

**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, July 26, 2017 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 ( <i>via telephone</i> )	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
Gary Davidson	Assistant Secretary
Ray Pierce	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Dave Robson	District Engineer
Valerie Klansky	Johnson Engineering
Dan Cox	District Counsel
Mike Perkins	Irrigation Design Group
Chris Perkins	Irrigation Design Group

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:00 p.m. Supervisors Merritt, Douglas, Crawford and Varnum were present, in person, for Brooks of Bonita Springs. Supervisor Ward was not present at roll call. All Supervisors were present, in person for Brooks of Bonita Springs II.

**\*\*\*Mr. Ward joined the meeting via telephone.\*\*\***

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Douglas, with all in favor, authorizing Mr. Ward's attendance and full participation, via telephone, due to exceptional circumstances, was approved.**

**SECOND ORDER OF BUSINESS**

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

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Discussion/Consideration: Lighthouse Bay and Spring Run Reports and Proposals from M.R.I. UnderWater Specialists, Inc.**

This item was presented following the Fourth Order of Business.

**FOURTH ORDER OF BUSINESS**

**Presentation & Consideration of Proposal for Water Management from Irrigation Design Group (*to be provided under separate cover*)**

Mrs. Adams introduced Mr. Mike Perkins and Mr. Chris Perkins of Irrigation Design Group (IDG), who would make a presentation regarding irrigation water and water management.

Mr. Mike Perkins stated that the services provided by IDG were intended to compliment the central system, recently installed in the community. A comprehensive proposal was prepared. Mr. Perkins presented a page-by-page, forty-minute overview of IDG's proposal and answered questions.

- **Discussion/Consideration: Lighthouse Bay and Spring Run Reports and Proposals from M.R.I. UnderWater Specialists, Inc.**

**\*\*\*This item, previously the Third the Fourth Order of Business, was presented out of order.\*\*\***

Mrs. Adams stated that interconnect pipe cleaning maintenance occurs on a three-year rotation. The last rotation was in 2016, in Shadow Wood and Spring Run. Proposals totaling

\$24,600, from M.R.I. UnderWater Specialists, Inc. (MRI), were presented. The proposal for Spring Run was \$16,200 and the Lighthouse Bay was \$8,400.

Discussion ensued regarding what would happen if this maintenance work was not performed. Mrs. Adams stated that, at some point the pipes would fill with sediment and the streets would probably flood. Mr. Robson confirmed Mrs. Adams' statement and reiterated that flooding would occur, during a heavy storm.

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Douglas, with all in favor, the M.R.I. UnderWater Specialist Inc., proposals, for interconnect pipe cleaning maintenance, in the amount of \$24,600, was approved.**

**On MOTION for Brooks of Bonita Springs II by Mr. Strecansky and seconded by Mr. Davidson, with all in favor, the M.R.I. UnderWater Specialist Inc., proposals, for interconnect pipe cleaning maintenance, in the amount of \$24,600, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of LakeMasters Aquatic  
Weed Control Work Order for Lake 38  
Aeration Equipment Relocation**

Mrs. Adams stated this was a continued discussion concerning relocation of the Lake 38 aeration system. During the night, from his lanai, Mr. Joe Shannon, a resident, hears the aeration and asked for it to be relocated or confined, to reduce the noise. The District already paid approximately \$9,500 for the equipment installation, soundproofing, silencers and noise reducing filters. To relocate the aeration cabinet 200' further from the home, to reduce the noise, it would cost approximately \$4,000., not inclusive of landscaping, which would cost an additional \$500. The purchase and installation of a "Quiet Fence" would be \$530.67, plus \$500, for landscaping. Portable soundproofing enclosures cost \$1,200 and are similar to a generator quiet box. In addition to the double soundproofing, muffles were added to the compressors, for \$500.

Mr. Merritt asked if this was the first complaint of this nature. Mrs. Adams replied affirmatively. Mr. Merritt stated that a precedent may be set if the District approved relocation;

to date, \$9,500 was spent on this matter. Homeowners should address the sound level. Another Board Member voiced the same opinion.

Per Mr. Merritt, if a resident wanted further enhancements, they must pay for them.

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Douglas, with all in favor, advising Mr. Shannon that further enhancements would be at his own expense, was approved.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of June 30, 2017**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2017. Assessment revenues collections were at 93% and expenditures were at 81%.

**SEVENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. April 26, 2017 Joint Regular Meeting**

Mr. Merritt presented the April 26, 2017 Joint Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION for Brooks of Bonita Springs I by Mr. Merritt and seconded by Mr. Crawford, with all in favor, the April 26, 2017 Joint Regular Meeting Minutes, as presented, were approved.**

**On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Meeker, with all in favor, the April 26, 2017 Joint Regular Meeting Minutes, as presented, were approved.**

**B. May 24, 2017 Joint Special Meeting**

Mr. Merritt presented the May 24, 2017 Joint Special Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 56: Change "citric" to "citrix"

Line 84: Change “Nine employees would use controllers, which would provide information; daily.” to “Nine controllers would provide information daily.”

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Douglas, with all in favor, the May 24, 2017 Joint Special Meeting Minutes, as amended, were approved.**

**On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Strecansky, with all in favor, the May 24, 2017 Joint Special Meeting Minutes, as amended, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Other Business**

Mr. Douglas wanted discuss a Lighthouse Bay matter that may come before the Boards, in the future. Approximately two months ago, Mr. Adams and Mr. Douglas met with the Harbour Club Board and other individuals in Lighthouse Bay to explain the lake bank remediation processes undertaken and why Lighthouse Bay must pay for the lake bank remediation. Some associations asked if they could convey the lake banks to the CDD. Mr. Adams stated, if the CDD was inclined to approve it, he saw no problem; however, the remediation must be completed. In Mr. Douglas’ opinion, associations must go through the correct procedures, internally, to accomplish this, which would probably result in a 75% vote of the homeowners and it would also involve the Harbour Club, as some lank banks are the Harbour Club’s responsibility. Mr. Douglas stated that one association was anxious to get this done and, if they went through the procedures, he would support them. The association must come before the CDD Board and explain the rationale and what was done to obtain feedback. If there was general consensus that the CDD Board did not want to consider this matter, it must be relayed to them. If the Board was receptive, it would not involve all of the lake banks in Lighthouse Bay, it would only be the ones remediated.

Mr. Bartoletti inquired if Lighthouse Bay was the only community in which the lank banks were not owned by the CDD. Mr. Davidson replied affirmatively.

Discussion ensued regarding this topic and if it was decided that Mr. Douglas would convey the information discussed today regarding the necessity of the associations going through

the procedures, legal, paperwork and costs involved, which would be their responsibility. If brought to the CDD Boards, there was an excellent chance they would accept the lake banks; however, it was not official.

Mr. Merritt stated that the Irrigation Design Group Proposal would be discussed at the next meeting. Mr. Adams would put it on the agenda, as a discussion item.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

In response to Mr. Merritt's question, Mr. Cox stated that the property transfers were proceeding slowly.

Mr. Merritt asked if Mr. Cox would be working with Mr. Adams to draft policies for security. Mr. Adams asked Mr. Merritt if the policies were related to security at the park or for usage of the park. Mr. Merritt stated that both were needed. Mr. Adams suggested that signage stating, "Dawn to Dusk Park", with the exception of "xyz" facilities, which would specify a time limit for usage. Mr. Merritt stated the security issues were growing and there were usage issues. Nonresidents were using the facilities and there were incidents.

From a security perspective and for the intention of instituting security measures, Mr. Adams asked if he should obtain a security proposal. Discussion ensued regarding making entry more difficult so those with poor intentions go someplace else. On-site security at The Commons Club needs to be in place. Signage, policies making individuals understand their consequences of their actions, etc. Someone must be on site to issue a trespass notice. Both security and usage must be addressed. The lack of security at The Commons Club and suggested remedies, such as fencing certain areas, authorized usage signage, credentialing systems and timers, non-residents using the docks, playground, bathrooms and pickleball courts, were discussed. The Boards would work toward addressing nonresidents' usage or possibly charge a fee for usage. A park usage policy would be established and signage posted.

**B. District Engineer**

Mr. Robson introduced Ms. Valerie Klansky, of Johnson Engineering, who would be working with him and would attend upcoming meetings.

Mr. Robson gave an update on the new elimination system. By May 1, there would be an assessment program for the water quality monitoring. He spoke with Mr. Jonathan Turner and

laid out the CDDs', weakest sites. Mr. Turner agreed to participate, as needed. In essence, the assessment program would be a write up stating that, what the Districts were required to do, would be done.

**C. District Manager**

Mrs. Adams spoke about sandblasting traffic lights, in lieu of painting them, and possibly obtaining a quote. Mr. Meeker stated that non-galvanized metal was used on the traffic lights without proper primer. Mr. Meeker stated that the poll manufacturer went bankrupt and asked why they were not held responsible for the defective product. Mr. Adams was not aware of any bankruptcy. The Districts assumed this obligation because the limitations of applying paint to galvanized metals was already known. The technology has improved but there were still limitations, in the ability to repair, which was why the County would not accept the obligation. Because the Districts wanted the traffic lights painted, for the upscale aesthetic, the District took on the obligation. Mr. Adams did obtain an estimate but wanted to bring this to the Board's attention. Going back to galvanized would be worth considering. Mr. Meeker stated that his argument was that it was a defective product. It was not normal maintenance, on a ten-year basis, to paint and refurbish because the paint peeled. Resident should not be responsible for the restoration. Mr. Meeker wondered if the County or the State would be on the Districts' side. The Districts should fight just as hard as they fought for the defective fencing at Copperleaf.

Discussion ensued.

**i. NEXT MEETING DATE: August 23, 2017 at 1:00 P.M.**

Mr. Adams stated that the next meeting will be held on August 23, 2017 at 1:00 p.m.

**D. Operations Report**

**ii. Landscape Maintenance Activities**

Mr. Merritt asked about the sidewalk repairs and when the Districts spent a significant amount to resurface and install root barriers on Coconut Road and Three Oaks Parkway. Mrs. Adams must research this and stated that a few areas were causing root damage. This would be on-going maintenance.

Discussion ensued regarding root intrusion and sidewalk resurfacing. Only tree roots and remedial work would be completed.

**iii. Lake Maintenance Activities**

This item was not discussed.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being no Supervisors' requests, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

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

There being no public comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION for Brooks of Bonita Springs by Ms. Varnum and seconded by Mr. Crawford, with all in favor, the meeting adjourned at 3:00 p.m.**

**On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Strecansky, with all in favor, the meeting adjourned at 3:00 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]




**FOR BROOKS OF BONITA SPRINGS:**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair

**FOR BROOKS OF BONITA SPRINGS II:**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair