

**BEACH ROAD  
GOLF ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**March 16, 2020**

**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

March 9, 2020

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 March 16, 2020, at 1:00 p.m., at the Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Update: Lake Bank Erosion Repair Project
4. Consideration of Proposed Speed Limit Sign Additions
5. Consideration of Resolution 2020-01, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date
6. Consideration of Amendment to Interlocal Cost-Sharing Agreement
7. Consideration of Bonita Springs Utilities, Inc., Utility Facilities Quit Claim Deed and Bill of Sale for Tract R-9, Bonita National Unit Nine, Together with a Portion of Tract R, Bonita National
8. Acceptance of Unaudited Financial Statements as of January 31, 2020
9. Approval of January 13, 2020 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*
    - NEXT MEETING DATE: April 20, 2020 at 1:00 P.M.

○ QUORUM CHECK

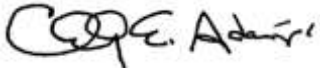
Russell Smith	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Alex Hinebaugh	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
John Moran	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Steve Gabor	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Mike Rollins	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE

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

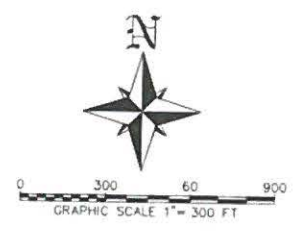
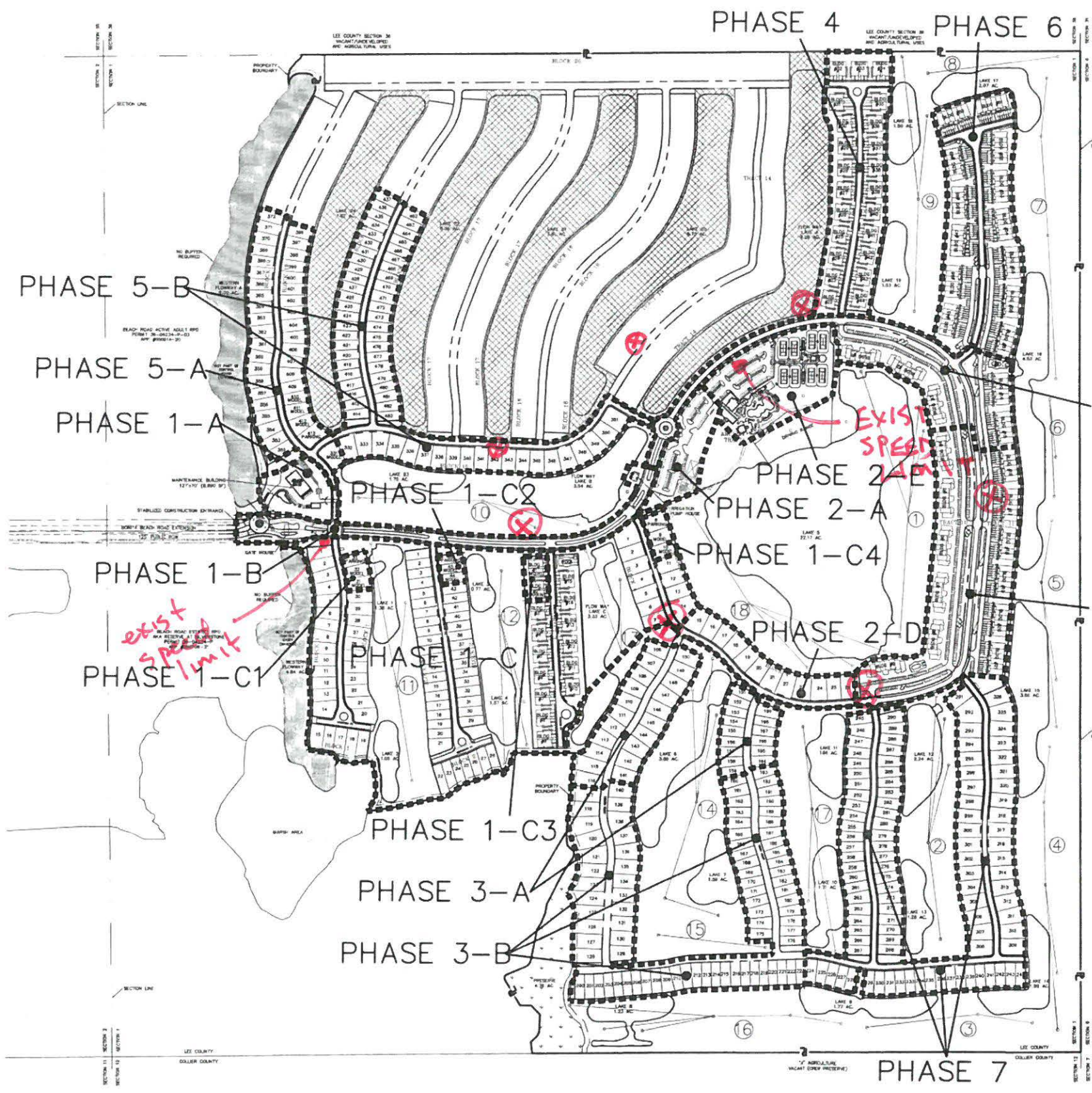
**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**CONFERENCE ID: 8593810**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**4**



*(X) Possible new speed limit signs*

PHASE 5-B  
PHASE 5-A  
PHASE 1-A  
PHASE 1-B  
PHASE 1-C1

*exist speed limit*

PHASE 1-C2  
PHASE 1-C3  
PHASE 1-C4  
PHASE 2-A  
PHASE 2-B  
PHASE 2-C  
PHASE 2-D  
PHASE 3-A  
PHASE 3-B

PHASE 4 PHASE 6

PHASE 7

PHASE 7 UNIT COUNT  
SINGLE-FAMILY = 67 UNITS/LOTS (63'x135')  
36 UNITS/LOTS (75'x135')  
103 UNITS/LOTS TOTAL

OVERALL UNIT COUNT:

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	FUTURE	TOTAL
SINGLE FAMILY	93	12	118	0	106	0	103	222	654
MULTI-FAMILY	60	366	0	92	0	156	0	128	802
TOTAL	153	378	118	92	106	156	103	350	1,456

TOTAL PROJECT UNITS = 1,456 UNITS

NOTE:  
RIGHT OF WAYS IN FUTURE PHASES ARE SHOWN ONLY FOR INFORMATIONAL PURPOSES AND WILL NOT BE PLATTED WITH THE FIRST PHASE.

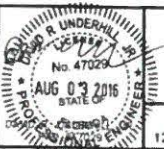
GOLF COURSE - GC-2

NOTES  
1. LAKES FULLY EXCAVATED AND MATERIAL PLACED TO THE SOUTH & EAST. ADJACENT DEVELOPMENT TRACTS NOT FILLED, AND TEMPORARY SWALES NOT CONSTRUCTED. LAKE BANKS NOT FINAL GRADED. LITTORAL PLANTS NOT INSTALLED. POWER NOT AVAILABLE SO AERATORS WILL BE INSTALLED WHEN ADJACENT TRACTS ARE DEVELOPED.

PREPARED FOR:  
**LENNAR HOMES LLC.**  
10481 SIX MILE CYPRESS PARKWAY  
FORT MYERS, FL 33966  
PHONE: (239) 278-1199  
FAX: (239) 278-3174

NO.	DATE	REVISION DESCRIPTION	BY

**BANKS ENGINEERING**  
Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida  
10511 SIX MILE CYPRESS PARKWAY  
FORT MYERS, FLORIDA 33966  
PHONE: (239) 939-5490 FAX: (239) 939-2523  
ENGINEERING LICENSE # EB 8469  
SURVEY LICENSE # LB 8690  
WWW.BANKSENG.COM



MASTER PHASE PLAN  
**BONITA NATIONAL (PHASE 7)**  
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12/4/2015	1324L	MPP	JLW	JLW	DRU	1"=300'	02

LDC APPROVED

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2020-01**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN INTERNAL CONTROLS POLICY CONSISTENT WITH SECTION 218.33, FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, consistent with Section 218.33, *Florida Statutes*, the District is statutorily required to establish and maintain internal controls designed to prevent and detect fraud, waste, and abuse as defined in Section 11.45(1), *Florida Statutes*; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets; and

**WHEREAS**, to demonstrate compliance with Section 218.33, *Florida Statutes*, the District desires to adopt by resolution the Internal Controls Policy attached hereto as **Exhibit A**.

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

**SECTION 1.** The attached Internal Controls Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution.

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED THIS 16<sup>th</sup> DAY OF MARCH, 2020.**

**ATTEST:**

**BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT**

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

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

## EXHIBIT "A"

### **BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT INTERNAL CONTROLS POLICY**

#### **1. Purpose.**

- 1.1. The purpose of this internal controls policy is to establish and maintain internal controls for the Beach Road Golf Estates Community Development District.
- 1.2. Consistent with Section 218.33(3), *Florida Statutes*, the internal controls adopted herein are designed to:
  - 1.2.1. Prevent and detect Fraud, Waste, and Abuse (as hereinafter defined).
  - 1.2.2. Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.
  - 1.2.3. Support economical and efficient operations.
  - 1.2.4. Ensure reliability of financial records and reports.
  - 1.2.5. Safeguard Assets (as hereinafter defined).

#### **2. Definitions.**

- 2.1. "Abuse" means behavior that is deficient or improper when compared with behavior that a prudent person would consider a reasonable and necessary operational practice given the facts and circumstances. The term includes the misuse of authority or position for personal gain.
- 2.2. "Assets" means District assets such as cash or other financial resources, supplies, inventories, equipment and other fixed assets, real property, intellectual property, or data.
- 2.3. "Auditor" means the independent auditor (and its employees) retained by the District to perform the annual audit required by state law.
- 2.4. "Board" means the Board of Supervisors for the District.
- 2.5. "District Management" means (i) the independent contractor (and its employees) retained by the District to provide professional district management services to the District and (ii) any other independent contractor (and its employees) separately retained by the District to provide amenity management services, provided said services include a responsibility to safeguard and protect Assets.



- 2.6. “Fraud” means obtaining something of value through willful misrepresentation, including, but not limited to, intentional misstatements or intentional omissions of amounts or disclosures in financial statements to deceive users of financial statements, theft of an entity’s assets, bribery, or the use of one’s position for personal enrichment through the deliberate misuse or misapplication of an organization’s resources.
- 2.7. “Internal Controls” means systems and procedures designed to prevent and detect fraud, waste, and abuse; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets.
- 2.8. “Risk” means anything that could negatively impact the District’s ability to meet its goals and objectives. The term includes strategic, financial, regulatory, reputational, and operational risks.
- 2.9. “Waste” means the act of using or expending resources unreasonably, carelessly, extravagantly, or for no useful purpose.

### **3. Control Environment.**

#### **3.1. Ethical and Honest Behavior.**

- 3.1.1. District Management is responsible for maintaining a work environment that promotes ethical and honest behavior on the part of all employees, contractors, vendors and others.
- 3.1.2. Managers at all levels must behave ethically and communicate to employees and others that they are expected to behave ethically.
- 3.1.3. Managers must demonstrate through words and actions that unethical behavior will not be tolerated.

### **4. Risk Assessment.**

- 4.1. Risk Assessment. District Management is responsible for assessing Risk to the District. District Management’s Risk assessments shall include, but not be limited to:
  - 4.1.1. Identifying potential hazards.
  - 4.1.2. Evaluating the likelihood and extent of harm.
  - 4.1.3. Identifying cost-justified precautions and implementing those precautions.

## 5. Control Activities.

5.1. Minimum Internal Controls. The District hereby establishes the following minimum Internal Controls to prevent and detect Fraud, Waste, and Abuse:

5.1.1. Preventive controls designed to forestall errors or irregularities and thereby avoid the cost of corrections. Preventive control activities shall include, but not be limited to, the following:

5.1.1.1. Identifying and segregating incompatible duties and/or implementing mitigating controls.

5.1.1.2. Performing accounting functions in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.

5.1.1.3. Requiring proper authorizations to access and/or modify accounting software.

5.1.1.4. Implementing computerized accounting techniques (e.g. to help identify coding errors, avoid duplicate invoices, etc.).

5.1.1.5. Maintaining a schedule of the District's material fixed Assets.

5.1.1.6. Maintaining physical control over the District's material and vulnerable Assets (e.g. lock and key, computer passwords, network firewalls, etc.).

5.1.1.7. Retaining and restricting access to sensitive documents.

5.1.1.8. Performing regular electronic data backups.

5.1.2. Detective controls designed to measure the effectiveness of preventive controls and to detect errors or irregularities when they occur. Detective control activities shall include, but not be limited to, the following:

5.1.2.1. Preparing financial reports in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.

5.1.2.2. Reviewing financial statements and investigating any material variances between budgeted expenses and actual expenses.

5.1.2.3. Establishing and implementing periodic reconciliations of bank, trust, and petty cash accounts.

- 5.1.2.4. Establishing an internal protocol for reporting and investigating known or suspected acts of Fraud, Waste, or Abuse.
- 5.1.2.5. Engaging in periodic physical inventory counts and comparisons with inventory records.
- 5.1.2.6. Monitoring all ACH (electronic) transactions and the sequencing of checks.

5.2. Implementation. District Management shall implement the minimum Internal Controls described herein. District Management may also implement additional Internal Controls that it deems advisable or appropriate for the District. The specific ways District Management implements these minimum Internal Controls shall be consistent with Generally Accepted Accounting Principles (GAAP) and otherwise conform to Governmental Accounting Standards Board (GASB) and American Institute of Certified Public Accountants (AICPA) standards and norms.

## **6. Information and Communication.**

- 6.1. Information and Communication. District Management shall communicate to its employees (needing to know) information relevant to the Internal Controls, including but not limited to any changes to the Internal Controls and/or changes to laws, rules, contracts, grant agreements, and best practices.
- 6.2. Training. District Management shall regularly train its employees (needing the training) in connection with the Internal Controls described herein and promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.

## **7. Monitoring Activities.**

- 7.1. Internal Reviews. District Management shall internally review the District's Internal Controls at least once per year. In connection with this internal review, District Management shall:
  - 7.1.1.1. Review its operational processes.
  - 7.1.1.2. Consider the potential risk of Fraud, Waste, or Abuse inherent in each process.
  - 7.1.1.3. Identify the controls included in the process, or controls that could be included, that would result in a reduction in the inherent risk.
  - 7.1.1.4. Assess whether there are Internal Controls that need to be improved or added to the process under consideration.

7.1.1.5. Implement new controls or improve existing controls that are determined to be the most efficient and effective for decreasing the risk of Fraud, Waste or Abuse.

7.1.1.6. Train its employees on implemented new controls or improvements to existing controls.

7.2. External Audits and Other Reviews. Audits and other reviews may be performed on various components of the District's Internal Controls by the Auditor consistent with Government Auditing Standards (GAS). Audits may identify material deficiencies in the Internal Controls and make recommendations to improve them. District Management shall communicate and cooperate with the Board and the Auditor regarding the potential implementation of Auditor recommendations.

**Specific Authority:** §§ 190.011(5)], 218.33(3), *Florida Statutes*

**Effective date:** [REDACTED], 2020

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

This instrument was prepared  
without an opinion of title and  
after recording return to:  
Gregory L. Urbancic, Esq.  
Coleman, Yovanovich & Koester, P.A.  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103  
(239) 435-3535

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(space above this line for recording data)

**AMENDMENT TO**  
**INTERLOCAL COST-SHARING AGREEMENT**

**THIS AMENDMENT TO INTERLOCAL COST-SHARING AGREEMENT** (this "**Amendment**") is entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2020, by and among **BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes ("**BRGE**"); **BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes ("**BL**"); **EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes ("**EBBR**"); and **VALENCIA BONITA HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation not for profit ("**VBHOA**"). BRGE, BL, EBBR, and VBHOA are sometimes collectively referred to herein as the "**Parties**" and individually as a "**Party**".

**RECITALS:**

**WHEREAS**, the Parties entered into that certain Interlocal Cost-Sharing Agreement dated June 2, 2017 and recorded on June 5, 2017 as Instrument Number 201700012817 of the Public Records of Lee County, Florida (the "**Agreement**") relating to the cost sharing of certain development obligations; and

**WHEREAS**, among various obligatoin, the Agreement places an obligation on BRGE to perform the maintenance, repair and replacement of the right-of-way improvements on portions of Bonita Beach Road defined in the Agreement as the BBR Extension. Such maintenance, repair and replacement work is defined under the Agreement as the BBR Extension Work. The cost of such BBR Extension Work is then shared among the Parties as a Common Expense under the Agreement; and

**WHEREAS**, the BBR Extension, by definition, includes the BBR On-Site Extension and the BBR-Off Site Extension. The BBR Off-Site Extension is defined in the Agreement as that portion of Bonita Beach Road described in that certain easement recorded in Official Records Book 3491, Page 2184, of the Public Records of Lee County, Florida. In practical terms, the BBR Off-Site Extension under the Agreement is the portion of Bonita Beach Road located in front of the community named VillageWalk of Bonita Springs; and

**WHEREAS**, the City of Bonita of Springs has assumed maintenance, repair and replacement responsibility of the right-of-way improvements in the portion of the BBR Off-Site Extension described on **Exhibit "A"** ("**City Assumed Portion of BBR**"); and

**WHEREAS**, because of the City's assumed responsibility, the Parties desire to amend the Agreement to reflect that the BBR Off-Site Extension as defined in the Agreement shall hereinafter exclude the City Assumed Portion of BBR.

**NOW, THEREFORE**, the Parties agree as follows:

1. **Recitals**. The above recitals are true and correct and incorporated herein by this reference.
2. **Amendment to BBR Off-Site Extension**. The BBR Off-Site Extension as defined in the Agreement is hereby amended to exclude the City Assumed Portion of BBR. As such, BRGE shall no longer have the responsibility to maintain, repair and replace the right-of-way improvements located in the City Assumed Portion of BBR and the Parties shall no longer have an obligation under the Agreement to share the costs related to the the maintenance, repair and replacement of the right-of-way improvements located in the City Assumed Portion of BBR. The Parties' obligation with respect to the balance of the BBR Extension shall remain unchanged.
3. **Miscellaneous**. Executed counter-part copies of the original of this Amendment shall be treated as if the original where so executed and shall bind the executing party and shall have the same force and effect as the original. Except as modified by this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms and provisions of this Amendment and the Agreement, the terms and provisions of this Amendment shall control and be given effect. The Parties have obtained the requisite approvals and possess the necessary authority to execute this Amendment and bind the Parties.

*(Remainder of page intentionally left blank. Signatures appear on next page.)*

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the date set forth above.

**BEACH ROAD GOLF ESTATES:**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT,**  
an independent special district established pursuant to  
Chapter 190, Florida Statutes

ATTEST:

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

Russell Smith, Chairman

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

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF LEE            )

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this \_\_\_ day of \_\_\_\_\_, 2020 by Russell Smith, as Chairman of BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT, an independent special district established pursuant to Chapter 190, Florida Statutes, who is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as evidence of identification.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires: \_\_\_\_\_

*Signatures continue on the following page.*



**BONITA LANDING:**

**BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT,**

an independent special district established pursuant to Chapter 190, Florida Statutes

ATTEST:

By: \_\_\_\_\_  
Russell Smith, Chairman

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

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF LEE            )

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this \_\_\_ day of \_\_\_\_\_, 2020 by Russell Smith, as Chairman of BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT, an independent special district established pursuant to Chapter 190, Florida Statutes, who is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as evidence of identification.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires: \_\_\_\_\_

**EAST BONITA BEACH ROAD:**

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT,**  
an independent special district established pursuant to  
Chapter 190, Florida Statutes

ATTEST:

By: \_\_\_\_\_  
J. Wayne Everett, Chairman

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

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF LEE            )

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( )  
online notarization this \_\_\_ day of \_\_\_\_\_, 2020 by J. Wayne Everett, as Chairman of  
EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT, an independent special  
district established pursuant to Chapter 190, Florida Statutes, who is ( ) personally known to me or ( )  
has produced \_\_\_\_\_ as evidence of identification.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires: \_\_\_\_\_

**VBHOA:**

**VALENCIA BONITA HOMEOWNERS ASSOCIATION, INC.,**

a Florida corporation not for profit

Witnesses:

\_\_\_\_\_  
Print Name:\_\_\_\_\_

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

Name:\_\_\_\_\_

\_\_\_\_\_  
Print Name:\_\_\_\_\_

Title:\_\_\_\_\_

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of (  ) physical presence or (  ) online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by \_\_\_\_\_, as \_\_\_\_\_ of VALENCIA BONITA HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit, who is (  ) personally known to me or (  ) has produced \_\_\_\_\_ as evidence of identification.

(SEAL)

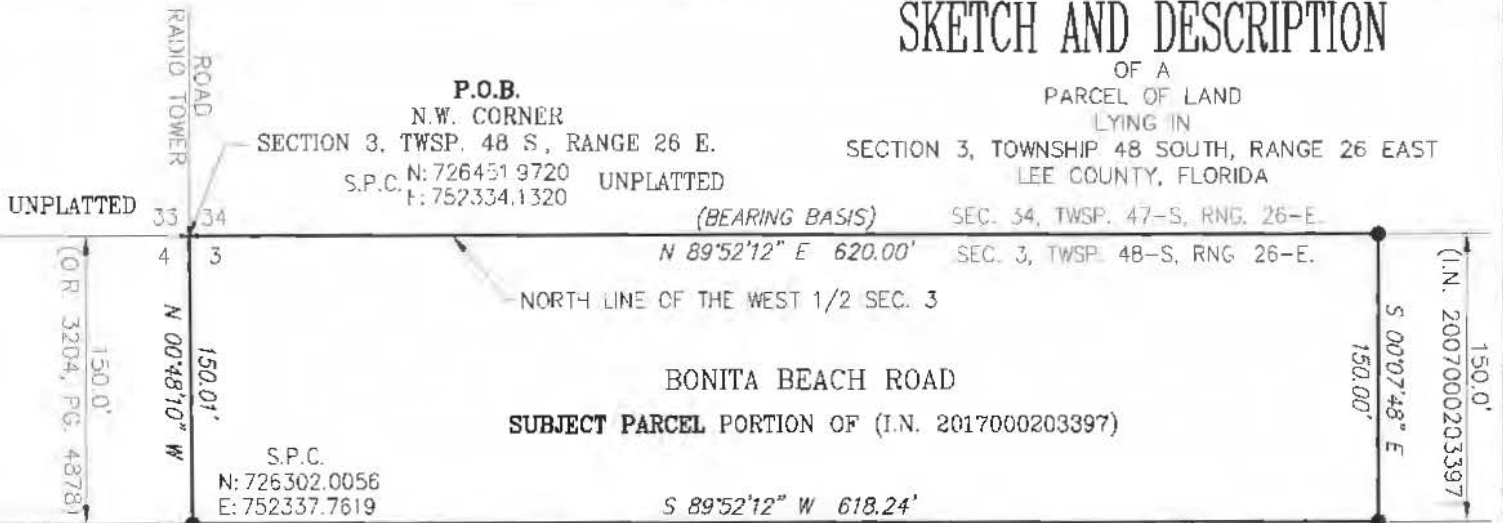
\_\_\_\_\_  
NOTARY PUBLIC  
Name:\_\_\_\_\_  
(Type or Print)  
My Commission Expires: \_\_\_\_\_

**Exhibit "A"**

# SKETCH AND DESCRIPTION

OF A  
PARCEL OF LAND  
LYING IN

SECTION 3, TOWNSHIP 48 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA



**BONITA BEACH ROAD**  
**SUBJECT PARCEL PORTION OF (I.N. 2017000203397)**

NORTH LINE OF VILLAGEWALK OF BONITA SPRINGS, PHASE 4F  
S.P.C. N: 726309.7073  
E: 752955.9525

VILLAGEWALK OF BONITA SPRINGS, PHASE 4F  
(I.N. 2012000132161)

- LEGEND**
- PG. PAGE
  - PGS. PAGES
  - RNG. RANGE
  - SEC. SECTION
  - TWSP. TOWNSHIP
  - P.B. PLAT BOOK
  - LB LICENSED BUSINESS
  - P.O.B. POINT OF BEGINNING
  - I.N. INSTRUMENT NUMBER
  - EB ENGINEERING BUSINESS
  - O.R. OFFICIAL RECORDS BOOK
  - S.P.C. STATE PLANE COORDINATE



**DESCRIPTION:**

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF BONITA SPRINGS, LYING IN SECTION 3, TOWNSHIP 48 SOUTH, RANGE 26 EAST, BEING A PORTION OF THOSE LANDS AS DESCRIBED IN INSTRUMENT NUMBER 2017000203397, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE N 89°52'12" E ALONG THE NORTH LINE OF THE WEST HALF OF SAID SECTION 3 FOR 620.00 FEET; THENCE S 00°07'48" E LEAVING SAID NORTH LINE FOR 150.00 FEET TO A POINT ON THE NORTH LINE OF VILLAGEWALK OF BONITA SPRINGS, PHASE 4F, RECORDED AS INSTRUMENT NUMBER 2012000132161, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 89°52'12" W ALONG SAID NORTH LINE WITH A WESTERLY PROLONGATION THEREOF FOR 618.24 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 3; THENCE N 00°48'10" W ALONG SAID WEST LINE FOR 150.01 FEET TO THE POINT OF BEGINNING.

