

**MINUTES OF MEETING
BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

The Boards of Supervisors of the Brooks of Bonita Springs & Brooks of Bonita Springs II Community Development Districts held a Joint Regular Meeting on **Wednesday, April 22, 2015 at 1:00 p.m., at The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135.**

Present for Brooks CDD were:

James Merritt	Chair
Jim Ward	Vice Chair
Rollin Crawford	Assistant Secretary
Bob Bonner	Assistant Secretary
Phil Douglas	Assistant Secretary

Present for Brooks II CDD were:

Joseph Bartoletti	Chair
James Strecansky	Vice Chair
Jack Meeker	Assistant Secretary
Ray Pierce	Assistant Secretary
Gary Davidson	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Crismond	Assistant Regional Manager
Dan Cox (<i>via telephone</i>)	District Counsel
Dave Robson	District Engineer
Alex Messerie	Resident
Jim Cummings	Resident
Gene Perino	Lighthouse Bay Board President
Dick Zounes	Lighthouse Bay Board Member
Rebecca Brown	Portfolio Manager
Tony Grau (<i>via telephone</i>)	Grau & Associates
Alex Smessely	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m., and noted, for the record, that all Supervisors were present, in person, for Brooks of Bonita Springs and Brooks of Bonita Springs II.

SECOND ORDER OF BUSINESS

Public Comments (*agenda items only*)

Mr. Bartoletti requested public comments with regard to agenda items.

Mr. Alex Messerie, a resident, advised that he organized a group of 12 residents who wanted to play pickleball. When the group realized that there was not enough room in Copperleaf for pickleball courts, the idea was forgotten until several months ago, when Mr. Messerie was walking along the boulevard and observed people playing pickleball on the tennis court. He joined them and has played ever since.

Mr. Messerie became aware of the CDDs' decision to install pickleball courts and, based on input from the core group, he sent weekly emails to Copperleaf residents conveying information gathered from Mr. Bartoletti and Mr. Archazki. Positive feedback was received regarding pickleball; residents felt that pickleball bridges the gap between bocce and tennis and it is the right sport for the demographics of Copperleaf.

Mr. Messerie notified the Copperleaf President and General Manager and both were supportive of pickleball. A proposal was submitted to The Commons Club General Manager to have five reserved slots for Copperleaf residents, when the pickleball courts are open. Mr. Messerie informed Mr. Archazki that 50 to 75 residents would participate in the fall and more than 100 residents would participate in the winter.

With regard to safety, Mr. Messerie pointed out that the court surface is asphalt. Mr. Messerie heard comments about injuries to limbs, on hard surfaces, and asked the Boards to consider a pickleball surface that is safe to play on, in terms of slippage and impact on limbs.

BROOKS OF BONITA SPRINGS ITEMS

THIRD ORDER OF BUSINESS

**Presentation of Brooks of Bonita Springs
Community Development District's
Audited Financial Report for Fiscal Year
Ended September 30, 2014, Prepared by
Grau & Associates**

**BROOKS OF BONITA SPRINGS &
BROOKS OF BONITA SPRINGS II CDDS**

April 22, 2015

Mr. Tony Grau, of Grau & Associates, noted errors in the Balance Sheet and Income Statements, which occurred when the document was changed from a WORD document to a PDF; therefore, the Audited Financial Report must be reissued.

This item was deferred to the next meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2015-2,
Accepting the Audited Financial Report
for the Fiscal Year Ended September 30,
2014**

This item was deferred to the next meeting.

BROOKS OF BONITA SPRINGS II ITEMS

FIFTH ORDER OF BUSINESS

**Presentation of Brooks of Bonita Springs
II Community Development District's
Audited Financial Report for Fiscal Year
Ended September 30, 2014, Prepared by
Grau & Associates**

This item was deferred to the next meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2015-2,
Accepting the Audited Financial Report
for the Fiscal Year Ended September 30,
2014**

This item was deferred to the next meeting.

JOINT MEETING ITEMS

SEVENTH ORDER OF BUSINESS

**Continued Discussion/Update: Request
from San Carlos Estates to Resume
Participation in Maintenance of Joint
Benefit Drainage Ditch**

Mr. Adams reported that Ms. Angela Hill copied him on communications to Taylor Morrison, as she is trying to coordinate a meeting in an attempt to persuade the builder to contribute to the drainage ditch cleaning project.

