

**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 24, 2022 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:

James Merritt	Chair
Sandra Varnum	Vice Chair
Rollin Crawford	Assistant Secretary
Bill Docherty	Assistant Secretary
William Stoehr (via telephone)	Assistant Secretary

Present for Brooks II CDD:

Joseph Bartoletti	Chair
Ray Pierce	Vice Chair
Ken D. Gould	Assistant Secretary
Thomas Bertucci	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Dan H. Cox (via telephone)	District Counsel
Brent Burford	District Engineer
Blake Grimes	GulfScapes Landscape Management
Allen Silverman (via telephone)	Resident
Bill Hollister	Resident
Dave Gardner	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m.

For Brooks of Bonita Springs, Supervisors Merritt, Varnum, Crawford and Docherty were present, in person. Supervisor Stoehr was attending via telephone.

For Brooks of Bonita Springs II, Supervisors Pierce, Gould, Bertucci and Bartoletti were present, in person. One seat is vacant.

SECOND ORDER OF BUSINESS

Public Comments (*agenda items only*)

No members of the public spoke.

JOINT BUSINESS ITEMS

THIRD ORDER OF BUSINESS

Landscape Report: Gulfscapes

Mr. Grimes reported the following:

- Trimming is underway on Three Oaks; the schedule is on track despite heavy rains.
- Vines are an issue, especially along fences, so they are treated and removed regularly.
- The turf will be fertilized after the fertilizer blackout period ends on September 30th.
- The flowers look good; aesthetic flower trimming is scheduled for next week.

Mr. Gould asked GulfScapes to inspect for line-of-sight issues. Mr. Grimes stated much work was done recently and line-of-sight issues will continue to be addressed. He asked to be informed of any new issues and stated he will inspect the Shadow Wood Enrichment Center area and any issues will be addressed.

FOURTH ORDER OF BUSINESS

Irrigation Report

- A. Clock 7 Base Water Usage from Zone and Head Analysis**
- B. Meter Usage by Clock**
- C. Year-Over-Year Water Usage**
- D. Irrigation Water Update**

Mr. Grimes presented the Irrigation Reports and noted the following:

- A newly formatted Complete Property Totals page provides additional information.
- Year Over Year Water Usage shows lower water consumption due to increased rain.
- Watering times might be increased, if necessary, due to drought.
- A mainline repair was completed on Coconut Road.

A Board Member stated he saw the irrigation leak and asked for leaks to be reported to a Board Member so Staff can be notified as soon as possible. The Boards commended Mr. Grimes on a great job.

FIFTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

A. Affidavit of Publication

The proof 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, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

- I. Resolution 2022-04, *Brooks of Bonita Springs Community Development District***
- II. Resolution 2022-04, *Brooks of Bonita Springs II Community Development District***

Mr. Bartoletti presented the Resolutions.

The Public Hearing was opened.

Mr. Adams stated assessments will remain flat because, while expenditures increased by approximately \$125,000, fund balance is not being increased as aggressively as in years past.

The Public Hearing was closed.

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Pierce, with all in favor, Resolution 2022-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Crawford, with all in favor, Resolution 2022-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolutions Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; 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

- A. Resolution 2022-05, *Brooks of Bonita Springs Community Development District***
- B. Resolution 2022-05, *Brooks of Bonita Springs II Community Development District***

Mr. Bartoletti presented the Resolutions.

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Bertucci, with all in favor, Resolution 2022-05, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; 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.

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Crawford, with all in favor, Resolution 2022-05, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; 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.

SEVENTH ORDER OF BUSINESS

Consideration of Resolutions Designating Dates, Times and Locations for Regular Meetings of the Boards of Supervisors of the Districts for Fiscal Year 2022/2023 and Providing for an Effective Date

- A. Resolution 2022-06, *Brooks of Bonita Springs Community Development District***
- B. Resolution 2022-06, *Brooks of Bonita Springs II Community Development District***

Mr. Bartoletti presented the Resolutions.

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Bertucci, with all in favor, Resolution 2022-06, Designating Dates, Times and Locations for Regular Meetings of the Boards of Supervisors of the Districts for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms. Varnum, with all in favor, Resolution 2022-06, Designating Dates, Times and Locations for Regular Meetings of the Boards of Supervisors of the Districts for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

**Continued Discussion: Village of Estero
Proposed Imperial Parkway Signage
Request**

- **CDD Monument Update**

Mrs. Adams stated RCS advised her that the Village is looking into how to tie irrigation into the CDDs. She provided the names of the Board Members in attendance at the last meeting to the Village at their request. She stated a proposal was requested from Lykins for the Boards to consider.