**\*\*\*THIS IS NOT A SURVEY\*\*\***

*Richard M. Ritz*  
RICHARD M. RITZ 09-25-18  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4009

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

PREPARED SEPTEMBER 25, 2018

**NOTES:**  
BEARINGS ARE ASSUMED AND BASED ON THE NORTH LINE OF THE WEST HALF (W. 1/2) OF SECTION 3, TOWNSHIP 48 SOUTH, RANGE 26 EAST AS BEARING N. 89°52'12" E.

ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCEL CONTAINS 2.13 ACRES, MORE OR LESS.

**BANKS ENGINEERING**  
Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

10511 504 MILE CYPRESS PARKWAY, SUITE 101  
FT. MYERS, FLORIDA 33905  
PHONE (239)938-5480 FAX (239)939-2523  
ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 6990  
WWW.BANKSENG.COM

**SKETCH AND DESCRIPTION**  
**PORTION OF SEC. 3, TWSP. 48 S., RNG. 26 E.**  
**LEE COUNTY, FLORIDA**

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
09-25-18	8175	BBR-SEC-3-SK		DRB	RMR	1"=100'	1	1	03-48-26

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

**Prepared by and Return to:**

Bonita Springs Utilities, Inc.  
Carol Bonham  
11900 E. Terry St.  
Bonita Springs, FL 34135

**Property Appraiser's Strap Number: 1-48-26-B2-240R9.0000  
1-48-26-B1-0010R.0000**

**UTILITY FACILITIES QUIT CLAIM DEED AND BILL OF SALE**

THIS INDENTURE AND BILL OF SALE, made this \_\_\_\_ day of March 2020, between Beach Road Golf Estates Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 (hereinafter referred to as "Grantor"), and BONITA SPRINGS UTILITIES, INC., Florida corporation not-for-profit, whose mailing address is 11860 East Terry Street, Bonita Springs, FL 34135, (hereinafter referred to as "Grantee").

(Whenever used herein, the terms "Grantor" and Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby remises, releases and quit-claims unto the said Grantee and Grantee's successors and assigns forever, all the right, title, interest, claim and demand which the said Grantor has in and to all water and/or sewer utility facilities including all water and sewer lines, mains, meters, valves and appurtenances ("Utility Facilities"), together with appurtenant easement rights for the operation, installation and maintenance of said Utility Facilities, situate, lying and being within the following described land:

See Exhibit "A" attached hereto and made a part hereof;

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever. For the purposes of this conveyance, the Utility Facilities conveyed herein shall not be deemed to convey any of the lands described herein.

*[Remainder of page intentionally left blank]*

DATED effective as of the \_\_\_\_ day of March, 2020.

Signed, sealed and delivered in the presence of:

**Beach Road Golf Estates Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes**

\_\_\_\_\_  
(Witness Signature)

By: \_\_\_\_\_  
Russell Smith, Chairman

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Witness Signature)

\_\_\_\_\_  
(Printed Name)

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of March, 2020, by Russell Smith, Chairman of Beach Road Golf Estates Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes, on behalf of the district, who is [x] personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

(Affix Seal)

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
My Commission Expires



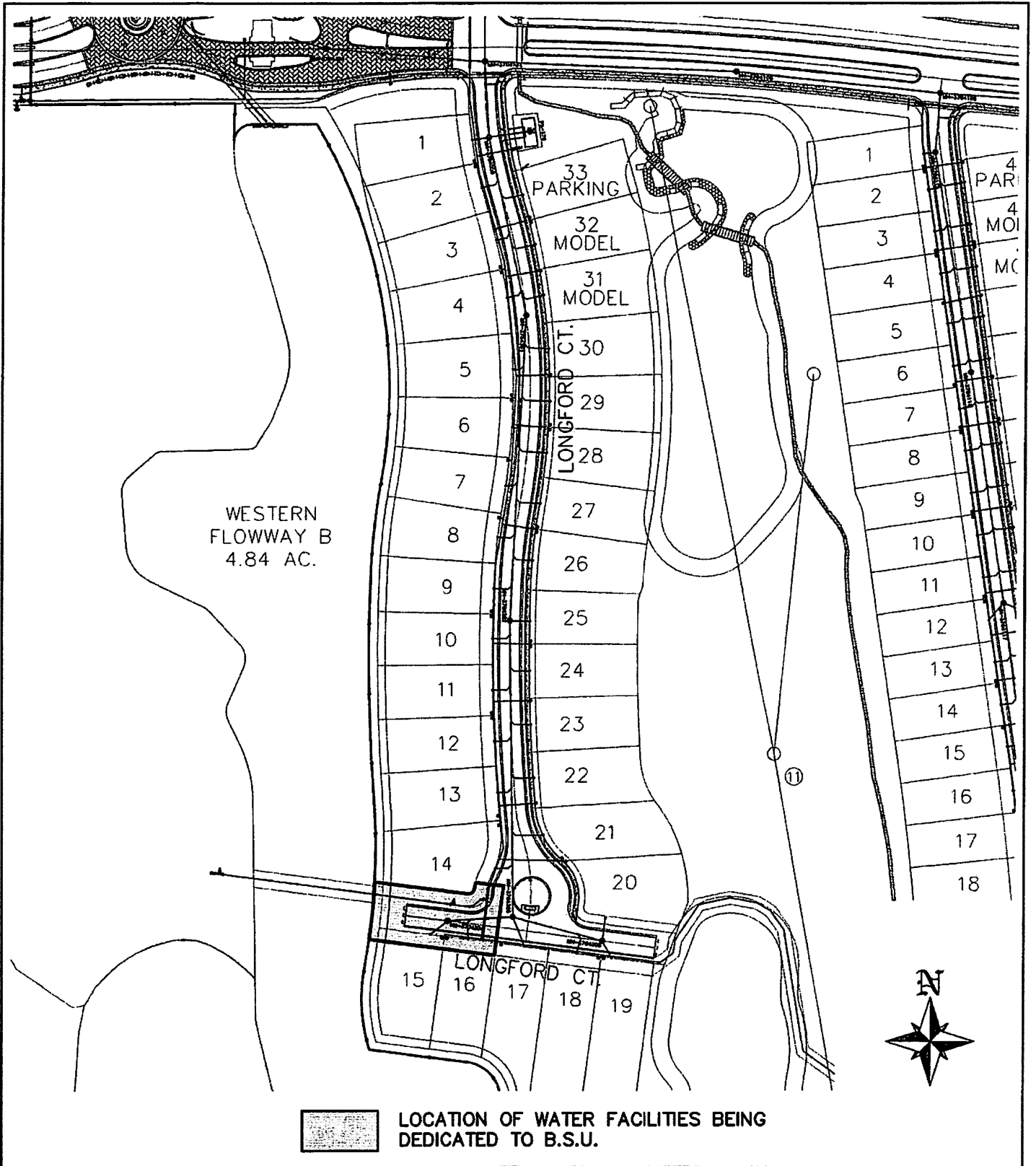
**EXHIBIT "A"**

Tract R-9, Bonita National Unit Nine, recorded in Official Records Instrument No. 2019000246574, Public Records of Lee County, Florida.

Together with:

A portion of Tract R, Bonita National, recorded in Official Records Instrument No. 2015000023533, Public Records of Lee County, Florida, as depicted on the attached Exhibit "A-1".

EXHIBIT "A-1"



LOCATION OF WATER FACILITIES BEING DEDICATED TO B.S.U.

**BANKS**  
ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY  
FORT MYERS, FLORIDA 33908  
PHONE: (239) 939-9480 FAX: (239) 939-2923  
ENGINEERING LICENSE # ED 6469  
SURVEY LICENSE # LS 8490  
WWW.BANKSENG.COM

PHASE 11 UTILITY FACILITIES LOCATION SKETCH

**BONITA NATIONAL**  
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-7-19	1324L	EXHIBIT	JLW	JLW	DRU	NTS	2

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2020**

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
BALANCE SHEET  
JANUARY 31, 2020**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 211,096	\$ -	\$ -	\$ 211,096
Investments				
Revenue	-	1,833,369	-	1,833,369
Reserve	-	1,045,165	-	1,045,165
Sinking	-	27	-	27
Interest	-	33	-	33
Prepayment	-	14	-	14
Construction	-	-	3,594,146	3,594,146
Due from other governments	22,790	-	-	22,790
Total assets	<u>\$ 233,886</u>	<u>\$ 2,878,608</u>	<u>\$ 3,594,146</u>	<u>\$ 6,706,640</u>
<b>LIABILITIES</b>				
<b>Liabilities</b>				
Developer advance	\$ 1,983	\$ -	\$ -	\$ 1,983
Accrued taxes payable	61	-	-	61
Total liabilities	<u>2,044</u>	<u>-</u>	<u>-</u>	<u>2,044</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	22,782	-	-	22,782
Total deferred inflows of resources	<u>22,782</u>	<u>-</u>	<u>-</u>	<u>22,782</u>
<b>FUND BALANCES</b>				
Restricted for:				
Debt service	-	2,878,608	-	2,878,608
Capital projects	-	-	3,594,146	3,594,146
Unassigned	209,060	-	-	209,060
Total fund balances	<u>209,060</u>	<u>2,878,608</u>	<u>3,594,146</u>	<u>6,681,814</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 233,886</u>	<u>\$ 2,878,608</u>	<u>\$ 3,594,146</u>	<u>\$ 6,706,640</u>

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JANUARY 31, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
On-roll assessments	\$ 8,803	\$ 174,520	\$ 161,146	108%
Off-roll assessments	-	19,785	34,294	58%
Intergovernmental mitigation and monitoring	-	-	78,300	0%
Interest	13	48	-	N/A
Total revenues	<u>8,816</u>	<u>194,353</u>	<u>273,740</u>	71%
<b>EXPENDITURES</b>				
Supervisors	431	646	-	N/A
Management/recording	3,333	13,333	40,000	33%
Financial accounting services	1,292	5,167	15,500	33%
Audit	-	-	3,000	0%
Dissemination agent	417	1,667	5,000	33%
Trustee fees	-	-	10,850	0%
Legal	1,295	1,295	10,000	13%
Engineering	-	-	5,000	0%
Postage	59	98	300	33%
Printing & reproduction	83	333	1,000	33%
Legal advertising	-	271	1,500	18%
Annual district filing fee	-	175	175	100%
Insurance	-	5,807	5,750	101%
Other current charges	63	248	650	38%
ADA website maintenance	199	199	-	N/A
Website	-	705	615	115%
Total professional & admin	<u>7,172</u>	<u>29,944</u>	<u>99,340</u>	30%
<b>Operations</b>				
Mitigation maintenance and monitoring	<u>4,876</u>	<u>47,065</u>	<u>145,000</u>	32%
Total operations	<u>4,876</u>	<u>47,065</u>	<u>145,000</u>	32%
<b>Other fees and charges</b>				
Property appraiser	-	1,309	1,199	109%
Tax collector	-	1,898	1,799	106%
Total other fees and charges	<u>-</u>	<u>3,207</u>	<u>2,998</u>	107%
Total expenditures	<u>12,048</u>	<u>80,216</u>	<u>247,338</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	(3,232)	114,137	26,402	
Fund balance - beginning	<u>212,292</u>	<u>94,923</u>	<u>237,592</u>	
Fund balance - ending	<u>\$ 209,060</u>	<u>\$ 209,060</u>	<u>\$ 263,994</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 JANUARY 31, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 89,121	\$ 1,747,531	\$ 1,625,460	108%
Assessment levy: off-roll	-	-	371,308	0%
Interest	1,717	10,169	-	N/A
Total revenues	<u>90,838</u>	<u>1,757,700</u>	<u>1,996,768</u>	N/A
<b>EXPENDITURES</b>				
Principal	-	545,000	545,000	100%
Interest	-	718,480	1,427,423	50%
Total expenditures	<u>-</u>	<u>1,263,480</u>	<u>1,972,423</u>	150%
Excess/(deficiency) of revenues over/(under) expenditures	90,838	494,220	24,345	
Fund balance - beginning	2,787,770	2,384,388	2,351,375	
Fund balance - ending	<u>\$ 2,878,608</u>	<u>\$ 2,878,608</u>	<u>\$ 2,375,720</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 JANUARY 31, 2020**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 4,500	\$ 25,325
Total revenues	<u>4,500</u>	<u>25,325</u>
<b>EXPENDITURES</b>		
Capital outlay	-	696,963
Total expenditures	<u>-</u>	<u>696,963</u>
Net increase/(decrease), fund balance	4,500	(671,638)
Beginning fund balance	3,589,646	4,265,784
Ending fund balance	<u>\$ 3,594,146</u>	<u>\$ 3,594,146</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 January 13, 2020 at 1:00 p.m., at the Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135.

**Present at the meeting were:**

Russell Smith	Chair
John Moran	Vice Chair
Alex Hinebaugh	Assistant Secretary
Mike Rollins	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Dave Underhill	District Engineer

**Residents present were:**

Sheldon Shadeth	Lan Hunter	Denise Kemp
Rich Casser	Paul Curti	Steve Riggs
Kevin Daily	Ralph Tayman	Mike Sterosky
Steven Widski	Ida Carlson	Gary Jackson
Paul Carlson	Jeff Cutler	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:07 p.m. Supervisors Smith, Hinebaugh, Moran and Rollins were present, in person. Supervisor Gabor was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

40 **THIRD ORDER OF BUSINESS**

## Update: Lake Bank Erosion Repair Project

41

42 Mr. Smith gave the following update:

43 ➤ At the direction of the CDD, Lennar would oversee the contractors and bidding process  
44 for the lake bank erosion project. Mr. Underhill would coordinate with Lennar.45 ➤ The project would go out to bid in the next few days. All bids would be evaluated and  
46 the most qualified contractor will be engaged.47 Mr. Sheldon Shadeth, a resident, asked if Lennar was funding the project since they,  
48 along with Mr. Underhill, are overseeing the contract selection. Mr. Smith replied no and  
49 explained that the CDD asked Lennar to handle the bidding process and the contracts  
50 themselves; Lennar would contract the project for expediency and the actual amount of the  
51 invoices paid to the contractor would be reimbursed by the CDD. Discussion ensued regarding  
52 project costs and Lennar's contribution. Mr. Shadeth asked why Lennar was not 100%  
53 responsible for the erosion repairs, given that they constructed the lakes. Mr. Smith explained  
54 that erosion is an ongoing circumstance that must be addressed with lakes in any community; it  
55 is more of an operations and maintenance (O&M) matter and the CDD was established to cover  
56 the long term O&M of all the assets owned by the CDD.57 Mr. Rich Casser, a resident, noted that Lennar built the lakes and was still building the  
58 community and asked why the CDD was putting Lennar in charge of repairing the lakes.59 Mr. Kevin Daily, a resident, asked why Lennar was not assuming responsibility for what  
60 they built before conveying it to the CDD. He stated that, in his experience, builders with  
61 similar issues repaired everything for the community. Mr. Smith stated such builders have a  
62 different opinion of the responsibilities with regard to erosion, which is ongoing, as it is related  
63 to movement of water, which would never stop. Erosion is a maintenance item and lakes  
64 constructed for the CDD need a long term maintenance entity to oversee it.65 Mr. Steven Widski, a resident, believed residents were informed at the previous  
66 meeting that the Engineers were working on a final analysis of the erosion and would make a  
67 presentation today. He asked for a presentation, outlining the solution to the erosion in various  
68 areas in the community. Mr. Underhill stated that the plan includes filling in the washout and  
69 installing a small yard drain in between the homes to collect the water to keep it from flowing

70 into the lake and prevent recurring wash-outs. Mr. Underhill would post the plan of action on  
71 the CDD website. Discussion ensued regarding the yard drain, the soil and water levels. Mr.  
72 Adams would post PDF versions of the drawings on the website so everyone has access to  
73 them, including the HOA and all subcommittees.

74         Regarding the expectation, a resident read the following passage from the November  
75 18, 2019 meeting minutes:

76         “Mr. Cove asked, based on the new proposal, how many homes were expected to be  
77 repaired in the first year. Mr. Underhill stated the project included all the houses along the  
78 lake. Regarding how homes would be chosen, Mr. Underhill stated the project would start at  
79 one location and proceed block by block. When the project goes out to bid, the District would  
80 discuss the specifics with the contractors; develop a realistic plan and work methodically, year–  
81 by-year, until the project is completed. Any irrigation destroyed, as part of the project, would  
82 be repaired.”

83         Mr. Paul Carlson, a resident, asked if the CDD anticipates, with its current flow of  
84 income, being able to complete the erosion repairs or would residents be responsible for the  
85 balance, through assessments. Mr. Adams stated that Staff would know in a few weeks, when  
86 the pricing is revealed and it becomes clear how that compares to the CDD’s revenue.

87         Mr. Lan Hunter, a resident, asked when Lennar would pay the \$200,000 and if it would  
88 go directly to the contractor, the CDD or the Association. Mr. Adams stated the revenue would  
89 be available to the CDD and the invoice would come to the CDD, through Lennar.

90         Mr. Paul Curti, a resident, asked if the CDD or Lennar would be paying the \$200,000.  
91 Mr. Smith explained that the \$200,000 refers to an agreement that Lennar made to additionally  
92 fund the CDD, beyond what they are obligated to fund, in the amount of \$200,000 per year for  
93 two years, so the CDD would invoice Lennar for \$200,000 and Lennar will pay the CDD that  
94 amount in both 2020 and 2021. As to whether Mr. Smith’s answer would be in the meeting  
95 minutes, Mr. Adams stated it was on the audio file.

96         A resident asked how confident Mr. Underhill was that the proposed solution would  
97 repair the erosion issue. Mr. Underhill stated he would not have proposed installation of yard  
98 drains on 1,000 lots if he did not think the plan would work. As to why the work was not

99 performed in the initial stages of the development, rather than after the fact, Mr. Smith stated  
100 because erosion is difficult to predict. Installing rear yard drainage behind every home is not a  
101 typical circumstance in communities that are developed in southwest Florida and, due to the  
102 amount of water that fluctuates, soil conditions and other things; there was more erosion than  
103 usual in the community. As to why gutters were not a part of the solution, Mr. Smith stated  
104 that gutters are outside of the purview of the CDD and a specification of how Lennar builds  
105 homes. The remedy is to install a yard drain at about every other lot line to collect the water  
106 coming off the homes before it gets to the slope, accelerates and creates the scouring that  
107 resulted in the erosion. That is what the CDD can do on property that it has easements over and  
108 controls.

109 A resident asked if Lennar would install yard drains in the remaining homes yet to be  
110 built so that it does not become a CDD responsibility. Mr. Smith stated development and  
111 building homes were two separate processes but, because the tracts were already built, he  
112 would pose the question to Lennar and asked Mr. Adams to follow up.

113 Mr. Ralph Tayman, a resident, asked about the size of the drain. Mr. Underhill stated the  
114 drains would most likely be 8" or 10" but no bigger than 12". The drain pipe would drop into a  
115 box.

116 Mr. Smith stated that the CDD would be responsible for maintenance of the drains.

117 Ms. Ida Carlson, a resident, asked if the CDD would supplement vegetation around the  
118 ponds that lacked proper vegetation. Mr. Smith stated that is not part of the present plan. Lake  
119 maintenance has been handled by the Association and the District previously contracted with  
120 the HOA to maintain the lakes but if vegetation is not sprayed, it will overgrow. There was no  
121 question that banks with vegetation erode less than banks without; therefore, those  
122 maintaining the lakes should be educated on proper vegetation removal.

123 Mr. Jeff Cutler, a resident, asked if the CDD would also address residences with erosion  
124 in the middle of the property. Mr. Underhill stated if there is a significant washout present on  
125 the plan, in the middle of the lot or anywhere that is going to be repaired, it would be repaired  
126 as part of the project but there was no plan to install an inlet to fix it; it would be case by case  
127 because the cause of those washouts must first be determined.

128 Ms. Denise Kemp, a resident, asked if the lakes were interconnected. Mr. Underhill  
129 stated there may be two different basins but, generally, all the lakes are interconnected in  
130 Bonita National. As to whether water is pushed or leveled, Mr. Underhill stated the water levels  
131 out and there are a few different discharge points to the south of the property. The water will  
132 be lower in the south and may be a few inches higher to the northeast, as it is pushed to the  
133 southwest.

134 Mr. Hunter asked why Lennar would not fully fund the repairs, since the erosion issue  
135 existed from the very beginning. Mr. Smith stated Lennar does not feel it is their responsibility  
136 because erosion is a natural occurrence and not a defect in materials and workmanship;  
137 monitoring erosion would be a continuing process in this community, the same as in all  
138 communities in southwest Florida. Lennar's position was that erosion is a maintenance matter  
139 and not a construction matter. Mr. Underhill confirmed that all new homes are built to  
140 specifications and certified by the South Florida Water Management District (SFWMD).

141 Mr. Mike Sterosky, a resident, asked if the same issues would recur after the repairs are  
142 completed. Mr. Smith stated that the District Engineer suspected that if the repairs would not  
143 fully resolve the issue they would make a large dent in reducing the severity. As to whether  
144 Lennar hired the wrong engineer to complete the initial design, Mr. Smith stated that was  
145 rhetorical question. Mr. Sterosky asked about the residents' rights, from a legal perspective, to  
146 file a claim against Lennar or the CDD because of poor design.

147 Mr. Moran voiced his opinion, as a resident and Board Member who is not employed by  
148 Lennar and not beholden to anyone, that there was nothing to sue over; erosion issues are very  
149 prevalent in communities in southwest Florida. Construction was completed according to  
150 permits and the law and the majority of the issues would be resolved in the next few years.  
151 The CDD would continue to exist, the maintenance requirements on the lakes would continue  
152 to exist and it was unclear if there would be future assessments for it.

153

154 **FOURTH ORDER OF BUSINESS**

**Update: Potential Bonita Beach Road  
Lighting Project**

155

156

157

This item was not addressed.

158 **FIFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
 159 **Statements as of November 30, 2019**

160  
 161 Mr. Adams presented the Unaudited Financial Statements as of November 30, 2019.  
 162 The financials were accepted.

164 **SIXTH ORDER OF BUSINESS** **Approval of November 18, 2019 Regular**  
 165 **Meeting Minutes**

166  
 167 Mr. Adams presented the November 18, 2019 Regular Meeting Minutes.

169 **On MOTION by Mr. Moran and seconded by Mr. Rollins, with all in favor, the**  
 170 **November 18, 2019 Regular Meeting Minutes, as presented, were approved.**

173 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

174  
 175 **A. District Counsel: *Coleman, Yovanovich & Koester, P.A.***

176 There being nothing to report, the next item followed.

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

178 There being nothing to report, the next item followed.

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

180 There being nothing to report, the next item followed.

181 • **NEXT MEETING DATE: February 17, 2020 at 1:00 P.M.**

182 ○ **QUORUM CHECK**

184 **EIGHTH ORDER OF BUSINESS** **Audience** **Comments/Supervisors'**  
 185 **Requests**

186  
 187 Mr. Steve Riggs, a resident, noted that the Beach Road lighting item was overlooked but  
 188 was covered in the Bonita Landings CDD meeting and thanked Mr. Adams for following up and  
 189 providing the data. Given all the additional residents that will relocate to the area with build-  
 190 outs in Bonita National, Valencia, Seasons and Landings, the street lighting project is very

191 important as it will address the security and safety issue. He hoped all of the communities  
192 would support the project.

193 In response to a resident’s question regarding road maintenance, Mr. Adams stated  
194 that, although there is an operating agreement with the Association, the CDD is responsible for  
195 long-term road maintenance.

196 Mr. Curti asked about the cost of the street lighting project. Mr. Smith stated that the  
197 upfront costs for this CDD, based on the allocation, would be \$30,636 to run the electrical  
198 services. The annual rental costs, including electricity, would be \$11,463 for Bonita National.  
199 Bonita National would pay \$30,636 of the \$66,000 installation costs and \$11,463 of the \$24,020  
200 annual costs. Mr. Curti asked what major expenses would be undertaken in the future that  
201 would be funded through the construction fund. Mr. Adams stated it was unclear at this time.

202 Discussion ensued regarding installing reflectors on the roadway, financial reserves,  
203 maintenance agreements between the CDD and HOA and which entity is best suited to handle  
204 future CDD infrastructure reinvestment projects.

205

206 **NINTH ORDER OF BUSINESS**

**Adjournment**

207

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

209

210 **On MOTION by Mr. Moran and seconded by Mr. Hinebaugh, with all in favor,**  
211 **the meeting adjourned at 1:57 p.m.**

212

213

214

215

216

[SIGNATURES APPEAR ON THE NEXT PAGE]



217  
218  
219  
220  
221  
222  
223  
224

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

\_\_\_\_\_  
Chair/Vice Chair

**BEACH ROAD GOLF ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**10C**

**BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT****BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 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 21, 2019 CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>November 18, 2019</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>December 16, 2019 CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>January 13, 2020*</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>February 17, 2020 CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>March 16, 2020</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>April 20, 2020</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>May 18, 2020</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>June 15, 2020</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>July 20, 2020</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>August 17, 2020</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:00 PM</b>
<b>September 21, 2020</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>

**Exceptions**

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