

**BEACH ROAD
GOLF ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

August 15, 2022

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
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

August 8, 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 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>, 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. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of 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; Authorizing Budget Amendments; and Providing an Effective Date
5. 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 Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
6. Consideration of Easement Agreement with Valencia Bonita HOA
7. Introduction of Mr. Andy Nott, Supervisor Waterway Services, Inc.
 - A. Discussion of Aeration Noise Suppression

- B. Presentation of Findings Regarding System Repairs
 - July 2022 Aeration Maintenance Report
- 8. Continued Discussion/Update: Streetlight Installation Project on Bonita Beach Road
- 9. Acceptance of Unaudited Financial Statements as of June 30, 2022
- 10. Approval of July 18, 2022 Regular Meeting Minutes
- 11. 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: September 19, 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*
- 12. Audience Comments/Supervisors' Requests
- 13. 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

Miscellaneous Notices



Published in The News-Press on July 27, 2022

Location

Lee County,

Notice Text

BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Beach Road Golf Estates Community Development District ("District") will hold a public hearing 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 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by phone at (561) 571-0010 ("District Manager's office"), during normal business hours, or by visiting the District's website, <https://www.beachroadgolfestatescdd.net/>. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager Pub Date: July 27, Aug. 3, 2022 #5342205

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

4B

RESOLUTION 2022-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Beach Road Golf Estates Community Development District a proposed budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Beach Road Golf Estates Community Development District for the Fiscal Year Ending September 30, 2023".
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$2,341,961 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 335,843
TOTAL DEBT SERVICES FUND - SERIES 2015	<u>\$2,006,118</u>
TOTAL ALL FUNDS	\$2,341,961

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF AUGUST, 2022.

ATTEST:

**BEACH ROAD GOLF ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023
PROPOSED BUDGET**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
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**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy: on-roll - gross	\$ 243,551				\$ 278,961
Allowable discounts (4%)	(9,742)				(11,158)
Assessment levy: on-roll - net	233,809	\$ 228,092	\$ 5,717	\$ 233,809	267,803
Intergovernmental: Shared Costs Revenue	78,840	6,988	71,852	78,840	68,040
Non-governmental mitigation and monitoring	-	15,821	-	15,821	-
Interest	-	19	-	19	-
Total revenues	<u>312,649</u>	<u>250,920</u>	<u>77,569</u>	<u>328,489</u>	<u>335,843</u>
EXPENDITURES					
Professional & administrative fees					
Supervisors	-	5,167	5,167	10,334	10,334
Management advisory services	40,000	20,000	20,000	40,000	40,000
Financial accounting services	15,500	7,750	7,750	15,500	15,500
Audit	4,500	-	4,500	4,500	4,500
Dissemination agent	5,000	2,500	2,500	5,000	5,000
Arbitrage Rebate Calculation	-	500	-	500	500
Trustee fees	10,850	9,868	-	9,868	10,850
Legal	10,000	4,312	5,688	10,000	10,000
Engineering	5,000	-	5,000	5,000	5,000
Postage	300	669	-	669	750
Insurance	6,200	6,311	-	6,311	7,100
Printing & reproduction	1,000	500	500	1,000	1,000
Legal advertising	1,000	275	725	1,000	1,000
Other current charges	650	364	286	650	650
Annual district filing fee	175	175	-	175	175
ADA website maintenance	210	210	-	210	210
Website	615	705	-	705	705
Total professional & admin	<u>101,000</u>	<u>59,306</u>	<u>52,116</u>	<u>111,422</u>	<u>113,274</u>
Operations					
Shared costs maintenance/monitoring	146,000	39,297	60,000	99,297	126,000
On-site other contractual services	92,000	39,653	52,347	92,000	92,908
Total operations	<u>238,000</u>	<u>78,950</u>	<u>112,347</u>	<u>191,297</u>	<u>218,908</u>
Other fees and charges					
Property appraiser	1,459	-	1,459	1,459	1,459
Tax collector	2,189	2,116	73	2,189	2,189
Total other fees and charges	<u>3,648</u>	<u>2,116</u>	<u>1,532</u>	<u>3,648</u>	<u>3,648</u>
Total expenditures	<u>342,648</u>	<u>140,372</u>	<u>165,995</u>	<u>306,367</u>	<u>335,830</u>
Net increase/(decrease) of fund balance	(29,999)	110,548	(88,426)	22,122	13
Fund balance - beginning (unaudited)	329,261	142,522	253,070	142,522	164,644
Assigned					
Lake bank erosion repair ¹	150,000	150,000	150,000	150,000	150,000
Unassigned	149,262	103,070	14,644	14,644	14,657
Fund balance - ending (projected)	<u>\$ 299,262</u>	<u>\$ 253,070</u>	<u>\$ 164,644</u>	<u>\$ 164,644</u>	<u>\$ 164,657</u>

¹Intended to fund long term lake bank erosion repairs in District owned ponds.

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

EXPENDITURES

Supervisors	\$ 10,334
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.</p>	
Management advisory services	40,000
<p>Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community. The \$40,000 annual fee is inclusive of district management and recording services.</p>	
Financial accounting services	15,500
<p>Preparation of all of the District's financial items, including monthly financial statement preparation and the annual budget, are provided by Wrathell, Hunt & Associates, LLC. The annual fee for this service is \$8,000 for the general fund, \$7,500 per capital projects fund and \$4,500 per debt service fund.</p>	
Audit	4,500
<p>The District is required to complete annual, independent examinations of its accounting records and procedures. This audit is conducted pursuant to Florida Law and the Rules of the Auditor General.</p>	
Dissemination agent	5,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.</p>	
Trustee fees	10,850
<p>Annual fees paid for services provided as trustee, paying agent and registrar.</p>	
Legal	10,000
<p>Fees for on-going general counsel and legal representation on behalf of the District. Coleman, Yovanovich and Koester, PA, serves as the District's general counsel.</p>	
Engineering	5,000
<p>Banks Engineering will provide engineering and consulting services to the District in addition to advice on bids for yearly contracts and operating policy.</p>	
Postage	750
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	7,100
Printing & reproduction	1,000
<p>Letterhead, envelopes, copies, etc.</p>	
Legal advertising	1,000
<p>The District will advertise in The Fort Myers News-Press for monthly meetings, special meetings, public hearings, bidding, etc.</p>	
Other current charges	650
<p>Bank charges and other miscellaneous expenses incurred throughout the year.</p>	
Annual district filing fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
ADA website maintenance	210
Website	705

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

EXPENDITURES (CONTINUED)

Operations

Shared costs maintenance/monitoring 126,000

Starting in Fiscal Year 2017, the District became responsible for the maintenance and monitoring of the panther mitigation property in Labelle. The establishment and perpetual responsibility to maintain the property and provide a five year monitoring and reporting program (which ended in 2020) is a development order requirement for not only this District but also for 3 other neighboring communities. Additionally, in Fiscal Year 2018, the District became responsible for the costs of maintaining the common infrastructure along Bonita Beach Road serving the same communities, including landscaping, roadway and storm water maintenance. All of the costs are shared with the other communities by interlocal agreement and based upon previously agreed upon percentages. In Fiscal Year 2022, the District installed LED streetlighting on both sides of the roadway as a part of a lease, power and maintenance agreement with FPL. The initial capital costs was shared and the ongoing operating cost's per the aforementioned agreement, of \$26,000, will be shared with the other 3 communities per the shared costs agreement.

Panther Mit and Monitoring	20,000
Streetlighting	26,000
Common Infrastructure Maint.	<u>80,000</u>
Total	126,000

On-site other contractual services 92,908

Starting in fiscal year 2022 the District assumed the on site lake and conservation area maintenance previously provided by the mater association pursuant to the facilities maintenance assignment agreement. Includes assumption of aeration syetm repairs and maintenance.

