

Visit Our Website at
www.brookscdds.net

Next CDD Meeting:
January 22, 2013 at
2pm at the Commons
Club.

Did You Know?

The CDDs encompass
approximately 2,500
acres.

Lighthouse Bay has 13
lakes.

Spring Run has 22
lakes.

Copperleaf has 24
lakes.

Shadow Wood has 91
lakes.

There are 16 designated
wetland areas in the
Brooks.

DEAR RESIDENT

You are receiving this newsletter as our records indicate that you own property or live within the boundaries of the Brooks 1 or Brooks 2 Development District (CDD). We would like to take this opportunity to briefly share with you what the CDD is, what it does for you and how it fits into your Community.

WHAT IS A CDD?

A CDD is a local unit of special purpose government that is established pursuant to Chapter 190 of the Florida Statutes and by local County Ordinance. Brooks 1 was established in 1997 and Brooks 2 was established in 1999. The CDDs are each governed by a five (5) member elected Board of Supervisors (the "Board"). (see the side margin for names and titles) Additionally, as a small local unit of special purpose government, the CDDs hire several professional administrative consultants to serve part time in what would typically be a full time capacity in a larger unit of government. These specific consultants provide Management/Accounting, Legal and Engineering services.

CDD's are very common in this area., There are currently over 575 CDDs in existence throughout Florida. The original developer established the Brooks CDDs with an initial purpose of issuing tax exempt revenue bonds to finance the community's basic infrastructure during development. During the development of the community and as infrastructure was completed, the CDDs acquired potable water and sewer facilities, which it conveyed to the local utility. It also acquired, operates and maintains, the storm water management system as well as Coconut and Three Oaks roadway improvements. Within the Coconut and Three Oaks Roadways, the CDDs conveyed the roads and Three Oaks overpass to Lee County with the CDDs retaining ownership and responsibility, and thus being able to control the level of services for the Brooks residents local benefit, the landscaping, sidewalks, decorative street lighting and monument/traffic signage excepting signal lights. Additionally, the CDDs own, operate and maintain the Coconut Road Park, which is to the immediate west of the Commons Club and includes an interactive fountain, playground, walking paths, gazebos, tennis/basketball court, viewing pier, decorative lighting, restrooms and open areas.

The CDDs collect non ad valorem assessments that are a part of your County property tax bill each year, to offset the annual repayment obligation of the bonds and to also fund the ongoing operations and maintenance of the aforementioned infrastructure the CDDs continue to own and operate. The CDDs ownership and operation responsibilities for the infrastructure will continue in perpetuity.

For more information on how Community Development Districts are created and operate, you may view Chapter 190, under the Florida Statutes section, at www.leg.state.fl.us/statutes/index.

Each Neighborhood Association is responsible for its own roads, storm drains, landscaping etc.. The Brooks CDDs are only responsible for the storm drains/pipes that connect between lakes and wetlands.

Meet your Board

CDD #1

James Merritt
Chairman

Jim Ward
Vice Chair

Phil Douglas
Assistant Secretary

Rollin Crawford
Assistant Secretary

Robert Bonner
Assistant Secretary

CDD #2

Joseph Bartoletti
Chairman

James Strecansky
Vice Chairman

Ray Pearce
Assistant Secretary

Jack Meeker
Assistant Secretary

Gary Davidson
Assistant Secretary

WHAT IS THE STORMWATER MANAGEMENT SYSTEM?

The CDDs storm water management system is comprised of 151 lakes, totaling 261 acres, and 16 wetlands, totaling 367 acres, the interconnecting pipe work, between the lakes and wetlands, and the control structures.

The storm water management system is maintained to meet very strict permit requirements through the use of licensed contractors, who specialize in lake and wetland maintenance. The lakes, which are owned by the respective CDD, are constantly monitored and treated as needed, on a weekly basis. The wetlands are reviewed and maintained to be free of State recognized exotic and invasive vegetation on a semi-annual basis.