Mr. Bartoletti stated the Village wanted to install a monument in the median at the south end of Imperial Parkway indicating traffic is entering the Village of Estero. The CDDs also had plans to install a monument indicating traffic is entering The Brooks; the discussion is how to work cooperatively to accomplish this. He stated the Village is responsible for the surface area of Coconut Road and it has redundant landscaping on Imperial Parkway for which it is responsible. Mr. Bartoletti and Mr. Merritt requested an offset for the cost of irrigation on Coconut Road to offset the CDDs' expenses related to the monument.

NINTH ORDER OF BUSINESS

**Continued Discussion: Results of Coconut
Point Developers, LLC, Court Filing**

Mr. Cox stated when all billing is received it will be submitted by the end of September; a response should be received within 21 days.

Discussion ensued regarding past obligations of approximately \$49,000, bi-monthly payments received prior to the pandemic, negotiations and the expense associated with mediation. Coconut Point was cooperative but wants all the data.

A Board Member felt that good faith should be shown and noted that payments were made up to 2020 but 2021, 2022 and 2023 payments are outstanding.

Mr. Docherty felt that the Boards were very patient and asked if any liens were filed. Mr. Cox stated a lien was filed and abated; he is trying to resolve the lawsuit as affordably as possible. He stated another party will be added to the lawsuit and billing will be generated accordingly; he will request invoices from Lucy. Mr. Cox stated Coconut Point was cooperative in the past and nothing is in dispute; however, the final numbers were requested.

Board Members voiced their opinions about the remedy to be sought.

Court filings, past discussions, past due and payment negotiations were discussed.

Mr. Cox was directed to negotiate a settlement. The Board wants full payment of the past due amounts and is willing to work on the payment due after September 1, 2022 to resolve that after the first payment of the overdue portion. An update by the end of September was requested.

TENTH ORDER OF BUSINESS

**Update: Continued Discussions with The
Commons Club Regarding TCC's Acquisition
of Park Property from the CDDs**

Mr. Adams discussed the report received from the negotiators. They were firm on the offer; the appraisal of \$970,000 is being discussed.

Board Members voiced their opinions about the offer.

A Board Member recalled the original purchase price of \$850,000 plus fees and improvements, including pickleball courts and the path; he felt \$970,000 is a fair price.

A Board Member stated the offer received was a \$450,000 cash payment. He discussed his estimate that, given the annual maintenance cost of roughly \$63,000, the immediate value to the CDDs would be slightly above \$500,000 and, over 10 years, the projected total value will be approximately \$1.2 million, if sold for the \$450,000 offered. He believed the Note the CDD took out to pay for the park was paid off in July 2015, so anyone who purchased a home in The Brooks after that date has not paid for the acquisition of the park. There are currently 3,552 units in The Brooks communities; roughly 2,500, equating to about 72% belong to The Commons Club and approximately 1,015 do not belong to The Commons Club, which is

approximately 28% of the population. He was advised that the figures do not include non-resident members of The Commons Club. The Pickleball Club anticipates 1,000 players by the end of 2022, representing approximately 16% of The Brooks; about 60% of those players already belong to The Commons Club. Assuming 400 of those players do not belong to The Commons Club, it represents 6% of Brooks residents. The Commons Club asked why its members should pay twice for the property and in his opinion, if that premise is accepted, the Boards should evaluate the amount with some type of additive to reflect what would have been The Common Club members' contribution. He felt that the offer is reasonable, in light of the savings, and, given that the Note was paid off seven years ago, the CDD can accept the \$450,000 offer in good faith and encourage The Commons Club to make accommodations for the 400 members who are not already members to have access to the pickleball courts.

Mr. Cox stated, in addition to the price, The Commons Club is also extremely hesitant to enter into any commitment that would require the park area to be available for all residents in addition to granting access to all pickleball players on the basis of a specific membership level.

Ensuring park and pickleball access, membership fees, the failed land lease deal and cost sharing, were discussed.

A Board Member was concerned about property values decreasing for those who paid into the Note prior to 2015, if access to the amenity is not allowed without an additional fee.

The appraisal pertaining to land valuation and improvements, depreciated value and impact of a deed restriction on the value, were discussed.

Mr. Cox stated the appraisal was originally \$1.75 million; improvements on the property were valued at \$425,000 depreciated value and the land was valued at \$1.5 million. When advised that the property is landlocked and to be deed-restricted, the appraisal was reduced to \$970,000, with half the value being land and half the value being the improvements. He believed the appraisal is fair but the intent of restricting access to only members of The Commons Club seemed contrary to Board direction.

A Board Member asked, if the property is sold for \$450,000, would The Commons Club be responsible for building new courts. The consensus was that it would be The Commons Club's responsibility.

On MOTION for Brooks of Bonita Springs II by Mr. Gould and seconded by Mr. Pierce, with Mr. Gould and Mr. Pierce in favor and Mr. Bartoletti and Mr. Bertucci dissenting, accepting the \$450,000 offer and selling the property to The Commons Club, was not approved. [Motion failed 2-2]

On MOTION for Brooks of Bonita Springs by Mr. Crawford and seconded by Ms. Varnum, with Mr. Crawford, Ms. Varnum and Mr. Docherty in favor and Mr. Merritt and Mr. Stoehr dissenting, accepting the \$450,000 offer and selling the property to The Commons Club, was approved. [Motion passed 3-2]

Mr. Merritt recalled that, almost two years ago, the Pickleball Club expressed concern about the shortage of quality pickleball courts, given the growing demand. The Pickleball Club provided substantial information on the growing commitment surrounding gated and non-gated golf communities related to pickleball. Following extensive analysis, field trips and Zoom sessions, the CDDs reached a consensus that The Brooks needs a first-class pickleball facility. Engineering studies showed that the Coconut Park site could accommodate 16 courts with appropriate orientation, social accommodations and controlled access. He stated that undeveloped land in any of the four Brooks communities is nonexistent. The CDDs' park land is currently available to all the Brooks communities. As a consequence of that, the CDDs made an effort to contact all Brooks Associations and ask their interest in participating in the development of that site. At that time, no interest was expressed but support for development of a pickleball facility within The Brooks, by The Commons Club or the CDD, was indicated. Negotiations occurred between the CDDs and The Commons Club involving lease and purchase arrangements. Following a formal appraisal of the value of the entire Coconut Park parcel of \$970,000, The Commons Club indicated that, due to internal financial policy and membership approval issues, the maximum it could pay for the parcel is approximately \$450,000. Based on the CDDs' publicly announced consensus to provide a first-class pickleball facility for all residents, he and Mr. Bartoletti feel strongly that, after nearly two years of tireless effort, the Boards should devote their energy to pursuing approval of the Concept Two 3-Phase Site Plan and follow up with the necessary actions and plans for the construction of Phase 1. Furthermore, the Boards should address the appropriate management of the pickleball facilities and the issue of managing outside play. He suggested that be the mission going forward.

Mr. Crawford agreed with Mr. Merritt's recounting of the history and stated that he does not want any of his comments to denigrate that and the work that was done. He voiced his opinion that the transaction with The Commons Club is a land transaction and he would characterize it as a collaboration between two organizations with overlapping responsibilities and accountabilities to the residents of The Brooks. He discussed the SWOT Analysis, which analyzes strengths, weaknesses, opportunities and threats. In his opinion, the CDDs' strength is ownership of the land and its Staff experienced in CDD operations. He believed their weakness is lack of structure, staff and experience operating an active amenity, such as pickleball.

Because the Boards meet infrequently, Mr. Crawford felt there is difficulty in decision-making when dealing with this type of issue, which is not a criticism; rather, it is a reflection that amenity management is not what CDDs are geared to do. In his opinion, the Board Members do not have good input or adequate time and they are governed by Sunshine Law, which makes things difficult. He believes the opportunity is the available land that could be used for an amenity to benefit all taxpayers. He agreed with Mr. Bartoletti's comment that the Boards must focus on how to serve those people but he disagrees with the implication that those who disagree with him are not serving the people the Boards represent.

Mr. Crawford suggested taking a longer view and suggested the CDDs get out of the pickleball amenity business and let another entity manage the amenity. As the CDDs would have to deal with fees and construction costs, he suggested the land conveyance be done. He discussed the appraisal and stated his belief that the appraisal is irrelevant, as this is a collaboration and not a transaction. He felt that the plan for 16 courts is a disservice to residents because it eliminates the walking paths and The Commons Club was not consulted regarding the placement and number of courts. He suggested the negotiators reconvene to develop a collaborative proposal that serves all residents.

Management of the amenity, the plan to develop a first-class pickleball complex, membership levels, voting requirements and the need to submit the plan to the Village were discussed.

Mr. Cox stated the proposed solution sounds like a Public/Private Partnership with The Commons Club. He discussed the benefits and drawbacks and noted that the CDDs would still own the land so they would be protected by some degree of sovereign immunity but The

Commons Club would still have a liability issue. Regarding the cost of improvements, he would assume, if the CDDs are providing the land, The Commons Club would pay for improvements and the cost would likely be below the threshold requiring membership approval. Regarding access, the CDDs could only control access with a fee-based structure. He believed that, with guidance, this might be a better means of finding a solution.

The parameters for the negotiating team were discussed.

Mr. Bartoletti stated he is against the proposal because it does not grant property owners access to the facilities. He doubted The Commons Club would be able to provide sufficient facility capacity to meet the demand projected by the Pickleball Club. He would like to ensure that pickleball players have reasonable access to the property. He noted that a plan was developed for a first-class facility with courts and a social area and, in January, the Boards decided to build the courts and The Commons Club proposed a contractual arrangement for management of the courts. He supported proceeding with the plan, with the expectation that pickleball courts will be available next year.

A Board Member expressed doubt that The Commons Club could meet the Pickleball Club's need for sufficient, high-quality courts and manage The Club, if demand grows as predicted. He noted that the new plan is to build six new courts and three existing courts need attention.

Mr. Docherty expressed doubt that the CDDs can manage the pickleball courts, given the difficulty in arriving at a decision.

Discussion ensued regarding the plan approval process.

Mr. Bartoletti reiterated the goal, during the negotiation process, of guaranteeing access to the park for property owners.

On MOTION for Brooks of Bonita Springs by Mr. Crawford and seconded by Ms. Varnum, with Ms. Varnum, Mr. Crawford and Mr. Docherty in favor and Mr. Merritt and Mr. Stoehr dissenting, authorizing Mr. Adams and Mr. Cox to meet with The Commons Club Board of Directors and/or Negotiating Team to discuss a mutually acceptable collaborative approach to reach an agreement, was approved. [Motion passed 3-2]

**On MOTION for Brooks of Bonita Springs II by Mr. Gould and seconded by Mr. Pierce, with Mr. Bertucci, Mr. Pierce and Mr. Gould in favor and Mr. Bartoletti dissenting, authorizing Mr. Adams and Mr. Cox to meet with The Commons Club Board of Directors and/or Negotiating Team to discuss a mutually acceptable collaborative approach to reach an agreement, was approved.
[Motion passed 3-1]**

In the interest of time, Mr. Cox recommended continuing this meeting to late September so that further updates can be provided. Mr. Adams stated a meeting would be set in mid-September.

Resident Bill Hollister stated he and many pickleball players have been playing at Mediterra, due to the poor court conditions at The Commons Club. He asked when the pickleball court repairs will be made and when the fountains will be functioning. He received a letter from Executive Committee Member Kim Huttenlocher stating that the pickleball courts are not the kind of pickleball courts The Club wants, the orientation is wrong and that the sidewalk is being removed and there is no shade for any of the courts because the entire property is paved.

Mr. Merritt stated, at the last meeting, Mr. Messerle indicated that court improvements were made and were satisfactory. Mr. Hollister disagreed with that evaluation. Mr. Merritt stated a Zoom meeting was held with the engineers yesterday and it is believed that the north-south orientation in Phase 1 would be best and, if necessary, adjustments can be made in Phase 2. Shaded areas are provided in the social areas.

Mr. Bartoletti asked if the proposed seating area between the courts is acceptable. Mr. Hollister expressed his concerns about the seating area and noted that, as a member of The Commons Club Board, he has not participated in developing the Site Plan. He believes that, from Ms. Huttenlocher's email, it appears that she has not been a participant.

Resident Dave Garner questioned the accuracy of the numbers and whether selling the property will benefit Brooks residents or The Commons Club. He noted that the park and amenities benefit all residents of The Brooks. In his opinion, losing the asset would benefit The Commons Club at the detriment to residents and it should be open for debate amongst the 7,200 members as to which option better serves The Brooks.

A Board Member stated a raised area was noted at the pickleball courts. An email was received expressing concern about safety in the area. Mr. Willis stated the area was ground down approximately six months ago; it needs to be repaired again but he has been unable to secure a contractor. Mr. Cox stated the net must be taken down and a sign installed to indicate that the court is closed.

Regarding a rodent issue at the pickleball courts, Mr. Willis discussed contributing factors, including trash cans in the area and residents tossing fruit cores over the fence. GulfScapes agreed to clean the courts in the mornings, as a courtesy, but one crew stated pickleball players yelled at them because they did not want to leave the courts so the crew could clean them. If crews are harassed when performing a service outside of the contracted tasks, they will not do the extra work.

Asked about awnings, Mr. Willis stated the last vote by the Boards was that nothing would be spent on any improvements, other than safety related issues, until this project is completed.

A resident stated that birds roosting on the lights creates a health hazard and suggested installing spikes.

Discussion ensued regarding the need for maintenance.

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms. Varnum, with all in favor, authorizing expenditures for required maintenance, was approved.

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Bertucci, with all in favor, authorizing expenditures for required maintenance, was approved.

ELEVENTH ORDER OF BUSINESS

Update: Pickleball Court Expansion Project

This item was discussed during the Tenth Order of Business.

TWELFTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of July 31, 2022**

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2022.

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of July 27, 2022 Joint Regular Meeting Minutes

Mr. Bartoletti presented the July 27, 2022 Joint Regular Meeting Minutes. The following changes were made:

Line 162: Delete “, as the two front residences are known to flood”

Line 246: Change “sod” to “both sides of the road”

Discussion ensued regarding treatment of Lakes #112 and #115.

Mr. Willis stated the lakes were cleared gradually and residents are satisfied with the results. A Board Member noted there is no algae; the center of the lakes are clear but, in his opinion, the ring of as much as 25’ of spikerush surrounding the lakes is excessive. Mrs. Adams stated reducing the spikerush to a specified amount, such as 15’, would need to be added to the contract.

Depths of the lakes and preferred littorals such as spikerush were discussed.

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Pierce, with all favor, the July 27, 2022 Joint Regular Meeting Minutes, as amended, were approved.

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Crawford, with all favor, the July 27, 2022 Joint Regular Meeting Minutes, as amended, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Dan Cox, Esquire*

- **Update: RFQ for Pickleball Facility Management**

There was no report.

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

There was no report.

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

• **Monthly Status Report – Field Operations**

The Field Operations Report was included for informational purposes.

Mr. Willis stated Florida Power & Light (FPL) inspected the sites for the aeration systems at the golf maintenance facility and near the Golf Club in Shadow Wood, which were in the Aeration 2021 Project. When passing inspections are received the aeration systems will be turned on.

Regarding the I-75 Berm Maintenance Program, Mrs. Adams stated the entire berm is maintained twice a year. Palms are trimmed one time per year with debris clean up on a quarterly basis with mulching one time per year. SOLitude was engaged and a cost savings of \$16,000 was realized.

Mrs. Adams stated that quotes were requested for root barriers. Proposals for all other work related to sidewalk repairs will be presented at the October meeting. Mr. Willis stated the next agenda will also include proposals for littorals and bank restoration.

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

• **NEXT MEETING DATE: October 26, 2022 at 1:00 PM**

- **QUORUM CHECK – BROOKS OF BONITA SPRINGS**
- **QUORUM CHECK – BROOKS OF BONITA SPRINGS II**

Mrs. Adams stated a meeting will be scheduled for September.

▪ **Acceptance of Resignation of Supervisor Ray Pierce, Seat 1**

This item was an addition to the agenda.

Mr. Ray Pierce presented his resignation letter.

The Board Members thanked Mr. Pierce for his contributions and service.

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Bertucci, with all in favor, the resignation of Mr. Ray Pierce from Seat 1, was accepted.

Mr. Gould nominated and motioned to appoint Ms. Lynn Bunting to the vacant seat.

Mr. Bartoletti asked if the CDD is doing anything to inform residents about the vacancy.

Discussion ensued regarding processes for filling vacancies.

Mr. Adams stated the position can be filled at the Board's discretion. Mr. Bartoletti expressed concern about a process that does not ensure all residents have a chance to be considered and stated he does not think it appropriate to make a decision without adequate notice and information.

The motion died due to lack of a second.

Discussion ensued regarding the processes for advertising and filling the vacancy.

Mrs. Adams will email a notice to the appropriate HOA Managers for dissemination to CDD II residents.

Mr. Docherty announced his intention to finish serving on the Board when his term expires in November.

Mr. Adams stated the information regarding the vacancy will be disseminated as soon as possible and a deadline will be established to ensure that resumes can be considered in September. He stated, while the same can be done for CDD I, replacement candidates cannot be considered for Mr. Brown's vacant seat until December or January because his resignation was not yet received; rather, he stated his intention to let his seat run out and to be filled in November. A Board Member noted that seat will be filled by Ms. Mary O'Connor.

Discussion ensued regarding filling the vacant seats. The consensus was that a least one representative of each community should have a seat on the Board.

FIFTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

SIXTEENTH ORDER OF BUSINESS

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

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 3:27 p.m.

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

August 24, 2022

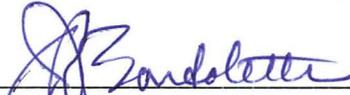
FOR BROOKS OF BONITA SPRINGS:


Secretary/Assistant Secretary


Chair/Vice Chair

FOR BROOKS OF BONITA SPRINGS II:


Secretary/Assistant Secretary


Chair/Vice Chair