Property appraiser

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

1,459

Tax collector

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

2,189

Total expenditures

\$ 335,830

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2015 BONDS
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy: on-roll - gross	\$2,079,967				\$2,078,156
Allowable discounts (4%)	(83,199)				(83,126)
Assessment levy: on-roll - net	1,996,768	\$ 1,928,235	\$ 68,533	\$ 1,996,768	1,995,030
Assessment prepayments	-	24,012	-	24,012	-
Interest	-	119	-	119	-
Total revenues	1,996,768	1,952,366	68,533	2,020,899	1,995,030
EXPENDITURES					
Debt service					
Principal	595,000	595,000	-	595,000	620,000
Principal prepayment	-	-	-	-	25,000
Interest	1,386,035	698,968	687,067	1,386,035	1,361,118
Total expenditures	1,981,035	1,293,968	687,067	1,981,035	2,006,118
Excess/(deficiency) of revenues over/(under) expenditures	15,733	658,398	(618,534)	39,864	(11,088)
Beginning fund balance (unaudited)	2,449,879	2,456,451	3,114,849	2,456,451	2,496,315
Ending fund balance (projected)	<u>\$2,465,612</u>	<u>\$3,114,849</u>	<u>\$ 2,496,315</u>	<u>\$ 2,496,315</u>	<u>2,485,227</u>
Use of fund balance					
Debt service reserve account balance (required)					(997,500)
Principal & Interest expense - November 1, 2023					(1,319,050)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 168,677</u>

BEACH ROAD GOLF ESTATES

Community Development District

Series 2015

\$30,980,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i
11/01/2022	620,000.00	4.000%	687,067.50	1,307,067.50
05/01/2023			674,050.00	674,050.00
11/01/2023	645,000.00	4.000%	674,050.00	1,319,050.00
05/01/2024			661,150.00	661,150.00
11/01/2024	670,000.00	4.000%	661,150.00	1,331,150.00
05/01/2025			647,750.00	647,750.00
11/01/2025	695,000.00	4.000%	647,750.00	1,342,750.00
05/01/2026			633,850.00	633,850.00
11/01/2026	725,000.00	4.700%	633,850.00	1,358,850.00
05/01/2027			616,812.50	616,812.50
11/01/2027	755,000.00	4.700%	616,812.50	1,371,812.50
05/01/2028			599,070.00	599,070.00
11/01/2028	790,000.00	4.700%	599,070.00	1,389,070.00
05/01/2029			580,505.00	580,505.00
11/01/2029	830,000.00	4.700%	580,505.00	1,410,505.00
05/01/2030			561,000.00	561,000.00
11/01/2030	870,000.00	5.000%	561,000.00	1,431,000.00
05/01/2031			539,250.00	539,250.00
11/01/2031	910,000.00	5.000%	539,250.00	1,449,250.00
05/01/2032			516,500.00	516,500.00
11/01/2032	955,000.00	5.000%	516,500.00	1,471,500.00
05/01/2033			492,625.00	492,625.00
11/01/2033	1,005,000.00	5.000%	492,625.00	1,497,625.00
05/01/2034			467,500.00	467,500.00
11/01/2034	1,055,000.00	5.000%	467,500.00	1,522,500.00
05/01/2035			441,125.00	441,125.00
11/01/2035	1,110,000.00	5.000%	441,125.00	1,551,125.00
05/01/2036			413,375.00	413,375.00

BEACH ROAD GOLF ESTATES

Community Development District

Series 2015

\$30,980,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2036	1,165,000.00	5.000%	413,375.00	1,578,375.00
05/01/2037			384,250.00	384,250.00
11/01/2037	1,220,000.00	5.000%	384,250.00	1,604,250.00
05/01/2038			353,750.00	353,750.00
11/01/2038	1,285,000.00	5.000%	353,750.00	1,638,750.00
05/01/2039			321,625.00	321,625.00
11/01/2039	1,345,000.00	5.000%	321,625.00	1,666,625.00
05/01/2040			288,000.00	288,000.00
11/01/2040	1,415,000.00	5.000%	288,000.00	1,703,000.00
05/01/2041			252,625.00	252,625.00
11/01/2041	1,485,000.00	5.000%	252,625.00	1,737,625.00
05/01/2042			215,500.00	215,500.00
11/01/2042	1,560,000.00	5.000%	215,500.00	1,775,500.00
05/01/2043			176,500.00	176,500.00
11/01/2043	1,640,000.00	5.000%	176,500.00	1,816,500.00
05/01/2045			92,500.00	92,500.00
11/01/2045	1,805,000.00	5.000%	92,500.00	1,897,500.00
05/01/2046			47,375.00	47,375.00
11/01/2046	1,895,000.00	5.000%	47,375.00	1,942,375.00
Total	\$28,765,000.00		\$22,297,477.50	\$51,062,477.50

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2023**

On-Roll Payment

Number of Units		Projected Fiscal Year 2023			FY 22 Assessment
		GF	DSF	GF & DSF	
	<u>Single-Family Units</u>				
165	SF Executive	\$ 191.20	\$1,756.37	\$1,947.57	\$ 1,923.30
37	52'	191.20	1,792.91	1,984.11	1,959.84
173	53'	191.20	1,811.18	2,002.38	1,978.11
72	SF Manor	191.20	1,829.45	2,020.65	1,996.38
82	63'	191.20	1,920.79	2,111.99	2,087.72
128	SF Estate	191.20	1,957.33	2,148.53	2,124.26
	<u>Multi-Family Units</u>				
280	Coach Home	191.20	1,171.78	1,362.98	1,338.71
252	Veranda Condo	191.20	1,062.17	1,253.37	1,229.10
270	Terrace Condo	191.20	1,025.64	1,216.84	1,192.57
1,459					

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT 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 ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Beach Road Golf Estates Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operation and maintenance special assessments and previously levied debt service special assessments shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Beach Road Golf Estates Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Beach Road Golf Estates Community Development District.

PASSED AND ADOPTED this 15th day of August, 2022.

ATTEST:

**BEACH ROAD GOLF ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A: Budget

Exhibit B: Assessment Roll

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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After recording this instrument should be returned to:

Valencia Bonita Homeowners Association, Inc.
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, Florida 33323
Attn: President

(Space Reserved for Clerk of Court)

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "**Easement Agreement**") is entered into as of this ____ day of August, 2022 by and between VALENCIA BONITA HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation ("**Valencia Bonita HOA**"), and BEACH ROAD GOLF ESTATES COMMUNITY DEVELOPMENT DISTRICT ("**Beach Road CDD**"). Valencia Bonita HOA and Beach Road CDD are each sometimes referred to in this Easement Agreement as a "**Party**" and collectively, as the "**Parties**".

RECITALS:

WHEREAS, Beach Road CDD is a local unit of special-purpose government established by ordinance adopted by the City of Bonita Springs, Florida pursuant to Chapter 190, Florida Statutes, whose boundaries include the residential community named "**Bonita National**";

WHEREAS, Beach Road CDD owns and is responsible for the maintenance, repair and replacement of certain portions of Bonita National including Tract WFW-B of the Plat, BONITA NATIONAL, according to the Plat thereof, as recorded under Instrument No. 2015000023533 of the Public Records of Lee County, Florida ("**Tract WFW-B**");

WHEREAS, "**Valencia Bonita**" is a residential community located adjacent to the western boundary of Bonita National;

WHEREAS, pursuant to that certain Declaration of Covenants, Restrictions and Easements for Valencia Bonita recorded on February 6, 2017 under Instrument No. 2017000026294 of the Public Records of Lee County, Florida (as amended and supplemented from time to time, collectively, the "**Valencia Bonita Declaration**"), Valencia Bonita HOA is responsible for the maintenance, repair and replacement of certain portions of Valencia Bonita (the "**HOA Property**");

WHEREAS, a portion of Tract WFW-B identified on **Exhibit "A"** attached hereto (the "**Easement Area**") is located adjacent to the easterly boundary of the following portions of Valencia Bonita: Lots 936 to 941, Tract OS-27, and Lots 942-948, all of Bonita Beach Road Estates Plat Eight, according to the Plat thereof, as recorded under Instrument No. 2021000098218 of the Public Records of Lee County, Florida and includes sod and a lake bank;

WHEREAS, Valencia Bonita HOA desires to have the right to install sod and/or native grasses in the Easement Area and to thereafter maintain the Easement Area, and Beach Road CDD has agreed to grant to Valencia Bonita HOA a perpetual, non-exclusive easement over, under, upon, across and through the Easement Area to permit Valencia Bonita HOA to perform such installations in, and maintenance of, the Easement Area, all as provided in this Easement Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

1. Recitals. The recitals set forth above are true and correct and incorporated herein in their entirety by this reference.

2. Grant of Easement. Beach Road CDD hereby gives, grants, and conveys to Valencia Bonita HOA a perpetual, non-exclusive easement over, under, upon, across and through the Easement Area (the "Easement") for the following purposes:

(a) re-grading the Easement Area and installing sod and/or native grasses in and on the Easement Area, as same may be necessary and/or desirable by Valencia Bonita HOA from time to time; provided, however, that no work shall modify the grading to be inconsistent with any applicable City of Bonita Springs or South Florida Water Management District permit;

(b) irrigating the Easement Area with irrigation water provided from the HOA Property and/or irrigation water provided from irrigation systems or facilities installed on, under and across the Easement Area by the Valencia Bonita HOA; and

(c) trimming, cutting and maintaining the sod and/or native grasses located in and on the Easement Area.

Except as expressly provided in this Easement Agreement, Valencia Bonita HOA shall not make any material change to the Easement Area without the prior, written approval of Beach Road CDD, which approval may be withheld in Beach Road CDD's sole discretion. Valencia Bonita HOA shall be responsible, at its sole cost and expense, for obtaining all permits, orders and/or approvals from governmental authorities that may be reasonably necessary to exercise the rights granted to Valencia Bonita HOA by this Easement Agreement (collectively, the "Approvals"). Beach Road CDD agrees to cooperate with Valencia Bonita HOA, at no cost or expense to Beach Road CDD, in all respects in connection with Valencia Bonita HOA's efforts to obtain the Approvals. In connection therewith, Beach Road CDD agrees, upon the request of Valencia Bonita HOA, to promptly execute and deliver to Valencia Bonita HOA (but in no event later than thirty (30) days following such request) all petitions, applications, permits, consents, joinders, documents, agreements or other instruments as Valencia Bonita HOA may request to allow Valencia Bonita HOA to obtain the Approvals.

3. Maintenance.

a. Valencia Bonita HOA agrees to trim, cut and maintain the sod and/or native grasses located in and on the Easement Area and irrigation improvements placed by Valencia Bonita HOA from time to time within the Easement Area. The maintenance activities of Valencia Bonita HOA will include such maintenance as necessary to keep the sod, native grasses and irrigation within the Easement Area in good, neat and proper condition and repair. The parties acknowledge nothing herein shall obligate Valencia Bonita HOA to do any of the following: (i) treating the flowway portion of Tract WFW-B for algae and invasive and exotic vegetation; (ii) maintaining and repairing as necessary any natural erosion or other erosion or scouring that occurs in Tract WFW-B (regardless of the movement of the water line within the flowway from time to time) other than erosion caused by a failure of Valencia Bonita HOA to maintain the Easement Area in accordance with this Easement Agreement; and (iii) installing, maintaining and replacing any required littoral plantings within littoral areas on Tract WFW-B.

b. Notwithstanding Valencia Bonita HOA's general maintenance obligation for the sod, native grasses and irrigation improvements within the Easement Area outlined above, to the extent that Beach Road CDD makes a material modification or material addition (each, a "Material Change") to the sod, native grasses and irrigation improvements within the Easement Area, Valencia Bonita HOA shall not have an obligation to maintain such Material Change unless agreed in writing by Valencia Bonita HOA. For purposes of this subsection, a Material Change shall mean any change by Beach Road CDD to the sod,

native grasses and irrigation improvements that would result in an additional maintenance expense to Valencia Bonita HOA hereunder.

4. Compliance. Valencia Bonita HOA shall use reasonable care in performing work within the Easement Area. Valencia Bonita HOA will conduct all activity within the Easement Area in accordance with all applicable permits (including, without limitation, any South Florida Water Management District or City of Bonita Springs permits that may be applicable), rules, ordinances, regulations and laws and, to the extent required, will obtain all requisite permits and approvals prior to the commencement of any activity in the Easement Area. Beach Road CDD acknowledges that Valencia Bonita HOA's work in the Easement Area may be performed, at the sole election of Valencia Bonita HOA, by Valencia Bonita HOA's own employees, by contractors or agents engaged by Valencia Bonita HOA.

5. Beach Road CDD Rights. Beach Road CDD shall retain all rights and use of the Easement Area, subject, however, to this Easement Agreement and the rights granted to Valencia Bonita HOA in this Easement Agreement. Notwithstanding anything to the contrary in this Easement Agreement, nothing herein shall be construed to limit or restrict Beach Road CDD's right to operate and maintain its stormwater management system, of which Tract WFW-B is a portion.

6. Assumption of Risk; Indemnification. Valencia Bonita HOA assumes all risk and bears any loss or injury to property or persons occasioned by negligent act or omission of Valencia Bonita HOA or its agents, consultants, employees, or subcontractors, relating to this Easement Agreement and Valencia Bonita HOA's exercise of its rights set forth herein. Valencia Bonita HOA agrees to indemnify, hold harmless and defend Beach Road CDD and all of its supervisors, officers, agents and employees from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgments of every nature and description brought or recoverable against it or them by reason of any negligent act or omission of Valencia Bonita HOA, its agents, consultants, employees, or subcontractors, relating to this Easement Agreement and Valencia Bonita HOA's exercise of its rights set forth herein. Notwithstanding the foregoing, nothing in this Easement Agreement shall be deemed as a waiver of immunity or limits of liability of Beach Road CDD beyond any statutory limited waiver of immunity or limits of liability that may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Easement Agreement shall inure to the benefit of any third party for the purpose of allowing any claim that would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. Valencia Bonita HOA further agrees to carry and maintain in full force and effect commercial general liability including contractual liability insurance coverage of \$1,000,000 combined single limit bodily injury and property damage per occurrence, and \$2,000,000 general aggregate, which insurance names Beach Road CDD as certificate holder and additional insured to the general liability insurance policy. Valencia Bonita HOA shall require any contractor performing work within the Easement Area to maintain commercial general liability insurance in an amount equal or greater than the foregoing minimum coverage level.

7. Restoration of Damage. Valencia Bonita HOA shall, at Valencia Bonita HOA's sole cost and expense, promptly repair any damage to the Easement Area caused in any manner by the activities of Valencia Bonita HOA pursuant to the terms of this Easement Agreement to reasonably the same condition as existed prior to such damage.

8. Default/Default Remedies.

(a) Valencia Bonita HOA shall be deemed to be in default ("**Default**") under this Easement Agreement in the event Valencia Bonita HOA fails to comply with any term, provision or covenant of this Agreement and such failure is not cured within thirty (30) days after written notice from Beach Road CDD; provided, however, that if the failure is of such a nature that it cannot reasonably be cured by Valencia Bonita HOA within said thirty (30) days period, Valencia Bonita HOA shall not be deemed in default so long as Valencia Bonita HOA commences curing such default within said thirty (30) day period and continues to diligently prosecute the same to final completion no later than ninety (90) days after written notice from Beach Road CDD.

(b) In the event of a Default under this Easement Agreement by Valencia Bonita HOA, Beach Road CDD shall have the right, but not the obligation, to do either of the following, in Beach Road CDD's sole discretion:

- (i) to satisfy Valencia Bonita HOA's Default obligation by such action deemed necessary by Beach Road CDD whereupon Valencia Bonita HOA shall promptly upon demand from Beach Road CDD accompanied by reasonable supporting evidence, reimburse Beach Road CDD for any and all reasonable expenses associated with the corrective action by Beach Road CDD; or
- (ii) to unilaterally terminate this Easement Agreement and all rights and easements granted to Valencia Bonita HOA hereunder by sending a written termination notice to Valencia Bonita HOA (the "**Termination Notice**"). Upon delivery of the Termination Notice in accordance with Section 10 hereof, this Easement Agreement and all rights and easements granted hereby shall be fully terminated except for the indemnification obligations in Section 6 hereof, which obligations shall survive termination of this Easement Agreement and Beach Road CDD may at its election place such documentation of record to evidence the termination as deemed necessary or desirable by Beach Road CDD. Although the foregoing termination under this subsection (ii) is intended by the parties to be self-operative, Valencia Bonita HOA agrees to execute a written release and termination of this Easement Agreement if requested by Beach Road CDD.

9. **Termination.** Unless terminated as set forth in Section 8 above or this Section 9, this Easement Agreement shall remain in full force and effect in perpetuity from the date first set forth above. The Easement Agreement may be freely terminated by Valencia Bonita HOA, with or without cause, upon ninety (90) days' written notice to Beach Road CDD and the recording of a termination of this Easement Agreement in the Public Records. Upon any termination of this Agreement (whether pursuant to Section 8 or Section 9), Valencia Bonita HOA, at its sole cost and expense, shall remove any landscaping, irrigation or other improvements installed by Valencia Bonita HOA in the Easement Area as may be requested by Beach Road CDD and restore such areas, at its sole cost and expense, to substantially the same condition that existed immediately prior to the effective date of this Easement Agreement.

10. **Notices.** Any and all notices required or desired to be given hereunder shall be in writing and shall be deemed to have been duly given (i) when delivered by hand, (ii) three (3) business days after deposit in the United States mail, by registered or certified mail, return receipt requested, postage prepaid, and (iii) one (1) business day after deposit with Federal Express, UPS or other nationally recognized overnight courier, and addressed as follows (or to such other address as either party shall hereafter specify to the other in writing):

If to Beach Road CDD: Wrathell, Hunt and Associates, LLC
 9220 Bonita Beach Road, Ste. 214
 Bonita Springs, FL 34135
 Attention: Chelsey "Chuck" Adams

With a copy to: Coleman, Yovanovich & Koester, P.A.
 4001 Tamiami Trail N., Suite 300
 Naples, Florida 34103
 Attn: Gregory L. Urbancic, Esq.

If to Valencia Bonita HOA: Valencia Bonita Homeowners Association, Inc.
 1600 Sawgrass Corporate Parkway, Suite 400
 Sunrise, FL 33323
 Attention: President

11. **Miscellaneous.**

(a) This Easement Agreement is intended to and shall be considered as a covenant running with the title to the Easement Area and shall be binding upon and inure to the Parties and their respective successors and/or assigns. This Easement Agreement shall be: (i) recorded amongst the public records of Lee County, Florida and (ii) construed in accordance with the laws of the State of Florida.

(b) The provisions of this Easement Agreement may be enforced by all appropriate actions at law and/or in equity by Beach Road CDD or Valencia Bonita HOA.

(c) Venue for any lawsuit or other proceeding between the parties arising under this Easement Agreement shall be exclusively in Lee County, Florida. BEACH ROAD CDD AND VALENCIA BONITA HOA EACH HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THEIR RIGHT TO A TRIAL BY JURY WITH RESPECT TO ANY LITIGATION ARISING OUT OF, UNDER OR IN ANY WAY CONNECTED WITH THIS EASEMENT AGREEMENT AND/OR THE PARTIES' PERFORMANCE UNDER THIS EASEMENT AGREEMENT. THIS PROVISION IS A MATERIAL INDUCEMENT FOR EACH OF THE PARTIES TO ENTER INTO THIS EASEMENT AGREEMENT. THIS MEANS THAT A JUDGE AND NOT A JURY WILL BE THE TRIER OF FACT IN ANY SUCH LITIGATION.

(d) In the event of any litigation between the parties to this Easement Agreement arising out of this Easement Agreement, the prevailing party in such action or proceeding shall be entitled to recover all costs of such action or proceeding incurred by it, including reasonable attorneys' fees and costs incurred up to and including all trial, appellate, and post-judgment levels and proceedings.

(e) All of the Parties to this Easement Agreement have participated fully in its negotiation and drafting, and accordingly, this Easement Agreement shall not be more strictly construed against any one of the parties hereto.

(f) In the event any term or provision of this Easement Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Easement Agreement shall be construed in full force and effect.

(g) This Easement Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior agreements, understandings and arrangements, both oral and written, between the parties with respect thereto.

{Remainder of page intentionally left blank. Signatures appear on next page.}

IN WITNESS WHEREOF, the parties have executed this Easement Agreement as of the date set forth above.

VALENCIA BONITA HOA:

VALENCIA BONITA HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation

WITNESSES:

Print Name:_____

By:_____ Dianna Betancourt, President

[CORPORATE SEAL]

Print Name:_____

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day _____, 2022, by Dianna Betancourt, as President of Valencia Bonita Homeowners Association, Inc., a Florida not for profit corporation, who () is personally known to me or () has produced _____ as identification.

NOTARY SEAL

Notary Public

Print Notary Name
My Commission Expires:_____

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

BEACH ROAD CDD:

BEACH ROAD GOLF ESTATES COMMUNITY
DEVELOPMENT DISTRICT

WITNESSES:

Print Name: _____

By: _____
Barry Kove, Chairman

Print 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 August, 2022 by Barry Kove, as Chairman of Beach Road Golf Estates Community Development District, who () is personally known to me or () has produced _____ as identification.

NOTARY SEAL

Notary Public

Print Notary Name
My Commission Expires: _____

EXHIBIT "A"

Easement Area

RHODES & RHODES LAND SURVEYING, INC.

28100 BONITA GRANDE DRIVE, SUITE 107

BONITA SPRINGS, FL 34135

PHONE (239) 405-8166 FAX (239) 405-8163

LEGAL DESCRIPTION

Being a portion of Tract "WFW-B", Bonita National, according to the plat thereof recorded as Instrument Number 2015000023533, lying within Section 1, Township 48 South, Range 26 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract "WFW-B", Bonita National, according to the plat thereof recorded as Instrument Number 2015000023533, City of Bonita Springs, Lee County Florida; thence South 01°26'39" West, along the boundary of said Tract "WFW-B", a distance of 49.38 feet to the POINT OF BEGINNING of the parcel of land herein described; thence departing the boundary of said Tract "WFW-B", South 88°33'21" East, a distance of 20.00 feet to a point on a non-tangential curve; thence southerly, 42.39 feet along the arc of a circular curve, concave easterly, having a radius of 130.00 feet, through a central angle of 18°40'52" and being subtended by a chord that bears South 07°53'47" East, 42.20 feet; thence South 19°20'31" East, a distance of 91.34 feet; thence South 15°34'37" East, a distance of 95.00 feet to a point of curvature; thence southerly, 76.77 feet along the arc of a circular curve, concave westerly, having a radius of 120.00 feet, through a central angle of 36°39'21" and being subtended by a chord that bears South 02°45'04" West, 75.47 feet; thence South 21°04'44" West, a distance of 42.63 feet; thence South 31°02'15" West, a distance of 31.10 feet to a point on a non-tangential curve; thence southwesterly, 32.00 feet along the arc of a circular curve, concave northwesterly, having a radius of 30.00 feet, through a central angle of 61°07'09" and being subtended by a chord that bears South 57°54'29" West, 30.51 feet; thence South 88°28'03" West, a distance of 100.71 feet; thence South 49°26'27" West, a distance of 37.09 feet to a point of curvature; thence southerly, 4.71 feet along the arc of a circular curve, concave easterly, having a radius of 5.00 feet, through a central angle of 53°55'17" and being subtended by a chord that bears South 22°28'49" West, 4.53 feet; thence South 04°28'50" East, a distance of 61.10 feet to a point of curvature; thence southeasterly, 31.16 feet along the arc of a circular curve, concave northeasterly, having a radius of 30.00 feet, through a central angle of 59°31'00" and being subtended by a chord that bears South 34°14'20" East, 29.78 feet; thence South 63°59'49" East, a distance of 70.98 feet to a point of curvature; thence southeasterly, 17.16 feet along the arc of a circular curve, concave southwesterly, having a radius of 45.00 feet, through a central angle of 21°50'41" and being subtended by a chord that bears South 53°04'29" East, 17.05 feet; thence South 42°09'08" East, a distance of 52.05 feet to a point of curvature; thence southerly, 51.46 feet along the arc of a circular curve, concave westerly, having a radius of 45.00 feet, through a central angle of 65°31'14" and being subtended by a chord that bears South 09°23'31" East, 48.70 feet; thence South 23°22'06" West, a distance of 45.88 feet to a point of curvature; thence southerly, 4.23 feet along the arc of a circular curve, concave easterly, having a radius of 5.00 feet, through a central angle of 48°28'34" and being subtended by a chord that bears South 00°52'11" East, 4.11 feet; thence South 25°06'28" East, a distance of 35.23 feet to a point of curvature; thence southerly, 72.32 feet along the arc of a circular curve, concave westerly, having a radius of 170.00 feet, through a central angle of 24°22'25" and being subtended by a chord that bears South 12°55'15" East, 71.77 feet; thence South 00°44'03" East, a distance of 211.92 feet; thence South

RHODES & RHODES LAND SURVEYING, INC.

