

**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 Public Hearing and Regular Meeting on August 28, 2019 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 (via telephone)	Vice Chair
Sandra Varnum	Assistant Secretary
Phil Douglas	Assistant Secretary
Rollin Crawford	Assistant Secretary

Present for Brooks II CDD were:

Joseph Bartoletti	Chair
James Strecansky	Vice Chair
Ray Pierce	Assistant Secretary
Ken D. Gould	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jason Olson	Assistant Regional Manager
Dan H. Cox	District Counsel
Brent Burford	District Engineer
Chris Perkins	Irrigation Design Group
Mark Grimes	GulfScapes Representative
Blake Grimes	GulfScapes Representative
Mark Grenert	Tucor, Inc.
Roy Levinson	Galcon
Gary Davidson	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:03 p.m. For Brooks of Bonita Springs, Supervisors Merritt, Varnum, Crawford and Douglas were present, in person. Supervisor Ward

was attending via telephone. For Brooks of Bonita Springs II, Supervisors Bartoletti, Strecansky, Pierce and Gould were present, in person. Supervisor Meeker was not present.

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

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Pierce, 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*)

Mr. Gary Davidson, a resident, commended the Board and Staff for a great job managing the community.

JOINT BOARD BUSINESS ITEMS

**THIRD ORDER OF BUSINESS Public Hearing on Adoption of Fiscal Year
2019/2020 Budget**

Mr. Bartoletti stated that on the second set of white tabs, A and B tabs, for Brooks of Bonita Springs II, the B tab lacked the "II" after District. Mr. Adams stated that the correction would be made.

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolutions Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams stated that no changes or adjustments were made to the proposed Fiscal Year 2020 budget since the last version.

A Board Member requested an update on the Federal Emergency Management Agency (FEMA) claim. Mr. Adams stated there was movement and the status on FEMA's website

changed from CRC to the next phase of the review process. The application was transmitted to the Orlando Office for further review. An update would be sent as soon as feedback is received.

Mr. Bartoletti opened the public hearing.

No members of the public spoke.

Mr. Bartoletti closed the public hearing.

i. **Resolution 2019-06, *Brooks of Bonita Springs Community Development District***

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Douglas, with all in favor, Resolution 2019-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

ii. **Resolution 2019-07, *Brooks of Bonita Springs II Community Development District***

On MOTION for Brooks of Bonita Springs II by Mr. Strecansky and seconded by Mr. Pierce, with all in favor, Resolution 2019-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

In response to Mr. Bartoletti's question, Mr. Adams stated that the budget was adopted as presented in today's agenda and would be posted the same way on the District's website.

FOURTH ORDER OF BUSINESS

Consideration of Resolutions Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; 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

Mr. Adams stated this Resolution takes into consideration the budget just adopted and directs Staff to finalize the lien rolls and transmit to the Tax Collector for placement on the property tax bills.

A. Resolution 2019-07, *Brooks of Bonita Springs Community Development District*

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Crawford, with all in favor, Resolution 2019-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; 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, was adopted.

B. Resolution 2019-08, *Brooks of Bonita Springs II Community Development District*

On MOTION for Brooks of Bonita Springs II by Mr. Pierce and seconded by Mr. Gould, with all in favor, Resolution 2019-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; 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, was adopted.

FIFTH ORDER OF BUSINESS

Discussion/Review: IDG Review of Water USAGE YTD vs RCS Spreadsheet

Mr. Chris Perkins, of Irrigation Design Group (IDG), reported the following:

- The prior report was a month off and inaccurate, as far as how the water usage was flowing. The current report was much more accurate and delved into the types of water usage fluctuations the CDDs were experiencing.
- The report reflected water usage by each month that was read, on a specific day of the month, so, if it was read on December 7, it would be considered the December water reading.
- The system was currently being managed based off of the weather and landscape.
- Water usage increased at the beginning of the year as it was drier than the prior year. It shifted in July when the rainy season commenced and there was a reduction in water usage.

- 95% of the meter locations were identified and IDG was coordinating with RCS to locate the other two and has an idea of which location is based off of which meter number in the field.
- Flow meters help detect leaks in certain areas and promote water conservation.

Mrs. Adams noted that Mr. Perkins' analysis/report was not included on the agenda. Management would email it to the Board Members.

- **Analysis of Areas of Overage**

Mr. Bartoletti expressed concern that Board Members did not know where the maximum usage areas were or the extent of the irrigation challenges but were tasked with expending funds that they could not explain to their constituents. Mr. Perkins stated some water meters showed a spike in usage that could be a stuck valve to a mainline break that caused the increase. Since there are so many meters on one controller at a time, it was difficult to pinpoint the exact cause or the amount of usage with an Overage Report. He recommended investing in flow meters as a way to understand where the water is going and what is being used, as well as backing up figures recorded in the field. Mr. Bartoletti stated that, to approve the expenditure, the Boards needed to see maps of Coconut Road and Three Oaks with the controllers identified, the meters associated with those controllers identified and an analysis of what occurred that caused that specific metered area to be overrun by 25% or 30%. Mr. Perkins stated that the flow meter proposal is budgeted out and the project should be completed in phases, one at a time, instead of lump sum. Discussion ensued regarding controlling water usage, zone maps, clocks, meters and controllers. Mr. Bartoletti requested an explanation of the "NO LID" reference on the map. Mr. Perkins stated it was used for the four or five meters that did not have lids; he was coordinating with RCS to make sure that each location is understood. Mr. Merritt stated that the bid specs must indicate that the contractor must be experienced and know how to interpret, read and maintain the flow meters. Mr. Perkins stated that flow meters operate as an automated system; the correct parameters are set and it operates on its own. Discussion ensued regarding contractors, cost, ongoing costs, acquiring the flow meters all at once versus gradually and the payback period, etc. Mr. Merritt asked the GulfScapes representatives if the Districts were on the right track and in need of flow meters. Mr. Blake Grimes felt that it was best to exercise caution and have meters installed one at a time, in a specific section study, and review the results before making further expenditures. He

thought that funds could be expended in other ways to elevate the property, such as changing bad plant material in certain areas. Mr. Bartoletti stated that Board Members needed to make a responsible decision but could not, based on the information provided. He invited the GulfScapes representatives to the October meeting and asked Mrs. Adams to forward copies of Mr. Perkins' report, in advance of the next meeting.

SIXTH ORDER OF BUSINESS

Consideration of Flow Monitoring Proposals

Mr. Mark Grenert, of Tucor, discussed his experience as a former Certified Golf Superintendent, his knowledge about plant material, leaks, water control systems and flow sensors and Tucor's history. He noted the following:

- Tucor believes in measuring in order to monitor. Although flow sensors are costly, there is a return on investment.
- Flow sensors, along with a control system and set parameters would alert the water manager of irrigation issues.
- A good control system is the key to good water management and includes tools such as a weather station, rain sensors, tipping rain bucket, moisture sensors and flow sensors. The existing system is good, with the exception of flow meters.

Mr. Grenert responded to questions involving flow meters, Enabled Transpiration (ET), controllers, weather stations, rainfall, timers, multiple zones, multiple meters, safe zones, turf, soil testing, etc. Mr. Bartoletti stated that the CDDs have a smart controller but it is not being fed the right data. He felt that, to simplify the process, water management should select one specific location to do in a worst case scenario, view that as a model, ask what should be done differently than what is currently being done and make the necessary repairs. The results would then influence the next decision on the next station based on that experience. In response to Mr. Bartoletti's question, Mr. Grenert confirmed that meters and flow sensors are synonymous. Mr. Grenert concluded that the CDDs are on the right path and has the right players but should be mindful that it cannot monitor if there is no measuring.

Mr. Roy Levinson, of Galcon, discussed Galcon's history, presented the following and took questions:

- Galcon recommends Aquaterr, which is an option for wireless flow sensor/monitor.
- Communities need the right information in order to make the right decisions to maximize water safely.
- The only way to overcome leaks is with a finite, accurate level of information.
- The investment in flow sensing equipment helps greatly improve the overall quality of the property.

Discussion ensued regarding the differences between the wireless flow-sensing devices from Tucor and Galcon, radio technology, water conservation, mainline breaks, nuisance leaks clock capability, rotors and return on investment or payback. In response to Mr. Bartoletti's question regarding ongoing costs, Mr. Levinson stated that the biggest expense would be upfront and ongoing maintenance costs would be minimal and affordable.

Mr. Ward expressed his frustration that, despite listening to numerous presentations over the years and investing in water control systems, the CDDs continue to have irrigation issues, and noted that \$95,000 was expended on water irrigation versus a budget of \$70,000 and the Fiscal Year 2020 budget only budgeted \$75,000, despite the \$75,000 estimate for Fiscal Year 2019, which was already at \$95,000, through July. Discussion ensued.

SEVENTH ORDER OF BUSINESS

Update: Hurricane Irma Recovery – FEMA Reimbursement

This item was addressed during the Third Order of Business.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2019

Mr. Bartoletti presented the Unaudited Financial Statements as of July 31, 2019.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of July 24, 2019 Joint Regular Meeting Minutes

Mr. Bartoletti presented the July 24, 2019 Joint Regular Meeting Minutes. The following changes were made:

Lines 119 and 129: Change "Mr. Ward" to "Mr. Merritt"

Line 155: Change "in Copper Leaf" to "outside Copper Leaf"

On MOTION for Brooks of Bonita Springs by Ms. Varnum and seconded by Mr. Douglas, with all in favor, the July 24, 2019 Joint Regular Meeting Minutes, as amended, were approved.

On MOTION for Brooks of Bonita Springs II by Mr. Strecansky and seconded by Mr. Pierce, with all in favor, the July 24, 2019 Joint Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Dan Cox, Esquire*

There being no report, the next item followed.

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

There being no report, the next item followed.

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

There being no report, the next item followed.

D. Operations: *Wrathell, Hunt and Associates, LLC*

i. Landscape Maintenance Activities

Mrs. Adams presented the August 28, 2019 Field Operations Status Report.

ii. Lake Maintenance Activities

There being no report, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Merritt observed that the streetlights and electrical systems should be changed out in certain areas. Mrs. Adams would follow up with Bentley Electric. Discussion ensued regarding switching to LED lights, lumens, wattage and Florida Power & Light (FPL).

TWELFTH ORDER OF BUSINESS

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

There being no public comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION for Brooks of Bonita Springs by Mr. Douglas and seconded by Ms. Varnum, with all in favor, the meeting adjourned at 2:41 p.m.

On MOTION for Brooks of Bonita Springs II by Mr. Pierce and seconded by Mr. Strecansky, with all in favor, the meeting adjourned at 2:41 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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

August 28, 2019

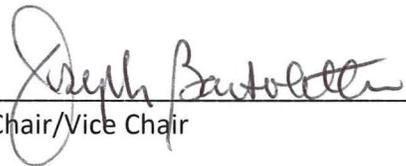
FOR BROOKS OF BONITA SPRINGS:


Secretary/Assistant Secretary


Chair/Vice Chair

FOR BROOKS OF BONITA SPRINGS II:


Secretary/Assistant Secretary


Chair/Vice Chair