EIGHTH ORDER OF BUSINESS

**Consideration of the Districts' Proposed
Budgets for Fiscal Year 2015/2016 and
Setting a Public Hearing Thereon
Pursuant to Florida Law**

- **Resolution 2015-3, *Brooks of Bonita Springs Community Development District***
- **Resolution 2015-3, *Brooks of Bonita Springs II Community Development District***

Mr. Adams presented Resolution 2015-3 for the Boards' consideration. He explained that, each year, the District is required to approve a draft budget prior to June 15 and set a public hearing date. The public hearing cannot be held earlier than 60 days from the date the draft budget is approved. A copy of the draft budget will be transmitted to the local governing authorities.

Mr. Adams referred to "REVENUES" under "Commons Club - share maint cost*" and noted an increase of about \$11,000, resulting from the shared cost program and an increase in line items, as part of The Commons Club and park maintenance program.

Under "EXPENDITURES", Mr. Adams stated that "Professional & Admin", "Water management" and "Lighting" remained unchanged. He called attention to changes to "Landscape maintenance", "Coconut Road and Three Oaks Parkway", resulting from the recent bid from Girard Environmental Services, Inc., (Girard) and updating the contractual amounts. "Plant replacement" was increased from \$65,000 to \$80,000, to replace aging plant material.

Mr. Adams noted errors under "Electric - 41 entry feature/irrigation" and "Contract services", stating that the intention was to keep the electric line item at \$10,000 and increase the contract services line item to \$10,000.

Mr. Adams referred to "Parks and recreation", "Coconut Road Park" and discussed a change under "Acquisition loan repayment", advising that the final payment will be made in July, 2015; therefore, the obligation will no longer exist. Mr. Adams recalled discussions about park improvements, such as pickleball courts, lighting, seating, and extension of the walkway path, and that funds would be borrowed from current year fund balance. Mr. Adams advised that \$75,000 is an increase to the fund balance, which helps offset the \$105,000 to \$110,000 approved for the pickleball court program.

With regard to Fiscal Year 2016 "Assessments Per Unit", Mr. Adams noted a slight reduction, for both Districts, from \$528.22 to \$528.09.

Mr. Merritt referred to “Landscape maintenance”, “Coconut Rd. & Three Oaks Parkway” and indicated that the proposed budget amount for “Irrigation water”, at \$80,000, was very low. Mr. Adams indicated that the line item will be revisited during budget deliberations.

Mr. Adams recalled that, when Girard began on January 1, 2015, it was noted that Brickman Group (Brickman) was watering every day, in certain areas, resulting in sedge and dollar weeds in the beds. With the reduction in watering time, sedge and dollar weed dissipated and plant materials were recovering.

Mr. Merritt received a call from RCS advising that three of the Districts’ meters were shut off but were reactivated.

With regard to “Plant replacement supplies”, Mr. Merritt noted that 32% of budget was expended, to date. Mr. Adams explained that the line item was for the “plug in” program at the beginning of the rainy season, when afternoon rains help to establish new material. Mr. Merritt pointed out that “Plant replacement” was increased to \$80,000, which he agreed with. Mr. Adams reiterated that a large amount of dated plant material was approaching the end of its useful life.

Mr. Bonner commented on the poor condition of the plants in the flower beds. Mr. Adams indicated that the petunias “failed”, as did the New Guinea impatiens, at Pelican Landing, due to the change from winter to summer temperatures, with no typical spring temperatures.

Mr. Ward inquired about funding for the pickleball courts. Mr. Adams reiterated his explanation regarding “Parks and recreation”, “Coconut Road Park” and the change under “Acquisition loan repayment”.

Mr. Davidson recalled that the pickleball court cost was \$200,000 and the Board authorized \$106,000; he asked where the remainder came from. Mr. Adams confirmed that the remainder was the result of budget adjustments and borrowing \$75,000 from fund balance.

On MOTION for Brooks of Bonita Springs by Mr. Bonner and seconded by Mr. Crawford, with all in favor, Resolution 2015-3, Approving Proposed Budgets for Fiscal Year 2015/2016 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 26, 2015 at 1:00 p.m., at this location, was adopted.

On MOTION for Brooks of Bonita Springs II by Mr. Meeker and seconded by Mr. Davidson, with all in favor, Resolution 2015-3, Approving Proposed Budgets for Fiscal Year 2015/2016 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 26, 2015 at 1:00 p.m., at this location, was adopted.

NINTH ORDER OF BUSINESS

**Consideration of Proposal from Ritzman
Tennis Courts for Construction of Three
(3) Pickleball Courts**

Mr. Adams advised that approval was granted for the pickleball court construction and, as a result, he contacted Mr. Robson and Mr. Tony Ritzman, of Ritzman Tennis Courts (Ritzman), asked them to collaborate and for Mr. Ritzman to submit a revised proposal. Some of the collaboration dealt with topography and modifying the grading plan and for Mr. Ritzman's proposal to include lighting and canopy tops. Two canopy tops will be installed over paved areas and the three existing canopies would be replaced at the same time, using the same material, and should last ten to 12 years.

With regard to LED lighting over the courts, Mr. Adams stated that the LED lighting is more focused on the courts. There is less dissipation than what was specified in the drawings submitted to the county.

Mr. Adams explained that Ritzman's proposal identified an asphalt surface with acrylic surfaces painted over it. The option is to install a Laykold Cushion Ultra system, which adds rubber materials to the acrylic. The more coats there are, the more cushion there is but additional cushion affects the pace of the ball and pace of play.

Mr. Adams spoke with Mr. Archazki and asked him to contact his pickleball group and others in the field to request feedback regarding the court surface. Mr. Archazki reported that the group was interested in the Laykold Cushion Ultra surface; however, he suggested four coats of cushion plus granule, three coats of cushion plus powder and two coats of color flecks and advised not to choose the optional finish coat that may be applied to speed up surface pace.

Mr. Adams stated that Mr. Ritzman's proposal was \$75,200 and included two canopies for the pickleball court layout, lighting, pavers, courts and nets. Options were \$7,200 for the cushion surface, \$9,500 for LED lighting, with a 20-year fixture life and 40% power savings, and \$1,500 to replace each of the three (3) existing canopies.

Mr. Davidson asked if the proposal included fencing. Mr. Adams replied affirmatively, around the pickleball courts.

Mr. Pierce noted that walkway extensions were to be constructed. Mr. Adams confirmed that the extensions would be completed by a separate contractor.

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Ward, with all in favor, the Ritzman Tennis Courts proposal to construct three pickleball courts, including the three options, in the amount of \$96,400, was approved.

On MOTION for Brooks of Bonita Springs II by Mr. Strecansky and seconded by Mr. Pierce, with all in favor, the Ritzman Tennis Courts proposal to construct three pickleball courts, including the three options, in the amount of \$96,400, was approved.

With regard to the time frame, Mr. Adams stated that, once Mr. Ritzman received the notice to proceed with the contract, it would take four to six weeks to mobilize and two to three months to complete the project.

TENTH ORDER OF BUSINESS

**Consideration of Proposal from
Advantage Marine Environmental
Services, Inc., for Lake Bank Erosion
Repairs**

Mr. Adams recalled that \$100,000 was appropriated in the Fiscal Year 2015 budget for one of three to five phases of lake bank erosion repairs where the Districts own the lake banks. Staff evaluated the older section of Shadow Wood, where erosion was worse, and identified priority lakes. Lakes 26, 27, 28, 31, 35, 41, 43 and 96 would be completed at \$22 per linear foot, for a total of \$96,162.

Mr. Adams explained that the contractor would utilize a small boat with a mud pump to recover soil from the lake and pump it into a non-woven geotube. Depending on the amount of washout, the geotube may be an 18" diameter or up to a 36" diameter tube, which would be filled with soil recovered from the lake, staked on the bank and allowed to dry. Once the soil dries, the bag would be split open, raked off to the original 4:1 slope and sodded. Mr. Adams advised that the price included Floratam sod. He indicated that a large portion of the banks could be

completed this year. The cost for the remaining three lakes was about \$38,000; those lakes would be repaired in Fiscal Year 2016.

Mr. Davidson asked if the properties extend beyond the condominium association or the homeowners land. Mr. Adams replied affirmatively. Mr. Davidson indicated that Shadow Wood HOA documents require the homeowner to maintain the land down to the water's edge. Mr. Adams clarified that maintenance refers to landscaping. He explained that the lake was dedicated by a tract that includes a setback of 10' to 15' to allow access around the lake. The HOA did not want the Districts to maintain turf in a homeowner's yard that is 10' to 15' wide; therefore, the homeowner has the obligation to maintain to the water's edge.

Mr. Strecansky asked if bids were obtained for the repairs. Mr. Adams advised that there is a limited pool of contractors but the Districts had the benefit of his experience with lake bank erosion repairs in several communities. Mr. Adams felt that Advantage was the least expensive contractor for this type of recovery and turf was included in the price.

Mr. Douglas indicated that Advantage is performing lake bank repairs in his community, for about \$200,000. He confirmed that the pool of contractors was very limited and the community is pleased with the work, thus far.

Mr. Pierce inquired about the amount of incremental erosion in three to five years. Mr. Adams confirmed that there would be additional erosion but could not quantify the amount. He and Mr. Robson are working on a multi-year project in Stoneybrook CDD and this contractor was used. From year one to year three, there are areas that were not originally part of the restoration evaluation but are now. A small amount of lake bank will be lost by phasing the project; however, there is a benefit to performing the work over multiple years and not having to increase assessments.

Mr. Robson commented that it took about 15 years for the 8" or 9" of erosion to occur; therefore, in five years, several more inches may be lost. He pointed out that, if a major storm event occurs, wind driven waves may accelerate erosion.

Mr. Merritt asked how much other communities are expending for lake bank restoration and noted that Lighthouse Bay was spending \$200,000. Mr. Douglas noted that \$200,000 was for Phase 2 of five phases.

Mr. Adams discussed lake bank restoration projects in other communities, the amount spent on the projects and whether the communities were responding to violations.

Mr. Ward asked about negative impact to littoral plantings due to the restoration process. Mr. Adams explained that replacement occurs on the upper shelf; there is a void on the shelf between the littoral plants and the current grass line, which is where the geotube is placed. About 4' to 6' of lawn would be recovered to fill the void. Mr. Ward asked about soil extraction from under the lake. Mr. Adams confirmed that some of the plants will be lost but not a significant amount.

Mr. Meeker asked about the difference between the work performed in Copperleaf and what is being proposed. With regard to Copperleaf, Mr. Adams explained that the geotube caught the county's attention, as it was deemed to be maintenance and no permit was obtained. Lee County Development Code did not consider geotube to be maintenance and referred to it as hardening the lake bank. The Development Code was subsequently revisited and it is more user friendly to insert geotube and leave it now. Mr. Adams advised that geotube lasts longer; however, when water levels drop during the dry season, the exposed black bag is visible and residents complain about aesthetics.

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Ward, with all in favor, the Advantage Marine Environmental Services, Inc., proposal for lake bank erosion repairs, in the amount of \$96,162, was approved.

On MOTION for Brooks of Bonita Springs II by Mr. Meeker and seconded by Mr. Strecansky, with all in favor, the Advantage Marine Environmental Services, Inc., proposal for lake bank erosion repairs, in the amount of \$96,162, was approved.

ELEVENTH ORDER OF BUSINESS

Update/Status of Bid for Drainage Swale Repairs Along Flow Way in Copperleaf

Mr. Robson recalled that, last December, the Copperleaf golf course wanted to complete the swale project, using the current golf course contractor. Last week, after the contractor advised that it would not be possible, Mr. David Dore-Smith requested a proposal from All Inc., the bidder that was tabled in 2013. Mr. Robson stated that, in order to initiate drainage swale repairs prior to the July meeting, the Boards must approve a not-to-exceed amount, as proposals would not be reviewed until the July CDD meeting.

Mr. Bartoletti recalled that the last proposal was about \$60,000. He explained that savings would be realized by digging bury pits to receive material; the material that is removed, when the pits are dug, would be used elsewhere on the golf course. Mr. Bartoletti stressed the need to complete the project.

On MOTION for Brooks of Bonita Springs by Mr. Douglas and seconded by Mr. Crawford, with all in favor, a not-to-exceed amount of \$60,000, to complete drainage swale repairs along the flow way in Copperleaf, was approved.

On MOTION for Brooks of Bonita Springs II by Mr. Meeker and seconded by Mr. Strecansky, with all in favor, a not-to-exceed amount of \$60,000, to complete drainage swale repairs along the flow way in Copperleaf, was approved.

TWELFTH ORDER OF BUSINESS

Discussion: Diversifying the Spike Rush Monoculture in Lakes 65, 66, & 67 in Lighthouse Bay

Mr. Douglas introduced Mr. Jim Cummings, of Lighthouse Bay Five, Mr. Gene Perino, Board President, Mr. Dick Zounes, Board Member and Ms. Rebecca Brown, Portfolio Manager. Mr. Douglas referred to photos of the spike rush around the lakes and explained that no resident in Lighthouse Bay Five was advocating spike rush removal; however, \$195,000 was being spent for lake bank remediation and residents questioned how the CDD can infuse a diversified palette of littorals without the spike rush “choking it out”. Mr. Douglas felt that this was a legitimate question, which he could not answer. He indicated that there were areas where spike rush may need to be thinned to obtain diversification, which is why he asked to have this item placed on the agenda.

Referring to the photos, Mr. Douglas advised that the spike rush was very heavy and, without taking action, it would be difficult to install a diversified palette.

Mr. Adams acknowledged that spike rush is the most aggressive aquatic plant and the most effective for lake bank stabilization, slowing erosion and improving water quality. He explained that at least four types of beneficial plants are required in the littoral shelves.

Mr. Adams recalled that, at the February meeting, Staff indicated that a diverse planting was important as part of a supplemental planting. Staff was hesitant to remove large amounts of

spike rush because of its value, although it should be maintained to a 10' to 15'-wide strip. In areas where the shallow bottom extends further than the typical littoral shelf width of 15' to 20'; Staff agreed to spray the spike rush and narrow the strip, creating a balance between the District's stormwater needs and the aesthetic expectations of adjacent property owners. Staff also agreed to add diversity, to include flowering varieties.

Mr. Adams recalled discussion about keeping fishing areas open. He explained that some areas were originally open but the contractor allowed them to close up. These areas were identified for the contractor and subsequently reopened. Mr. Adams advised that, in the fishing areas, Staff anticipates introducing Bacopa, a low ground cover aquatic plant, which grows 4" to 6" in height and will help protect the lake bank from erosion and provide access for fishing.

Mr. Adams discussed the aquatic plants to be utilized and indicated that, once the lake bank restoration project was completed, Staff would meet with the Association to discuss a plan for implementing the aquatic diversity program.

Mr. Adams conveyed that the focus for this fiscal year is another phase of plantings in Lighthouse Bay, which went several years without any supplemental plantings due to the lake bank restoration.

Mr. Merritt inquired about the amount of spike rush to be remediated. Mr. Adams confirmed that it depends on the location; generally, a 10' to 15'-wide strip will be maintained. Mr. Merritt stated that the "finger" is the issue, which is where efforts should be concentrated.

Mr. Douglas stressed the importance of maintaining spike rush. Mr. Cummings pointed out that spike rush was burying the good plants.

Mr. Zounes advised that Mr. Douglas attended the Lighthouse Bay board meeting and gave an informative presentation about spike rush and residents were receptive to the information. Mr. Douglas made it clear to residents that all spike rush cannot be eliminated.

Mr. Zounes stated that, every day, he receives comments from residents about the spike rush and it is an ongoing issue. His visitors are very complimentary of the appearance of Three Oaks Parkway; however, when the visitors look out at the lakes from his lanai, negative comments are made.

Mr. Zounes stressed that residents are concerned with the appearance of the lakes, diminished property value and lack of ongoing maintenance. He stated that his lanai overlooks Lake 67 and, every evening, his wife asks him when he is going to do something about the spike rush.

Mr. Bartoletti asked if Mr. Zounes was satisfied with Staff's plan. Mr. Zounes felt it was a great first step and expressed his appreciation and support.

Mr. Merritt explained that he liked what he heard but the issue would not go away, even though an effort will be made to control spike rush. He stressed the difficulty of the task and that it could not be resolved in "one shot". As long as it remains, spike rush will continue to grow, aggressively.

Mr. Merritt recalled that, at the last meeting, Mr. Block discussed the possibility of the HOA participating in maintenance costs. Mr. Merritt indicated that this is not the only area in The Brooks experiencing problems with spike rush and he would not support an aggressive program to control it, in future years. He suggested approaching the association about participating, as the community benefits from the littorals and the plants help with erosion control.

THIRTEENTH ORDER OF BUSINESS

**Approval of February 25, 2015 Joint
Regular Meeting Minutes**

Mr. Bartoletti presented the February 25, 2015 Joint Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following changes were made:

Line 188: Insert "natural or rainfall" after "from"

Line 551: Change "planet" to "palette"

On MOTION for Brooks of Bonita Springs by Mr. Bonner and seconded by Mr. Merritt, with all in favor, the February 25, 2015 Joint Regular Meeting Minutes, as amended, were approved.