Lake bank erosion can be a very serious issue for a community as the cost of restoring lake banks, can be significant. The Planted littoral shelf areas, installed and maintained by the CDD, help to protect against the negative influences of storm water run off and wave action which can erode exposed lake banks.

Storm water lakes fluctuate between the dry and wet seasons with the lowest water levels typically being realized in April and May and which can be 1 foot, or more, lower than the normal lake level or Control Elevation. When, for water quality purposes, a storm water lake includes a planted littoral shelf then there is an area along the perimeter of the lake that has a flat or up to an 8:1 sloped area to 2 feet below the Control Elevation. This area is intended to support the installation and management of beneficial aquatic plants. As indicated earlier, the beneficial aquatic plants are an effective means of erosion control along exposed lake banks as their root zones will hold and stabilize the soil and minimize negative effects normally associated with water run-off, especially during times of low water levels, as well as natural wave action. An equally important benefit of the aquatic plants includes their ability to passively improve the water quality, through their absorption of fertilizers, chemicals and other impurities that run-off of lawns, golf courses and roadways during storm events. Additional benefits include providing habitat for fish and birds as well aesthetic benefits, particularly during the seasonal blooming periods.

Shadow Wood Golf Course receives glowing review by Audubon Cooperative Sanctuary Program. As a part of the review, it was noted that the CDD lakes have a very pleasing amount of aquatic plants providing habitat for fish and fowl and that there were numerous sightings of a wide variety of shoreline feeding birds. This is all indicative of a very healthy lake eco system.

COCONUT ROAD/THREE OAKS PARKWAY ACTIVITIES

As mentioned earlier, the CDDs operate and maintain the landscaping, sidewalks, decorative street lighting and traffic signs, except signal lights, within these two roadways as they pass through the boundaries of the Brooks. The CDDs have recently added shrubs along the chain link fence areas, adjacent to these roadways. The plants were installed at approximately 2-3 feet in height and are

expected to reach a height necessary to screen the fence from the roadways (and the property on the opposing side of the fence from the roadways) within a couple of years. If you live in one of the communities on the opposing side of the fence you are encouraged to review your opportunities to plant/enhance the protective buffer from yours or your association's side of the fence.

For more information regarding the CDDs or to report a concern with a lake or wetland, please contact the District Manager's office at (239) 498-9020.

The CDDs recently awarded the landscape maintenance contract to Brickman Group (the same contractor who held the previous 2 year contract). The CDDs continue to receive compliments on the level of landscape maintenance service being received within the two roadways.

The sidewalks have recently been overlaid with new asphalt. Years of wear and tear, as well as utility company abuse and tree root damage, pushed the issue of not putting this program off any longer. If you are a walker/biker along these roadways, we hope you enjoy the greatly improved surface.

COCONUT PARK

The CDDs own operate and maintain this park which is located to the immediate west of the Commons Club and includes the facilities previously mentioned. The park is intended to be used by all residents of the Brooks. The CDDs recently replaced the playground equipment, which included the installation of a new poured in place rubberized surface. The rubberized surface replaces mulch that does not require routine replacement and provides an acceptable access surface under the Americans with Disabilities Act (ADA). The CDDs will be completing the playground renovation with the installation of a "shade sail", which will add color and most importantly protection from the sometime hot Florida sun, for playground users. The "shade sail" is expected to be completed by the end of January.

The park includes a large undeveloped open area on its western half. The CDDs recently prepared a survey to gauge interest in developing the open area with certain elements. Unfortunately, there were issues with the distribution of the survey and we only received feedback from approximately 450 households. However, following the review of the "sample" response, the CDDs have elected not to proceed with any new development in the park at this time, excepting potentially expanding the existing walking paths along the outer perimeter of the undeveloped property. The CDDs will be considering proposals over the next few months with no current commitment to proceed.

WE NEED YOUR HELP.

As indicated above, the CDDs are spending a portion of your annual assessment monies on the aquatic plant program. Please help us in insuring the success of this program by not removing, mowing or spraying these plants. Additionally please be sure to contact us if you observe anyone else damaging or destroying the aquatic plants.