28100 BONITA GRANDE DRIVE, SUITE 107

BONITA SPRINGS, FL 34135

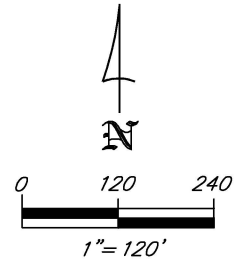
PHONE (239) 405-8166 FAX (239) 405-8163

89°16'13" West, a distance of 20.00 feet to a point on the boundary of aforesaid Tract "WFW-B"; thence run the following Twenty-Two (22) courses along the boundary of said Tract "WFW-B"; COURSE NO. 1: North 00°44'03" West, 211.92 feet to a point of curvature; COURSE NO. 2: northerly, 63.81 feet along the arc of a circular curve, concave westerly, having a radius of 150.00 feet, through a central angle of 24°22'25" and being subtended by a chord that bears North 12°55'15" West, 63.33 feet; COURSE NO. 3: North 25°06'28" West, 35.23 feet to a point of curvature; COURSE NO. 4: northerly, 21.15 feet along the arc of a circular curve, concave easterly, having a radius of 25.00 feet, through a central angle of 48°28'34" and being subtended by a chord that bears North 00°52'11" West, 20.53 feet; COURSE NO. 5: North 23°22'05" East, 45.88 feet to a point of curvature; COURSE NO. 6: northerly, 28.59 feet along the arc of a circular curve, concave westerly, having a radius of 25.00 feet, through a central angle of 65°31'14" and being subtended by a chord that bears North 09°23'31" West, 27.06 feet; COURSE NO. 7: North 42°09'08" West, 52.05 feet to a point of curvature; COURSE NO. 8: northwesterly, 9.53 feet along the arc of a circular curve, concave southwesterly, having a radius of 25.00 feet, through a central angle of 21°50'41" and being subtended by a chord that bears North 53°04'29" West, 9.47 feet; COURSE NO. 9: North 63°59'49" West, a distance of 70.98 feet to a point of curvature; COURSE NO. 10: northwesterly, 51.94 feet along the arc of a circular curve, concave northeasterly, having a radius of 50.00 feet, through a central angle of 59°31'00" and being subtended by a chord that bears North 34°14'20" West, 49.63 feet; COURSE NO. 11: North 04°28'50" West, 61.10 feet to a point of curvature; COURSE NO. 12: northerly, 23.53 feet along the arc of a circular curve, concave easterly, having a radius of 25.00 feet, through a central angle of 53°55'17" and being subtended by a chord that bears North 22°28'49" East, 22.67 feet; COURSE NO. 13: North 49°26'27" East, 38.86 feet to a point of curvature; COURSE NO. 14: easterly, 10.22 feet along the arc of a circular curve, concave southerly, having a radius of 15.00 feet, through a central angle of 39°01'36" and being subtended by a chord that bears North 68°57'15" East, 10.02 feet; COURSE NO. 15: North 88°28'03" East, 102.48 feet to a point of curvature; COURSE NO. 16: northeasterly, 11.14 feet along the arc of a circular curve, concave northwesterly, having a radius of 10.00 feet, through a central angle of 63°49'19" and being subtended by a chord that bears North 56°33'24" East, 10.57 feet; COURSE NO. 17: North 31°02'15" East, 30.17 feet; COURSE NO. 18: North 21°04'44" East, 40.89 feet to a point of curvature; COURSE NO. 19: northerly, 63.98 feet along the arc of a circular curve, concave westerly, having a radius of 100.00 feet, through a central angle of 36°39'21" and being subtended by a chord that bears North 02°45'04" East, 62.89 feet; COURSE NO. 20: North 15°34'37" West, 94.35 feet; COURSE NO. 21: North 19°20'31" West, 91.04 feet to a point on a non-tangential curve; COURSE NO. 22: northerly, 49.29 feet along the arc of a circular curve, concave easterly, having a radius of 150.00 feet, through a central angle of 18°49'35" and being subtended by a chord that bears North 07°58'08" West, 49.07 feet to the POINT OF BEGINNING.

Containing 24,154 square feet or 0.555 acres, more or less.

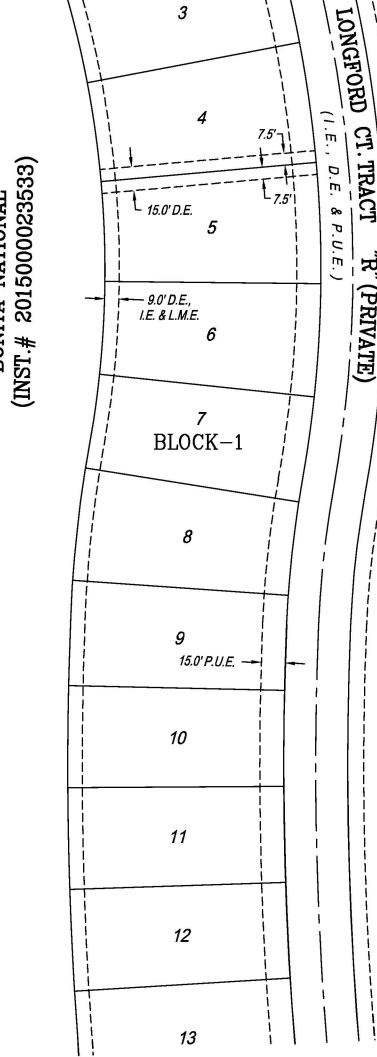
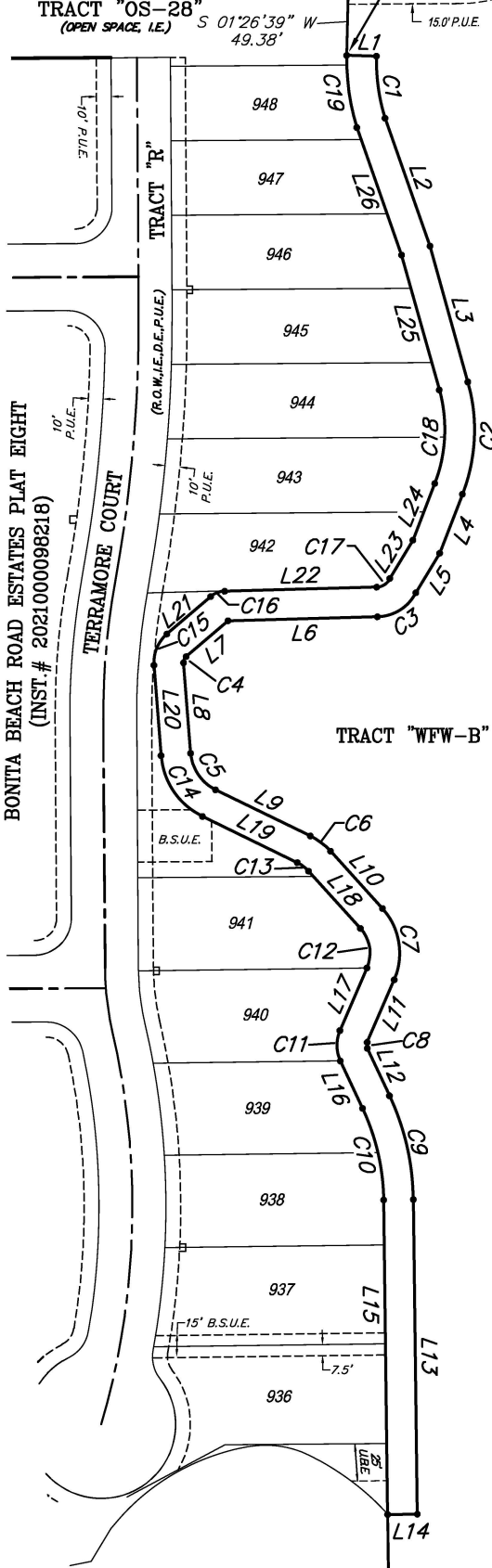
TRACT "OS-28"
(OPEN SPACE, I.E.) S 01°26'39" W
49.38'

TRACT "B-1"



BONITA BEACH ROAD ESTATES PLAT EIGHT
(INST.# 202100098218)

BONITA NATIONAL
(INST.# 2015000023533)

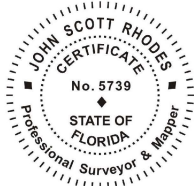


LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00'	S 88°33'21" E
L2	91.34'	S 19°20'31" E
L3	95.00'	S 15°34'37" E
L4	42.63'	S 21°04'44" W
L5	31.10'	S 31°02'15" W
L6	100.71'	S 88°28'03" W
L7	37.09'	S 49°26'27" W
L8	61.10'	S 04°28'50" E
L9	70.98'	S 63°59'49" E
L10	52.05'	S 42°09'08" E
L11	45.88'	S 23°22'06" W
L12	35.23'	S 25°06'28" E
L13	211.92'	S 00°44'03" E
L14	20.00'	S 89°16'13" W
L15	211.92'	N 00°44'03" W
L16	35.23'	N 25°06'28" W
L17	45.88'	N 23°22'05" E
L18	52.05'	N 42°09'08" W
L19	70.98'	N 63°59'49" W
L20	61.10'	N 04°28'50" W
L21	38.86'	N 49°26'27" E
L22	102.48'	N 88°28'03" E
L23	30.17'	N 31°02'15" E
L24	40.89'	N 21°04'44" E
L25	94.35'	N 15°34'37" W
L26	91.04'	N 19°20'31" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	130.00'	18°40'52"	42.39'	42.20'	S 07°53'47" E
C2	120.00'	36°39'21"	76.77'	75.47'	S 02°45'04" W
C3	30.00'	61°07'09"	32.00'	30.51'	S 57°54'29" W
C4	5.00'	53°55'17"	4.71'	4.53'	S 22°28'49" W
C5	30.00'	59°31'00"	31.16'	29.78'	S 34°14'20" E
C6	45.00'	21°50'41"	17.16'	17.05'	S 53°04'29" E
C7	45.00'	65°31'14"	51.46'	48.70'	S 09°23'31" E
C8	5.00'	48°28'34"	4.23'	4.11'	S 00°52'11" E
C9	170.00'	24°22'25"	72.32'	71.77'	S 12°55'15" E
C10	150.00'	24°22'25"	63.81'	63.33'	N 12°55'15" W
C11	25.00'	48°28'34"	21.15'	20.53'	N 00°52'11" W
C12	25.00'	65°31'14"	28.59'	27.06'	N 09°23'31" W
C13	25.00'	21°50'41"	9.53'	9.47'	N 53°04'29" W
C14	50.00'	59°31'00"	51.94'	49.63'	N 34°14'20" W
C15	25.00'	53°55'17"	23.53'	22.67'	N 22°28'49" E
C16	15.00'	39°01'36"	10.22'	10.02'	N 68°57'15" E
C17	10.00'	63°49'19"	11.14'	10.57'	N 56°33'24" E
C18	100.00'	36°39'21"	63.98'	62.89'	N 02°45'04" E
C19	150.00'	18°49'35"	49.29'	49.07'	N 07°58'08" W