On MOTION for Brooks of Bonita Springs II by Mr. Davidson and seconded by Mr. Strecansky, with all in favor, the February 25, 2015 Joint Regular Meeting Minutes, as amended, were approved.

FOURTEENTH ORDER OF BUSINESS

Other Business

Mr. Davidson asked when the north outfall project will begin. Mr. Robson will address this question under the Engineer's Report.

Mr. Bartoletti suggested that future newsletters be sent to the Supervisors, for review, prior to publication. He was not pleased with the most recent newsletter and felt that it did not appropriately reflect what was discussed at CDD meetings.

Mr. Pierce agreed, noting that the directions provided, with regard to accessing bond maturity and assessment information, were not broad enough.

Mr. Davidson indicated that, when the Communications Committee was formed, one of the biggest issues was accessing information on the website. He assisted residents with locating documents. Mr. Bartoletti advised that there was a simple process to determine the remaining principal amount on the current bond, for a specific property but it must be written properly for residents to follow.

Mr. Ward asked if the \$.5 million required for lake bank restoration was anticipated to come from fund balance, in future years. Mr. Adams clarified that funds would come from the operating budget, each year.

Mr. Bartoletti requested a breakdown of the cost, by community. Mr. Adams explained that the amounts will change from years one to five, as each group of priority lakes is identified. He estimated a cost of about \$100,000 per year, for five years.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

B. Engineer

Mr. Robson reported that Lee County scheduled an on-site pre-construction meeting with the contractor for April 13, 2015, which was cancelled, as was this morning's meeting. Mr. Robson explained that the contractor worked with the Lee County Department of Transportation (DOT) on traffic maintenance because the equipment must work off of Three Oaks Parkway; therefore, the right-hand lane must be closed, from the firehouse to the control structure. The lane was to be closed during the day but the Lee County DOT wanted the lane closed 24/7, for the duration. The county wanted to advertise the lane closing and insisted that construction be delayed until next week.

Mr. Davidson pointed out that the rainy season is approaching and it may be too late to begin construction. Mr. Robson conveyed that the contractor will be working on controls but will open the front of the structure that allows higher flows. The canal excavation will be completed by June 15, 2015, to accommodate a higher discharge rate. In a normal rainy season, there may not be automatic control of the gates; it may be manual. Mr. Robson indicated that construction was projected to be completed by July.

Mr. Robson stated that the contractor is attempting to obtain soft drawings for the gate operator, and other items so that materials may be ordered and installation can be scheduled; the process is ongoing. Locher Environmental Technology (Locher) was used by Lee County for previous gate operations and the county specifically wants this gate to operate like the others. Mr. Robson pointed out that Lee County will not control the gate; The Brooks CDDs will control it but the drawings were enhanced to resemble a system elsewhere, which includes a rain gauge, water level sensors and reporting, and gate position.

Mr. Robson explained that, in other installations, the county had a server in a public works building that received equipment updates, which are archived. If The Brooks has a laptop with Windows 8 Professional, they will be able to log on, via the website, and operate the gate the way the permit allows. While logged on, the Districts will have access to live data but no access to the archived data at Lee County; however, if requested, the data would be provided.

Mr. Robson noted that rain and water level details for the weir are reported once or twice per year; this equipment will provide another access point for localized information and Staff will be able to compare the water levels at different structures.

Mr. Robson advised that, since the county added the rain gauge, water level recorders, etc., the county will be responsible for maintenance. After the first year, the CDDs must pay for cell phone service so that the control system can communicate with Lee County and control the gates. Service is estimated at \$20 per month.

Mr. Robson stated that the county recommended twice per month gate operation to prevent the gate from sticking. As the project was being finalized, Lee County was on site to operate the gate and it took three hours to operate because it had not been moved in years.

Mr. Merritt stressed the importance of a regular aggressive maintenance program for the operation of the gate and a process should be in place. Mr. Robson confirmed that he discussed the need for written procedures with the project engineer and Locher, which included maintenance responsibilities.

Mr. Robson recalled discussion, at the last meeting, about being contacted by the Hidden Lakes HOA, in Spring Run, to provide a boundary survey and markers to identify their property. He indicated that he recommended installing a gutter on the back of the building and piping the runoff into the lake. He also advised the HOA to communicate with the CDDs before the work begins.

Mr. Merritt asked if Mr. Robson heard from the Department of Environmental Protection (DEP) about whether the Districts should continue to use the monitoring station at US 41. Mr. Robson stated that the Districts were not required to change what they have been doing.

With regard to construction and the closure of the right-hand northbound lane on Three Oaks Parkway, Mr. Bartoletti indicated that an e-blast should be sent to each community advising the residents what to expect and the time frame, weather permitting. Mr. Robson will obtain the communication from Lee County and provide it to Management, for dissemination to the Boards.

C. Manager

i. Approval of Unaudited Financial Statements as of March 31, 2015

Mr. Bartoletti asked for questions or concerns regarding the Unaudited Financial Statements as of March 31, 2015.

Mr. Bonner called attention to assessment collections. Mr. Adams advised that collections were at 95% as of March 31, 2015. He stated that it was possible that a portion of the outstanding 5% was paid in the last week of March; however, payments would not have been transmitted until April and would not be included in these statements.

ii. Registered Voters in Districts as of April 15, 2015

- **Brooks of Bonita Springs: 1,994**
- **Brooks of Bonita Springs II: 1,436**

Mr. Adams stated that the Supervisor of Elections is statutorily required to report the number of registered voters in the District as of April 15 of each year.

iii. NEXT MEETING DATE: July 22, 2015 at 1:00 P.M.

Mr. Bartoletti indicated that the next meeting will be held on July 22, 2015 at 1:00 p.m., at this location.

D. Operations Report

- i. Landscape Maintenance Activities**
- ii. Lake Maintenance Activities**

Ms. Crismond recalled that Girard was awarded the landscaping contract in December and has been on site for five months. There are issues with weeds, flower beds and edging but Staff is trying to be patient since Girard is new. Ms. Crismond noted that the contractor cut back on irrigation and that most areas have improved; however, she will meet with Girard, next week, to discuss deficiencies.

Mr. Merritt pointed out that the major improvement in the bougainvillea was due to the weather. He commented that this is the first year that he did not receive compliments on the flowers.

Mr. Douglas stated that, when Girard arrives on site, each day, one of their responsibilities is to police the area; however, Mr. Douglas counted 21 pieces of trash in the median, between Imperial Parkway and the fire station. He asked Ms. Crismond to remind Girard of the expectation.

Mr. Merritt inquired about Girard's crew size. Ms. Crismond indicated that, whatever the number is, it must be increased, or Girard will lose the contract.

SIXTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Bartoletti reiterated Mr. Davidson's comments about the need for Chelsea, or a similar program, to organize and schedule play for everyone, on an equal basis, within the community.

Mr. Davidson indicated that there are 86 nonresident members at The Commons Club. A lot of play will begin in July and the Board Members do not know how it will be controlled. Mr. Adams advised that The Commons Club offered to control play; however, the specifics were not discussed. Mr. Adams will coordinate with Mr. Archazki.

Mr. Bartoletti discussed Jonas software, which is used for golf, tennis, bocce and pickleball, for fair and equitable play. He asked Staff to present a proposal in July. Mr. Adams stated that, if Mr. Archazki has not devised a plan, he will coordinate with the pickleball court contractor.

Mr. Bartoletti recalled that, before reaching this point, the Boards indicated that a plan would be approved but Staff failed to deliver, despite numerous conversations about the need. Mr. Adams felt that the plan went as far as it could when The Commons Club indicated that their staff would be on site to handle the reservation program; the actual details for implementation are required. Mr. Bartoletti recalled that the Boards wanted a presentation about how fair and

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equitable play would be delivered. The Commons Club never made a presentation about how the play would be accomplished. Board Members felt that the only way to accomplish fair and equitable play was with Chelsea, a proven system.

SEVENTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items, only; four (4)-minute time limit*)

There being no public comments, the next item followed.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 2:50 p.m.

On MOTION for Brooks of Bonita Springs by Mr. Douglas and seconded by Mr. Bonner, with all in favor, the meeting adjourned at 2:50 p.m.

On MOTION for Brooks of Bonita Springs II by Mr. Meeker and seconded by Mr. Strecansky, with all in favor, the meeting adjourned at 2:50 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**BROOKS OF BONITA SPRINGS &
BROOKS OF BONITA SPRINGS II CDDS**

April 22, 2015

FOR BROOKS OF BONITA SPRINGS:


Secretary/Assistant Secretary


Chair/Vice Chair

FOR BROOKS OF BONITA SPRINGS II:


Secretary/Assistant Secretary


Chair/Vice Chair