

**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 Special Meeting on **Wednesday, May 24, 2017 at 2:30 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
Phil Douglas	Assistant Secretary
Rollin Crawford	Assistant Secretary
Sandra Varnum	Assistant Secretary

**Present for Brooks II CDD were:**

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

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Dan Cox	District Counsel
Steve Hall	Stahlman England Irrigation, Inc.
Jeff Paul	Rain Bird
Doug	Rain Bird
Thomas Swaine	Envera Systems

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 2:30 p.m. All Supervisors were present, in person, for Brooks of Bonita Springs and Brooks of Bonita Springs II, with exception of Supervisor Davidson, for Brooks of Bonita Springs II.

**SECOND ORDER OF BUSINESS**

**Public Comments (*agenda items only*)**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Continued Discussion: Fiscal Year  
2017/2018 Approved Proposed Budget, as  
Amended**

This item was presented during the Sixth Order of Business.

**FOURTH ORDER OF BUSINESS**

**Discussion/Consideration: Rain Bird  
IQ™ Platform Remote Water  
Management**

Mr. Steve Hall, of Stahlman England Irrigation, presented a proposal for citrix control for non-established, or dissent irrigation controllers that currently cannot communicate via a central control element. Mr. Hall answered questions from the Board regarding the technology and usage on smart phones, desktop computers, ipads, etc. The Districts has nine individual controllers in the community but the ability to communicate between them is minimal, due to obstructions. These controllers can communicate and interface with one another, which would help maintenance contractors have better visibility and control over the irrigation portion of the system by applying the correct amount of water. The recommendation was for a cloud-based, platform system. The Districts' maintenance contractors and other personnel would have accessibility anywhere, throughout the world, as long as they have internet access; necessary adjustments could be made, as required, without being on site.

In response to a Board Member question, Mr. Jeff Paul, of Rain Bird, stated that the system had moisture sensor technology. The features were included but the system must be enabled for the feature. Mr. Merritt confirmed the required equipment list for this project with Mr. Hall and Mr. Paul.

Mr. Meeker questioned why this matter was being discussed today, when the focus was supposed to be Long-Term Capital Planning. Mr. Adams stated that these items were discussed at the last meeting and it was requested that this item be placed on this agenda. Conceivably, this could have an impact on the budget, long-term planning and reserve requirements. Mr. Meeker stated his opinion that this was not an opportune time to discuss this matter and wanted evidence that the Rain Bird system would be better than the last. Mr. Merritt stated that the District had not spoken to Rain Bird to have periodic checks of the system to determine if it was functioning properly. Mrs. Adams confirmed that Rain Bird had not been on site, as requested. The plan is

for Rain Bird to check the system, monthly; however, it was the end of May and there were still issues with the irrigation system and issues were not getting resolved. Mr. Merritt asked if this was the most economical way to control all of the irrigation areas. Mr. Hall stated that was a very economical system, allowing one to control capacity. Savings of at least 30% was anticipated. The caveat was that a contractor must inspect the controllers and ensure that the controllers do what must be done. Nine controllers would provide information daily. There are several ways to make adjustments for the weather feature.

Mr. Merritt inquired if the “weather-station feature” was included in the proposal. Mr. Paul stated that the software was able to pull in the data. All of it was included and Rain Bird would train the Districts’ personnel. The controllers would have a warranty but vandalism, theft and Acts of God would not be covered. If the controllers are properly grounded and moisture free, the warranty would be valid. Rain Bird would not certify the warranty until they test the ground determining if there was an “Act of God”, in the event of a storm or surge.

Mr. Hall would advise Mrs. Adams of the timing of installation and would order the equipment. Installation should take one week.

