. He and others provided updates on the following:

45 ➤ Troon and the CDD approved replacing the poles near Bridgetown with the correct
46 color. Once the speed humps are installed, use of the same pole designs for consistency
47 throughout the community, was requested.

48 ➤ The oak tree relocation project is completed and replacement and/or repair of the
49 hedges and sod damaged by the move is expected this week or next week. LandCare and Staff
50 will monitor the trees and determine if those that did not survive need to be replaced.

51 ➤ Speed Humps: The City approved the CDD's revised Limited Development Order (LDO),
52 which included the permit for the Bridgetown crosswalk project. The contractor is preparing
53 the proposal and, upon receipt, a tentative project schedule will be emailed to the Board.

54 ➤ Front Gate Installation: Final approval to install the new security gates was received
55 from Troon and the HOA. Mr. Willis submitted the contracts and is waiting on the executed
56 contracts from the electrician and Carter Fence, which are expected this week. The project is
57 expected to commence in a month.

58 ➤ The lake between Kerry Court and Foxrock Court will be treated for algae this week. The
59 schedule will be added to the monthly Operations Manager Report.

60 ➤ Mr. Willis will submit another request to paint the new sidewalks and reinstall the blue
61 reflectors on the streets where the top coat was laid, as well as inspect and paint those that are
62 worn down.

63 ➤ Littorals: Mr. Adams explained that funding will come from the construction fund, not
64 the operating budget, as the additional littorals needed fall under the original requirement of
65 the stormwater systems.

66 Mr. Willis noted EarthBalance completed its assessment of all lakes and submitted a
67 proposal to install one littoral plant per linear foot for certain lakes on the residential and golf
68 side, in late August; this is part of the Field Operations Report.

69 Regarding Ms. Kempf’s inquiry about littoral installation last year, Mr. Adams will find
70 out if the littorals were inspected within the 90-day warranty period and, if so, report the
71 results of the inspection. Mr. Kove asked how many of the littorals installed last year survived
72 the season. Mr. Willis stated he will schedule this year’s inspection, within the warranty period.

73 ▪ **Discussion of Aeration Noise Suppression**

74 **This item, previously Item 7A, was presented out of order.**

75 Mr. Kove discussed aeration issues and homeowners’ actions to address the noise issue.

76 Mr. Nott discussed lake aeration issues and provided solutions, such as installing
77 weather stripping and securing the lids to ease the noise. A new second compressor and new
78 filters were added and brick was removed. The resident advised that it helped reduce the noise.

79 Mr. Nott recommended replacing the cabinets that are the loudest and waiting to
80 upgrade until the CDD decides how to proceed with the rest of the lakes. He distributed an
81 Aeration Upgrade Map and discussed the scope of work necessary for a full upgrade.

82 Mr. Kove asked Mr. Nott to inspect some units and submit a proposal to proceed with
83 the upgrade. Mr. Adams stated that this work qualifies for funding through the construction
84 fund and that Mr. Underhill is working on the final two requisitions from Lennar.

85 Mr. Adams responded to questions regarding the project timeline. He listed upcoming
86 projects and hoped to close out the construction fund by the end of the calendar year.
87 Regarding the lakes, Lennar met its obligation.

88 Mr. Notts responded to questions about the aerator type and model and algae issues
89 and noted that oxygen levels were not tested. He expects to complete the project within three
90 to four months, depending on the supplier.

91 Ms. Kempf asked for the Master HOA to send information to residents about the
92 purpose of aerators. Mr. Adams stated he will provide verbiage for the newsletter.

93 Installing landscaping or quiet fencing and decibel levels were discussed.

94 Mr. Kove stressed that residents must stop touching the boxes as they are creating
95 more issues.

96 Mr. Kove stated that the CDD became aware, over the last four years, that half of the
97 lakes were set up properly and the other half have no movement. It was noted the bubbles no
98 longer create turbulence on top of the water.

99

100 **THIRD ORDER OF BUSINESS**

Public Comments (3 minutes per speaker)

101

102 A resident asked if there is irrigation where the oak trees were planted. Mr. Kove replied
103 affirmatively and stated that it will be monitored to determine if the trees will survive.

104

105 **FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

106

107

108 **A. Proof/Affidavit of Publication**

109 The proof of publication was included for informational purposes.

110 **B. Consideration of Resolution 2022-05, Relating to the Annual Appropriations and**
111 **Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending**
112 **September 30, 2023; Authorizing Budget Amendments; and Providing an Effective**
113 **Date**

114 Mr. Adams presented the proposed Fiscal Year 2023 budget, highlighting line item
115 increases, decreases and adjustments. He noted the budget in the agenda package was
116 incorrect. In the most updated version, the assessment level for the General Fund portion of
117 the Fiscal Year 2023 budget will be \$163.34 per unit, compared to \$166.93 in Fiscal Year 2022.
118 As assessment levels for Fiscal Year 2023 will not increase, the CDD is not required to send
119 Mailed Notices to affected property owners.

120 **Mr. Adams opened the Public Hearing.**

121 Resident Jeff Cutler asked about the assessments. Mr. Adams stated that the General
122 Fund portion of the assessments are proposed to decrease slightly and assessment levels for
123 the Debt Services portion of the budget do not change from year-to-year. Overall, assessments
124 for Fiscal Year 2023 are proposed to decrease about \$3 per unit. The strategy was to reduce
125 assessments or keep assessments flat, year-over-year. He reiterated that the version of the
126 budget in the agenda package is incorrect.

127 Mr. Cutler recommended keeping assessments flat.

128 Discussion ensued regarding keeping assessments flat, instead of decreasing the
129 assessment levels. Concerns that the budget included funds for lake erosion repairs, in the
130 event of a hurricane, were addressed.

131 Regarding Mr. Cutler’s question about assigning funds for lake bank erosion repairs and
132 maintenance, Mr. Adams stated funding is assigned for that and, due to certain criteria that
133 work is still being done, the work will be paid out of the construction fund.

134 Resident Tim Vanderlinde asked if surplus funding can be carried over into next year, if
135 assessments remain flat. Mr. Adams replied affirmatively and noted that the amount can be
136 split between assigned and unassigned fund balance. It was noted that, once the construction
137 fund account is depleted, an assessment increase of about \$3 to \$4 per door can be expected.

138

On MOTION by Mr. Kove and seconded by Mr. DiTommaso, with all in favor, adjusting the Fiscal Year 2023 budget, as necessary, to keep assessment levels the same as Fiscal Year 2022, was approved.

139

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144 **Mr. Adams closed the Public Hearing.**

145 Mr. Adams presented Resolution 2022-05.

146

On MOTION by Mr. Kove and seconded by Mr. Leyon, with all in favor, Resolution 2022-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023, as amended to keep assessment levels the same as Fiscal Year 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

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155 **FIFTH ORDER OF BUSINESS**

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161

Consideration of Resolution 2022-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the

162 **Assessment Roll; Providing a Severability**
163 **Clause; and Providing an Effective Date**

164
165 Mr. Adams presented Resolution 2022-06. The amended versions of the Fiscal Year 2023
166 budget and the Assessment Rolls will be used with Resolution 2022-06.

167 Mr. Kove asked if closing the construction fund account can be extended into next year.
168 Mr. Adams stated it already is. He expects the Auditor to recommend closing it in Fiscal Year
169 2023 and for the field work to be completed in April or May 2023.

170

171 **On MOTION by Ms. Kempf and seconded by Mr. Kove, with all in favor,**
172 **Resolution 2022-06, Making a Determination of Benefit and Imposing Special**
173 **Assessments for Fiscal Year 2022/2023; Providing for the Collection and**
174 **Enforcement of Special Assessments; Certifying an Assessment Roll; Providing**
175 **for Amendments to the Assessment Roll; Providing a Severability Clause; and**
176 **Providing an Effective Date, was adopted.**

177

178

179 **SIXTH ORDER OF BUSINESS**

Consideration of Easement Agreement
with Valencia Bonita HOA

180

181

182 Mr. Urbancic reported there was still some formatting and legal language to correct in
183 the Easement Agreement but it and the Legal Description were in final form. He asked if the
184 sketch point is as far north as it needs to be. Mr. Adams replied affirmatively and noted the
185 CDD will still maintain a certain portion of the area. Mr. Urbancic stated that the Agreement is
186 effective, in perpetuity. He explained the termination provision in the Agreement.

187

188 **On MOTION by Mr. Kove and seconded by Mr. Leyon, with all in favor, the**
189 **Easement Agreement with Valencia Bonita HOA, in substantial form subject to**
190 **final corrections, was approved.**

191

192

193 Mr. Adams was authorized to use the same form of Agreement to present to the
194 Seasons community.

195

196 **SEVENTH ORDER OF BUSINESS** **Introduction of Mr. Andy Nott, Superior**
197 **Waterway Services, Inc.**
198

199 **A. Discussion of Aeration Noise Suppression**

200 This item was discussed following the Second Order of Business.

201 **B. Presentation of Findings Regarding System Repairs**

- 202 • **July 2022 Aeration Maintenance Report**

203 This item was presented during Item 11D.
204

205 **EIGHTH ORDER OF BUSINESS** **Continued Discussion/Update: Streetlight**
206 **Installation Project on Bonita Beach Road**
207

208 Mr. Adams stated the sketch that Mr. Underhill will include in the LDO submittal will be
209 completed tomorrow and will be emailed to the Board to review and submit comments. Once it
210 is in final form, he will contact the HOAs to obtain approval to proceed with the testing phase.

211 Mr. Adams responded to questions about whether the shields were in stock and noted
212 that the communication between the HOAs will be via email with a 14-day response time. The
213 HOA responses will be submitted to the City and, as this two-phase LDO is new, it is unknown
214 how the City will base its decision on whether to proceed with testing.

215 Once testing is completed, Mr. Kove recommended inviting City and Florida Power &
216 Light (FPL) Representatives to attend a CDD meeting to discuss the second phase of the LDO.
217

218 **NINTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
219 **Statements as of June 30, 2022**
220

221 Mr. Adams presented the Unaudited Financial Statements as of June 30, 2022.

222 The financials were accepted.
223

224 **TENTH ORDER OF BUSINESS** **Approval of July 18, 2022 Regular Meeting**
225 **Minutes**
226

227 Mr. Adams presented the July 18, 2022 Regular Meeting Minutes. The following changes
228 were made:

- 229 Lines 26 and 103: Change “Worbech” to “Werbeck”
- 230 Lines 46 and 50: Change “Leyon” to “Serena”
- 231 Line 157: Change “in other communities” to “in front of Palmira”
- 232 Line 160: Change “Slattery” to “Werbeck”

233

234 **On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the July**
 235 **18, 2022 Regular Meeting Minutes, as amended, were approved.**

236

237

ELEVENTH ORDER OF BUSINESS

Staff Reports

239

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

241 There was no report.

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

243 There was no report.

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

- 245 • **NEXT MEETING DATE: September 19, 2022 at 1:00 P.M.**

- 246 ○ **QUORUM CHECK**

247 The next meeting will be held on September 19, 2022.

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

249 The Field Operations Report was included for informational purposes.

250 Mr. Willis presented the monthly Aeration Maintenance Report behind Tab 7B.

251 A Board Member reported an exposed culvert pipe facing away from the water at T-Box

252 4. Mr. Willis will inspect it after the meeting.

253

TWELFTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors’

255

256

257 Resident Ed Walters felt that the littorals planted last year around the lakes did not
 258 grow as they typically do and asked if there are plans to add more or use a different type. Mr.
 259 Kove stated there are plans to evaluate the lakes and a second planting in September is
 260 scheduled, once the water recedes. Mr. Willis stated gaps will be filled in using all four species.

261 Mr. Cutler asked for a timeline on the lighting issue. It was noted that the information is
262 unknown at this time but Staff might be able to answer once testing is completed.

263 A resident asked if complaints were received from residents of the Season's and asked if
264 the light fixture is lower than the one on the Bonita Landing side on purpose. Mr. Adams stated
265 the only inquiry was about when the lights will be turned on. It was noted that FPL installed the
266 lights and needs to re-angle those on the Season's side.

267 There were no Supervisors' requests.

268

269 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

270

271

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

279
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284

Secretary/Assistant Secretary

Chair/Vice Chair

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
C**

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2022	Regular Meeting	1:00 PM
November 21, 2022	Regular Meeting	1:00 PM
December 19, 2022	Regular Meeting	1:00 PM
January 9, 2023*	Regular Meeting	1:00 PM
February 20, 2023	Regular Meeting	1:00 PM
March 20, 2023	Regular Meeting	1:00 PM
April 17, 2023	Regular Meeting	1:00 PM
May 15, 2023	Regular Meeting	1:00 PM
June 19, 2023	Regular Meeting	1:00 PM
July 17, 2023	Regular Meeting	1:00 PM
August 21, 2023	Public Hearing & Regular Meeting	1:00 PM
September 18, 2023	Regular Meeting	1:00 PM

Exceptions*

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

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
D**



Wrathell, Hunt and Associates, LLC

TO: Beach Road Golf Estates CDD Board of Supervisors
FROM: Shane Willis – Operations Manager
DATE: September 19, 2022
SUBJECT: Status Report – Field Operations

Street Signs: 6 decorative street poles have been ordered to replace the steel poles currently in place at a cost of \$7,950.00 (construction funds). In production.

Speed Table Project: Staff received the LDO on 8.3.22 which contained several stipulations that require contractor proposals, those are currently being sourced (construction funds).

Pedestrian Gate: All proposals have been received, Staff and the Chair approved the project during an on-site walk through 7.27.22. Waiting on permits as of 9.5.22.

Landscape Activities:

- Additional shrubs to be installed to close off gaps near the pedestrian gate project.
- Galway tree movement was completed the week of July 25th.
- Awaiting a proposal to install clusia near the aeration system on 17300 Galway in order to deaden sound.
- Monthly Landscape Activities:
 - 4 maintenance visits (mowing)
 - 3 weed control visits
 - 1 maintenance visit (Trimming)
 - 6 Palm frond pick ups
 - 1 Irrigation check
 - Damaged shrubs & sod replaced after tree move on Galway

Aquatics & Wetlands/Conservation Areas:

- Superior Waterway has signed a one plus one contract agreement with the District to maintain the aeration systems, July 2022 – June 2024
- EarthBalance completed their assessment and have provided Staff a proposal for 1 littoral plant per linear foot on all District Lakes at a cost of approximately \$45,131.00 (constructions funds).
- Anchor Marine conducted a lake bank audit during the week of July 11th and August 16th & 17th, unable to complete entire lake audit due to water levels. Discussion needed for moving forward in 2 phases or wait until water levels drop and complete in one phase.