ABBREVIATIONS

- B.O.B. = BASIS OF BEARING
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- L.B.# = LICENSED BUSINESS NUMBER
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- INST.# = INSTRUMENT NUMBER
- R.O.W. = RIGHT-OF-WAY
- D.E. = DRAINAGE EASEMENT
- I.E. = IRRIGATION EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.S.U.E. = BONITA SPRINGS UTILITIES EASEMENT



John Scott Rhodes PSM # 5739 State of Florida
Digitally signed by John Scott Rhodes PSM # 5739 State of Florida
Date: 2022.08.05 14:08:35 -0400

JOHN SCOTT RHODES PSM #5739

NOTES

SKETCH FOR DESCRIPTION

20' LAKE MAINTENANCE EASEMENT

PSM:
JSR

drawn:
RWC

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

7B



Customer	BRGE		
Date	7.20.22	Tech	Andy/Donny/Mike

	Lake #	1	3	4	5	6	7	8
Compressor Type Vane or Piston		Piston	Piston	Piston	Piston	Piston	Piston	Piston
Voltage 120 / 240		120	120	120	120	120	120	120
Checked Meter housing		yes	yes	yes	yes	yes	yes	yes
Checked Breakers and panel		yes	yes	yes	yes	yes	yes	yes
Checked Compressor		yes	yes	yes	yes	yes	yes	yes
Checked Capacitor		yes	yes	yes	yes	yes	yes	yes
Checked plug		yes	yes	yes	yes	yes	yes	yes
Checked Water proof cover		yes	yes	yes	yes	yes	yes	yes
Checked Power Cord		yes	yes	yes	yes	yes	yes	yes
Istalled New Vane/Piston Kits		no	no	no	no	no	no	no
Adjusted Air Manifold and Relief Valve		yes	yes	yes	yes	yes	yes	yes
Replaced Air Filters		yes	yes	yes	yes	yes	yes	yes
Clean Muffler Assembly		yes	yes	yes	yes	yes	yes	yes
Checked Cooling Fan		yes	yes	yes	yes	yes	yes	yes
Inspected Cabinet		yes	yes	yes	yes	yes	yes	yes
Removed/Sprayed weeds around cabinet		yes	yes	yes	yes	yes	yes	yes
Applied Ant Bait/ Sprayed Cabinet		yes	yes	yes	yes	yes	yes	yes
Inspect Airlines		yes	yes	yes	yes	yes	yes	yes
Applied Max Pressure to Each Diffuser		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Checked and Reset GFCI		yes	yes	yes	yes	yes	yes	yes
Checked Valve box and cover		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Checked Valve assembly		N/A	N/A	N/A	N/A	N/A	N/A	N/A

Lake 1 rasied cabinet and replaced diffuers

Lake 5 replaced three compressors



Customer	BRGE		
Date	7.20.22	Tech	Andy/Donny/Mike

	Lake #	9	10	11	12	13	14	15
Compressor Type Vane or Piston		Piston	Piston	Piston	Piston	Piston	Piston	Piston
Voltage 120 / 240		120	120	120	120	120	120	120
Checked Meter housing		yes	yes	yes	yes	yes	yes	yes
Checked Breakers and panel		yes	yes	yes	yes	yes	yes	yes
Checked Compressor		yes	yes	yes	yes	yes	yes	yes
Checked Capacitor		yes	yes	yes	yes	yes	yes	yes
Checked plug		yes	yes	yes	yes	yes	yes	yes
Checked Water proof cover		yes	yes	yes	yes	yes	yes	yes
Checked Power Cord		yes	yes	yes	yes	yes	yes	yes
Istalled New Vane/Piston Kits		no	no	no	no	no	no	no
Adjusted Air Manifold and Relief Valve		yes	yes	yes	yes	yes	yes	yes
Replaced Air Filters		yes	yes	yes	yes	yes	yes	yes
Clean Muffler Assembly		yes	yes	yes	yes	yes	yes	yes
Checked Cooling Fan		yes	yes	yes	yes	yes	yes	yes
Inspected Cabinet		yes	yes	yes	yes	yes	yes	yes
Removed/Sprayed weeds around cabinet		yes	yes	yes	yes	yes	yes	yes
Applied Ant Bait/ Sprayed Cabinet		yes	yes	yes	yes	yes	yes	yes
Inspect Airlines		yes	yes	yes	yes	yes	yes	yes
Applied Max Pressure to Each Diffuser		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Checked and Reset GFCI								
Checked Valve box and cover		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Checked Valve assembly		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lakes 7,13,14,15 rasied cabinet								
Lakes 9,14,15 replaced compressor								



Customer	BRGE		
Date	7.20.22	Tech	Andy/Donny/Mike

	Lake #	16	17	18	19	20	21	22
Compressor Type Vane or Piston		Piston	Piston	Piston	Piston	Piston	Piston	Piston
Voltage 120 / 240		120	120	120	120	120	120	120
Checked Meter housing		yes	yes	yes	yes	yes	yes	yes
Checked Breakers and panel		yes	yes	yes	yes	yes	yes	yes
Checked Compressor		yes	yes	yes	yes	yes	yes	yes
Checked Capacitor		yes	yes	yes	yes	yes	yes	yes
Checked plug		yes	yes	yes	yes	yes	yes	yes
Checked Water proof cover		yes	yes	yes	yes	yes	yes	yes
Checked Power Cord		yes	yes	yes	yes	yes	yes	yes
Istalled New Vane/Piston Kits		no	no	no	no	no	yes	no
Adjusted Air Manifold and Relief Valve		yes	yes	yes	yes	yes	yes	yes
Replaced Air Filters		yes	yes	yes	yes	yes	yes	yes
Clean Muffler Assembly		yes	yes	yes	yes	yes	yes	yes
Checked Cooling Fan		yes	yes	yes	yes	yes	yes	yes
Inspected Cabinet		yes	yes	yes	yes	yes	yes	yes
Removed/Sprayed weeds around cabinet		yes	yes	yes	yes	yes	yes	yes
Applied Ant Bait/ Sprayed Cabinet		yes	yes	yes	yes	yes	yes	yes
Inspect Airlines		yes	yes	yes	yes	yes	yes	yes
Applied Max Pressure to Each Diffuser		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Checked and Reset GFCI		yes	yes	yes	yes	yes	yes	yes
Checked Valve box and cover		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Checked Valve assembly		N/A	N/A	N/A	N/A	N/A	N/A	N/A

Lakes 16,17,18,20,21,22 rasied cabinet

Lakes 16,18,20,21,22 replaced compressor



Customer	BRGE		
Date	7.20.22	Tech	Andy/Donny/Mike

	Lake #	23	24					
Compressor Type Vane or Piston		Piston	Piston					
Voltage 120 / 240		120	120					
Checked Meter housing		yes	yes					
Checked Breakers and panel		yes	yes					
Checked Compressor		yes	yes					
Checked Capacitor		yes	yes					
Checked plug		yes	yes					
Checked Water proof cover		yes	yes					
Checked Power Cord		yes	yes					
Istalled New Vane/Piston Kits		no	no					
Adjusted Air Manifold and Relief Valve		yes	yes					
Replaced Air Filters		yes	yes					
Clean Muffler Assembly		yes	yes					
Checked Cooling Fan		yes	yes					
Inspected Cabinet		yes	yes					
Removed/Sprayed weeds around cabinet		yes	yes					
Applied Ant Bait/ Sprayed Cabinet		yes	yes					
Inspect Airlines		yes	yes					
Applied Max Pressure to Each Diffuser		N/A	N/A					
Checked and Reset GFCI		yes	yes					
Checked Valve box and cover		N/A	N/A					
Checked Valve assembly		N/A	N/A					

Lakes 23,24 rasied cabinet

Lake 24 replaced compressor and diffuser

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

9

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2022**

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
BALANCE SHEET
JUNE 30, 2022**

	General Fund	Debt Service Fund Series 2015	Capital Projects Fund Series 2015	Total Governmental Funds
ASSETS				
Cash	\$ 205,582	\$ -	\$ -	\$ 205,582
Investments				
Revenue	-	1,428,800	-	1,428,800
Reserve	-	998,158	-	998,158
Sinking	-	28	-	28
Interest	-	13	-	13
Prepayment	-	14	-	14
Construction	-	-	1,262,691	1,262,691
Due from general fund	-	21,786	-	21,786
Due from capital projects fund	263	-	-	263
Utility deposit	282	-	-	282
Total assets	<u>\$ 206,127</u>	<u>\$ 2,448,799</u>	<u>\$ 1,262,691</u>	<u>\$ 3,917,617</u>
LIABILITIES				
Liabilities				
Accounts payable	\$ 1,980	\$ -	\$ -	\$ 1,980
Contracts payable	-	-	16,133	16,133
Developer advance	1,983	-	-	1,983
Accrued taxes payable	459	-	-	459
Due to debt service	21,786	-	-	21,786
Due to general fund	-	-	263	263
Total liabilities	<u>26,208</u>	<u>-</u>	<u>16,396</u>	<u>42,604</u>
FUND BALANCES				
Restricted for:				
Debt service	-	2,448,799	-	2,448,799
Capital projects	-	-	1,246,295	1,246,295
Assigned				
Lake bank erosion repair	150,000	-	-	150,000
Unassigned	29,919	-	-	29,919
Total fund balances	<u>179,919</u>	<u>2,448,799</u>	<u>1,246,295</u>	<u>3,875,013</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 206,127</u>	<u>\$ 2,448,799</u>	<u>\$ 1,262,691</u>	<u>\$ 3,917,617</u>

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
On-roll assessments	\$ 1,155	\$ 236,374	\$ 233,809	101%
Intergovernmental mitigation and monitoring	-	15,821	78,840	20%
Non-governmental mitigation and monitoring	2,273	10,708	-	N/A
Interest	2	24	-	N/A
Total revenues	<u>3,430</u>	<u>262,927</u>	<u>312,649</u>	84%
EXPENDITURES				
Supervisors	1,077	8,397	-	N/A
Management/recording	3,333	30,000	40,000	75%
Financial accounting services	1,292	11,625	15,500	75%
Audit	-	4,200	4,500	93%
Dissemination agent	417	3,750	5,000	75%
Arbitrage rebate	-	500	-	N/A
Trustee fees	-	9,868	10,850	91%
Legal	-	5,989	10,000	60%
Engineering	-	-	5,000	0%
Postage	8	924	300	308%
Printing & reproduction	83	750	1,000	75%
Legal advertising	179	454	1,000	45%
Annual district filing fee	-	175	175	100%
Insurance	-	6,311	6,200	102%
Other current charges	26	441	650	68%
ADA website maintenance	-	210	210	100%
Website	-	705	615	115%
Total professional & admin	<u>6,415</u>	<u>84,299</u>	<u>101,000</u>	83%
Operations				
Mitigation maintenance and monitoring	4,352	46,236	146,000	32%
On-site operations and maintenance	4,510	92,878	92,000	101%
Total operations	<u>8,862</u>	<u>139,114</u>	<u>238,000</u>	58%
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>15,277</u>	<u>225,530</u>	<u>342,648</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	(11,847)	37,397	(29,999)	
Fund balance - beginning	191,766	142,522	329,261	
Assigned				
Lake bank erosion repair ¹	150,000	150,000	150,000	
Unassigned	29,919	29,919	149,262	
Fund balance - ending	<u>\$ 179,919</u>	<u>\$ 179,919</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 JUNE 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 9,857	\$ 1,998,901	\$ 1,996,768	100%
Interest	1,093	1,830	-	N/A
Assessment prepayments	-	24,012	-	N/A
Total revenues	<u>10,950</u>	<u>2,024,743</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	10,950	43,708	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	10,950	(7,652)	15,733	
Fund balance - beginning	2,437,849	2,456,451	2,449,879	
Fund balance - ending	<u>\$ 2,448,799</u>	<u>\$ 2,448,799</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 JUNE 30, 2022**

	Current Month	Year to Date
REVENUES		
Interest	\$ 568	\$ 887
Total revenues	568	887
EXPENDITURES		
Capital outlay	16,133	103,715
Total expenditures	16,133	103,715
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	51,360
Total other financing sources/(uses)	-	51,360
Net increase/(decrease), fund balance	(15,565)	(51,468)
Beginning fund balance	1,261,860	1,297,763
Ending fund balance	\$ 1,246,295	\$ 1,246,295

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

10

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 July 18, 2022, 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/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
Nancy Dagher	Director Membership
Jim Worbech	HOA President
Donna Jimenez	Resident
Jeff Cutler	Resident
Facilities Committee Member	

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.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

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

➤ Project on Galway: Oak tree relocation will commence this coming week. He wanted to have the area staked and the exact location flagged prior to the move and suggested meeting with Remy and Mr. DiTommaso on site so there is no confusion with the project.

42 ➤ Speed Humps: The response to the City's request for additional information on the
43 CDD's Limited Development Order (LDO) was submitted and approval is pending. Upon receipt,
44 the project is expected to be completed within four to six weeks.

45 It was noted that the final LDO and the layout of the brick work for each location was
46 emailed to Mr. Leyon to review and comment prior to proceeding with the project.

47 A Board Member asked if this project would be completed prior to high season. This
48 item will be kept in the forefront and it will be included in Staff's monthly report.

49 ➤ Front Gate Installation: The proposal from the electrician to install power to the area is
50 pending; upon receipt it will be forwarded to Troon and Mr. Leyon to review the structural
51 layout before expediting the project.

52 ➤ Flooding: Mr. Willis reported that Anchor Marine is on site today and will be for a few
53 days to evaluate the erosion issues and provide a proposal. The erosion and littoral projects will
54 be coordinated in unison for obvious reasons.

55 ➤ Regarding lowering the pipes at Foxrock Court, Mr. Willis stated he and Mr. Adams are
56 determining ownership and maintenance responsibility for the pipes. He believed the majority
57 belong to the HOA.

58 Mr. Kove asked to be updated on the pipe matter and for Mr. Willis to review the
59 balance of the CDD lakes, as he felt that additional littorals are needed. Mr. Willis stated
60 EarthBalance will be submitting proposals for littorals; installation is delayed until late August,
61 as the plants are not mature enough to survive the move.

62 Mr. Kove distributed the Operations Manager Report, which will be emailed to the
63 Board and Troon monthly.

64 ▪ **Field Operations Report**

65 **This item was an addition to the agenda.**

66 Mr. Willis presented the Field Operations Report, which will be included in the agenda
67 and posted on the CDD website as part of the monthly agendas. He noted the following:

68 ➤ He is coordinating for the CDD and HOA to purchase street signs from the same vendor.

69 ➤ Aerator/Addressing Noise Complaints. A proposal to install clusia near Galway to help
70 deaden the sound is pending.

71 Mr. Kove noted the same issue near the pool, behind Hole #1 on the golf course, and
72 asked for it to be addressed.

73 ➤ Superior Waterway was engaged to assess, repair and retrofit the aeration systems. It
74 was noted that some were not installed properly and insulation can be added to the system to
75 help deaden any noise issues.

76 Mr. Kove asked about the nano-bubblers. Mr. Willis stated that diffusers were installed
77 so the bubbles no longer create turbulence on top of the water. A Board Member and SOLitude
78 will work together on the lakes.

79 ▪ **Update: Aeration System Installation in the Middle of the Lakes for Algae Prevention**
80 **This item, previously the Ninth Order of Business, was presented out of order.**

81 Mr. Willis recommended waiting until the system is repaired and working properly
82 before making a decision about relocating or adding new systems to the lake.

83 Mr. Kove stated some homeowners are pulling the plug on the systems. He asked about
84 installing locks to stop it from happening. Mr. Willis stated it is possible to install locks but Andy
85 thought it would be a waste of money, as homeowners would still be able to unplug the devise.
86 Mr. Serena was asked to include a communique in the bulletin stating that residents should not
87 touch the boxes and that they should report any issues to District Management's office.

88 In response to the Facilities Committee's request to receive the damaged parts, Mr. Willis
89 explained it is not possible to do this because the vendor trades them for credits. He was asked
90 to have the vendor provide to the CDD a photograph of the system being repaired. The vendor
91 will present his findings at the next meeting.

92 The Chairman's opening comments, questions and associated responses resumed.

93 ➤ The Request for Qualifications (RFQ) for District Engineering Services will take a few
94 months to finalize.

95 ➤ Mr. Kove asked if the CDD needs to follow any hurricane preparedness protocols to
96 prevent flooding. Mr. Adams stated no; the CDD's structures are fixed and relatively new. He
97 suggested using construction funds on another pipe inspection, which should be done every
98 three to five years. The system performed and drained very well during Hurricane Irma.

99 It was noted that changing the elevation would entail breaking the pipes and would
100 result in the South Florida Water Management District (SFWMD) fining the CDD. Ms. Kempf
101 voiced concerns about the high water levels and upcoming storms. Mr. Adams stated that the
102 system is at control elevation and explained how the system works and where the water flows.

103 HOA President Jim Worbech asked which pipes are thought to be HOA pipes. Mr. Kove
104 stated that is still being determined and noted that the original pipes Lennar installed at
105 Foxrock were extremely high and need to be lowered to work more efficiently.

106 A Facilities Committee Member asked how many littoral plantings survived. Mr. Kove
107 believed 50% to 60%. He noted that the original planting was installed to determine what is
108 needed in the future. Residents should be advised that littoral plants are not weeds and that
109 the littorals should be allowed to mature and grow in, as it helps with erosion.

110

111 **THIRD ORDER OF BUSINESS**

Public Comments (3 minutes per speaker)

112

113 There were no public comments.

114

115 **FOURTH ORDER OF BUSINESS**

**Presentation of Audited Financial
Statements for the Fiscal Year Ended
September 30, 2021, Prepare by McDirmit
Davis**

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120 Mr. Adams presented the Audited Financial Report for the Fiscal Year Ended September
121 30, 2021 and noted the pertinent information. Page 23 included a breakdown of assessments
122 per product type, which was a new audit reporting requirement. There were no findings,
123 recommendations, deficiencies on internal control or instances of non-compliance; it was a
124 clean audit. The Report was e-filed with the Auditor General by the June 30, 2022 deadline.

125 Although he did not think it material, Mr. Urbancic referred to Note 1, on Page 13,
126 listing the breakdown of qualified electors and asked that it be addressed in next year’s audit.

127 Mr. Adams confirmed this is not material but it will need to be corrected.

128

129 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04,
Hereby Accepting the Audited Financial
Statements for the Fiscal Year Ended
September 30, 2021**

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134 Mr. Adams presented Resolution 2022-04.

135

136 **On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor,
137 Resolution 2022-04, Hereby Accepting the Audited Financial Statements for the
138 Fiscal Year Ended September 30, 2021, was adopted.**

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140 **SIXTH ORDER OF BUSINESS**

Continued Discussion/Update: Streetlight Installation Project on Bonita Beach Road

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Mr. Adams gave the following update, which was emailed to the Board:

- The City sent notice to the CDD that its original LDO expired and the CDD was required to submit a new “two-phase” LDO, in order to proceed with testing.
- The first phase of the LDO is the testing portion, which consists of making adjustments to the existing lights to ensure there is no light pollution and installing shields.
- A candle light reading will be conducted at certain locations that are under separate power sources. The professionals have already identified the areas.
- The City will only allow readings for a couple hours on a specific evening, subject to the CDD obtaining approval from each of the neighboring communities to proceed with the testing.
- The second phase of the LDO involves proceeding with the plan to adjust the existing poles with the same program that was in the original LDO.
- If the above action is unsuccessful, further discussions will be necessary, as the next step is an expensive approach that would require buying out the existing program and implementing a new one. This will require preparing a new design with a goal to properly light the road. He noted that lighting in other communities was chosen for different purposes than for the CDD.

Mr. Adams responded to questions and concerns about supply issues, installation, the testing area, urgency of approval from the other communities and proceeding with testing.

Related to discussions about turning the road over to the City, Mr. Slattery will invite Mr. Forbes to a meeting. Mr. Adams recommended that the CDD remain in control of landscaping and irrigation, as the City might not meet the CDDs needs.

SEVENTH ORDER OF BUSINESS

Discussion: Stormwater Lake Assessment

This item was addressed during the Second Order of Business

EIGHTH ORDER OF BUSINESS

Consideration of Easement Agreement with Valencia Bonita HOA

Mr. Urbancic highlighted additional changes to the Easement Agreement with Valencia Bonita HOA. If the Board approves, he recommended approval in substantial form, as he was unsure if the version in the agenda package included the minor changes from Valencia’s

174 Counsel and because the updated legal description was still pending. Mr. Urbancic was asked
175 his opinion of the request. He expressed his opinion that it is excessive; he was not concerned
176 that Valencia wanted to make the additional change. Mr. Kove agreed.

177 Due to pending items, Mr. Urbancic was directed to convey the Board’s verbal approval
178 of the changes to the Agreement, which is still subject to an updated legal description.

179 This item was deferred until the August meeting.

180 This Agreement will be the template for use with the Seasons community.

181

NINTH ORDER OF BUSINESS

**Update: Aeration System Installation in the
Middle of the Lakes for Algae Prevention**

183

184

185 This item was discussed during the Second Order of Business and is part of the Seventh
186 Order of Business. Related documentation was behind Tab 7.

187 Mr. Willis recommended deferring the decision to proceed with water quality testing of
188 the lakes until the aeration systems are functioning. Of the levels offered, he thought the
189 “Water Wellness” basic level, at about \$300, is sufficient. He suggested testing a couple of lakes
190 every quarter. It was noted the CDD does not have any water quality issues at this time.

191

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of May 31, 2022**

193

194

195 Mr. Adams presented the Unaudited Financial Statements as of May 31, 2022.

196 Mr. Kove asked when the construction fund account must be closed. Mr. Adams
197 expected to close it at the end of the year, once the Engineer certifies the project complete.

198 A Board Member asked how much is expect to be remaining. Mr. Adams stated about
199 \$1 million, which, upon transfer to the Trust Estate, will fund the principal payment due May 1,
200 2023; thereby reducing the principal bond amount and the debt assessment.

201 The financials were accepted.

202

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

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205 Mr. Adams presented the following:

206 **A. May 16, 2022 Regular Meeting**

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On MOTION by Mr. Leyon and seconded by Mr. Grillo, with all in favor, the May 16, 2022 Regular Meeting Minutes, as presented, were approved.

B. June 9, 2022 Special Meeting

The following change was made:

Line 26: Change "Hammell" to "Hammel"

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On MOTION by Mr. Kove and seconded by Mr. DiTommaso, with all in favor, the June 9, 2022 Special Meeting Minutes, as amended, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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225

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

There was no report.

226

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

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- **NEXT MEETING DATE: August 15, 2022 at 1:00 P.M. {Public Hearing on Adoption of FY2023 Budget}**

- **QUORUM CHECK**

230

The next meeting will be held on August 15, 2022.

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Ms. Kempf asked if the Bridgetown crosswalk project was inspected and if the project was closed. Mr. Adam stated that the speed table and sidewalk projects were part of the LDO. Three weeks have passed and he has not heard from the City.

234

THIRTEENTH ORDER OF BUSINESS

Audience Requests

Comments/Supervisors'

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There were no audience comments or Supervisors' requests.

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FOURTEENTH ORDER OF BUSINESS

Adjournment

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On MOTION by Mr. Grillo and seconded by Mr. Leyon, with all in favor, the meeting adjourned at 2:10 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

11C

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 9, 2022	Special 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 CANCELED	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/85618785926 , Meeting ID: 856 1878 5926 or telephonically at 1-929-205-6099 , Meeting ID: 856 1878 5926		
July 18, 2022	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/85618785926 , Meeting ID: 856 1878 5926 or telephonically at 1-929-205-6099 , Meeting ID: 856 1878 5926		
August 15, 2022	Public Hearing & Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/85618785926 , Meeting ID: 856 1878 5926 or telephonically at 1-929-205-6099 , Meeting ID: 856 1878 5926		
September 19, 2022	Regular Meeting	1:00 PM
Zoom: https://us02web.zoom.us/j/85618785926 , Meeting ID: 856 1878 5926 or telephonically at 1-929-205-6099 , Meeting ID: 856 1878 5926		

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

**BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

11D



Wrathell, Hunt and Associates, LLC

TO: Beach Road Golf Estates CDD Board of Supervisors
FROM: Shane Willis – Operations Manager
DATE: August 15, 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).

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 for the HOA's feedback to start the project, approximate cost of \$20,000.00 (construction funds).

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

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, proposal is pending.