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Crawford, with all in favor, the Stahlman – England Irrigation, Inc., proposal, in the amount of \$49,300, was approved.**

**On MOTION for Brooks of Bonita Springs II by Mr. Pierce and seconded by Mr. Strecansky, with Mr. Pierce, Mr. Strecansky and Mr. Pierce in favor and Mr. Meeker dissenting, the Stahlman – England Irrigation, Inc., proposal, in the amount of \$49,300, was approved. (Motion passed 3-1)**

**FIFTH ORDER OF BUSINESS**

**Discussion/Presentation: Coconut Road Park Amenity Security Proposal**

Mr. Thomas Swaine, President of Envera Systems, reviewed Coconut Park to determine how to secure and monitor the facilities, remotely. Mr. Swaine gave a presentation of what the system would do, how it would function, options for the gate system, including virtual guard, potential cost savings, use of apps by residents to streamline gate access for guests, gate kiosk types and designing a system to meet the Districts’ needs. Mr. Swaine showed his video

presentation. Mr. Swaine stated that Envera offered active video surveillance and showed a video. Mr. Swaine stated that a single database with stored credentials would be utilized for both CDDs. It would be a cloud-based service, with the data stored at Envera's headquarters in Sarasota. Envera has back-up generators in case of a power failure or storm.

Mr. Swaine responded to questions regarding access levels, kiosk keys, restroom door schedules, high definition cameras, gate monitoring, video analytics, tag cameras, voice downs, coverage areas, intruders, trespassers, etc.

This proposal would be considered at another time.

**SIXTH ORDER OF BUSINESS**

**Discussion: Long-Term Capital Planning**

Mr. Meeker wanted to discuss this topic, prior to discussing the proposed Fiscal Year 2018 budget because it was important to the budget discussion.

Discussion ensued regarding surplus cash, excess costs, assessment levels over the last few years, fund balances, capital outlay, reserve fund balances, capital projects, increasing assessments, a twenty year self-funded plan, lake bank erosion, capital replacement or new capital, traffic lights, irrigation systems, security and gate monitoring.

Mr. Adams was comfortable with the numbers in the spreadsheet schedule, calculated specifically for this meeting. An active reserve program would fund expenses, in a time of need. The Districts could issue financing covering the costs with an assessment, going forward, and keeping it at a five-year window.

A Board Member wanted to fund the budget by increasing assessments to cover the shortfall in landscaping and other items and did not want to fund the budget from surplus funds.

Mr. Adams' spreadsheet indicated a \$300,000 swing the other way and no longer funding the Fiscal Year 2018 budget using surplus cash, and it added an additional \$200,000, which would add to reserves to fund future needs. A Board Member felt that the Districts were asking for problems trying to justify an 8% assessment increase and recommended incremental increases.

Mr. Meeker felt that the Boards were not doing a good job and were not ready to make any fundamental decisions, at this point. The Districts would have difficulty explaining the increase to residents.

Mr. Adams stated that a mailed notice would be sent to residents explaining what the increase would be for, once the Boards determine the assessment amount. Mr. Adams would

modify the budget for future reserve needs, on the spreadsheet, as well as edit the figures, as discussed during the meeting. A firm amount for an increase would then be determined.

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Crawford, with all in favor, the Fiscal Year 2017/2018 Proposed Budget, as amended, was approved.**

**On MOTION for Brooks of Bonita Springs II by Mr. Strecansky and seconded by Mr. Bartoletti, with all in favor, the Fiscal Year 2017/2018 Proposed Budget, as amended, was approved.**

**SEVENTH ORDER OF BUSINESS**

**NEXT MEETING DATE: July 26, 2017  
at 1:00 P.M.**

The next meeting will be held on July 26, 2017 at 1:00 p.m., at this location.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Meeker asked Mr. Adams to email the revised budget. The Copper Leaf sign was down for a month and he suggested having an extra sign.

Per Mr. Merritt's request, Mr. Adams would draft a "Parks Open – Dusk to Dawn" policy, with additional reinforcement language. At the next meeting, a Park-use Policy and security should be discussed.

**NINTH ORDER OF BUSINESS**

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

There being no public comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned at approximately 4:39 p.m.

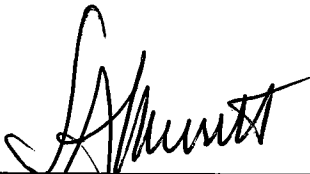
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**BROOKS OF BONITA SPRINGS &  
BROOKS OF BONITA SPRINGS II CDDS**

**May 24, 2017**

**FOR BROOKS OF BONITA SPRINGS:**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair

**FOR BROOKS OF BONITA SPRINGS II:**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair