

**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 May 24, 2023 at 1:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

Present for Brooks CDD:

James Merritt	Chair
Sandra Varnum	Vice Chair
William Stoehr	Assistant Secretary
David Garner	Assistant Secretary
John Woolsey	Assistant Secretary

Present for Brooks II CDD:

Joseph Bartoletti	Chair
Ken D. Gould	Vice Chair
Thomas Bertucci	Assistant Secretary
Mary O'Connor	Assistant Secretary
Lynn Bunting	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

Residents present were:

Ed Raffee	Chuck Burris	Betsy Luckey	Other Residents
-----------	--------------	--------------	-----------------

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m. All Supervisors were present for both the Brooks of Bonita Springs and the Brooks of Bonita Springs II CDDs.

SECOND ORDER OF BUSINESS

Public Comments (agenda items only)

Several members of the public wishing to comment about the pickleball courts agreed to reserve their comments until the Eighth Order of Business.

JOINT BUSINESS ITEMS

THIRD ORDER OF BUSINESS

Landscape Report: GulfScapes Landscape Management Services

- **Irrigation Reports**
 - A. Meter Usage by Clock**
 - B. Year-Over Year Water Usage**

The irrigation reports were included for informational purposes.

Mr. Bartoletti thanked Mr. Grimes for his excellent work in a difficult environment.

FOURTH ORDER OF BUSINESS

Consideration of Sport Court South Florida, Estimate #0003308

Mr. Willis stated Sport Court South Florida (SCSF) Estimate #0003308 was presented at the last meeting but no motion was made; a motion to proceed with the project is needed.

Mr. Gould asked if other estimates were obtained. Mr. Willis stated the original company no longer works on this coast and several other companies he contacted were not interested in submitting a proposal. SCSF was responsive in bidding, does a lot of work for governmental entities and has a good reputation. Asked if the cause of the damage is known, Mr. Willis stated the former industry standard of a 5" subbase was found to be inadequate; the replacement subbase will be 10". Upon approval, the project can begin within 30 days and completion will take approximately 45 days.

Mr. Merritt expressed concern about approving individual projects before prioritizing all capital improvement projects. Asked about the safety issue, Mr. Willis stated numerous complaints have been received and the substructure is rippling due to settling.

Mrs. Adams stated the contractors will not apply any additional patches.

Mr. Willis stated the project will correct the safety issues around the playground. Asked if the project should be delayed until after the rainy season, Mr. Willis stated the contractor has a structure to protect the pouring when it rains. He stated, although the area can be taped off if the Boards decide to delay the repair, he recommends performing the repairs.

On MOTION for Brooks of Bonita Springs by Mr. Garner and seconded by Mr. Stoehr, with all in favor, Sport Court South Florida Estimate #0003308, in the amount of \$107,998.80, was approved.

On MOTION for Brooks of Bonita Springs II by Mr. Gould and seconded by Ms. O'Connor, with all in favor, Sport Court South Florida Estimate #0003308, in the amount of \$107,998.80, was approved.

FIFTH ORDER OF BUSINESS

Update: CIP Budget and Cost per Unit Estimator

The Capital Improvement Plan (CIP) Budget and Cost per Unit Estimator were projected for viewing and discussion. Mr. Bartoletti discussed the following:

➤ Lake Bank Erosion (Line 16): Every year \$100,000 is allocated to addressing any of the 151 lakes within the Brooks. The \$864,000 proposal is to expedite the project and address all the lake banks as quickly as possible. Mr. Willis stated the Boards approved the project last fall and the project is currently being executed in four phases.

Supervisor Ms. Varnum stated a resident attending via telephone texted to advise that she can only hear music. Mr. Adams addressed the telephone issue.

➤ Southbound Monument Wall (Line 7): This item was eliminated at the last meeting, as there is no space on Imperial Parkway.

➤ Landscape Understory Replacement: The landscape was approved at a rounded-up amount of \$625,000. Landscaping at the entrance is underway and landscape replacement at the Enrichment Center will begin at the beginning of the rainy season.

Mrs. Adams stated the Root Barrier Project was completed.

➤ Sidewalk Replacement (Line 14): Johnson Engineering was engaged to assess the condition of the subbase of the seven miles of walkway in the Brooks that are the CDDs' responsibility, at a cost of \$173,000. Once subbase sampling is done, a Request for Proposals (RFP) will be developed and sent to the appropriate asphalt vendors to determine the cost. A \$1,034,000 placeholder for Sidewalk Replacement was inserted. Mr. Adams stated that estimate is based on the proposal from Collier Concrete and Paving (Collier) for removal of the asphalt, repairing the base and laying asphalt. Mr. Bartoletti stated the RFP process will be followed for this project, in an attempt to obtain three bids.

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

May 24, 2023

Mr. Merritt calculated that interest, over five years, would total \$695,000. Mr. Bartoletti asked for the financing to be discussed following the scope of work.

Discussion ensued regarding the cost, scope of work and the need for an RFP from Johnson Engineering for the “Sidewalk Replacement” project in order to obtain bids.

Mr. Burford stated the plans are in development. Mr. Bartoletti asked for the plans to be presented at the next meeting.

➤ Littoral Plantings: Planting is being done in conjunction with the lake bank restoration work currently underway.

➤ Coconut Park Playground and Restroom Renovations: The playground area is estimated at \$108,000 and the restroom renovations include replacement of roof tiles.

Mr. Willis stated the roofing company inspected and a preliminary verbal estimate of \$20,000 was provided; the company will try to match the existing roof tiles.

The consensus was that the condition of the restrooms is deplorable and the facilities need significant upgrades, bringing the estimated cost to \$275,000. Mr. Adams stated that total includes additional funds for resurfacing the interactive fountain, if desired.

Mr. Bartoletti pointed out that the CDD is 20 years old and there is no reserve fund but, at this stage in the community’s lifespan, this work must be accomplished. He noted liability issues related to the pavers leading into the park. He concluded that there will be a significant increase to the assessments included on the tax bill.

➤ Pickleball Courts: The amount included is a placeholder because, until actual bid costs are received, the Boards have been reticent to put any amount on expanding the three existing courts to seven new courts plus adding a social area. One year ago, the Boards agreed to pursue a milestone approach. By the first week in June, RWA Engineering should supply a finalized site plan, which was delayed due to Village conditions and court lighting requirements. The final CIP costs should be available for consideration in July.

Mr. Adams stated, if necessary, the July meeting date can be adjusted to meet noticing requirements, should the assessments increase. He discussed approval processes, the decision to proceed with some time-sensitive projects and use of fund balance to delay financing until needed. He noted that lake bank erosion repairs needed to be addressed before rainy season.

Mr. Gould asked for the CIP chart to be included in the meeting agenda packages until the budget is determined.

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

May 24, 2023

Mr. Adams discussed available assigned and unassigned fund balances in the General Fund and responded to questions related to the Unaudited Financials.

It was noted that the number of pickleball courts was reduced from six to four. Mr. Adams stated a maximum assessment level will be set but that amount can be reduced. He noted that both loan proposals include the ability to pay down principal.

Discussion ensued regarding the costs related to the addition of pickleball courts, financing, interest and the need to address necessary repairs to prevent liability issues.

Mr. Merritt expressed concern about the projected \$900,000 expense for the pickleball court project and the \$1,034,000 sidewalk project.

Mr. Adams reiterated that borrowed money left over after projects are completed can be used to pay down principal.

Mr. Merritt recalled that the pickleball program requires the pickleball players to provide funds for operation and maintenance (O&M) of the pickleball facility and expressed doubt about the program's capacity and ability to meet that commitment.

Ms. O'Connor asked about the benefit of reducing the size of the loan. Mr. Adams stated there is no penalty for paying down the principal.

Mr. Bertucci asked if a pickleball pro shop is planned. Mr. Bartoletti replied no and stated none of the plans approved include a building for a pro shop; if one is desired, another plan and a full Development Order (DO) will need to be submitted to include a building. He stated the current project plan can still proceed, in the meantime, and the matter will need to be discussed with the Pickleball Club and the Boards in order to make the best decision.

Discussion ensued regarding the motion to approve proceeding with a loan for unbudgeted capital expenses, as discussed, except for the south boundary monument.

On MOTION for Brooks of Bonita Springs by Mr. Garner and seconded by Mr. Stoehr, with Mr. Garner, Mr. Stoehr, Ms. Varnum and Mr. Woolsey in favor and Mr. Merritt dissenting, obtaining a \$4 million loan to fund CIP projects, as discussed, was approved. [Motion passed 4-1]

On MOTION for Brooks of Bonita Springs II by Mr. Gould and seconded by Ms. O'Connor, with all in favor, obtaining a \$4 million loan to fund CIP projects, as discussed, as discussed, was approved.

Mr. Adams distributed and presented the following and responded to questions:

- A. FineMark National Bank & Trust Term Sheet**
- B. Synovus Bank Term Sheet**

Mr. Adams stated while the CDD has had a long relationship with FineMark Bank, he felt it best to obtain competitive quotes. The loan interest rate offered by Synovus is 3.99% fixed, as opposed to 6.5% offered by FineMark. Over the course of a five-year loan, provided the loan remains within a 60-month term, the savings between the two interest rates would be \$321,000 in favor of Synovus Bank.

Discussion ensued regarding closing dates, terms and conditions, the need for a depository account, maintenance of improvements and the need to separate maintenance expenses and user fees for budgeting purposes to document pickleball-related expenses.

Asked for his preference, Mr. Adams stated he has worked with both banks and, from a professional standpoint, either one is adequate but, there is the opportunity for significant savings based on the difference in the interest rates.

Mr. Adams and Mr. Cox responded to questions about instances in which the taxability of the note might be affected. Mr. Cox stated the CDDs would not be liable for an increase in cost due to circumstances beyond the CDDs' control.

On MOTION for Brooks of Bonita Springs by Mr. Stoehr and seconded by Mr. Woolsey, with all in favor, engaging Synovus Bank as the loan originator for the loan for CIP projects, as discussed, was approved.

On MOTION for Brooks of Bonita Springs II by Mr. Bertucci and seconded by Ms. Bunting, with all in favor, engaging Synovus Bank as the loan originator for the loan for CIP projects, as discussed, was approved.

SEVENTH ORDER OF BUSINESS

**Discussion: Fiscal Year 2023/2024
Proposed Budget**

Mr. Adams discussed the proposed Fiscal Year 2024 Budget. The "Capital outlay – 2023 note repayment" line item applies to the loan to be originated by Synovus Bank.

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

May 24, 2023

Asked if the O&M portion of the assessments will increase from approximately \$652 to approximately \$1,029, Mr. Adams replied affirmatively. The loan repayment will be included in the O&M portion of the annual assessment to save auditing fees and additional costs associated with setting up a separate line item.

In response to Mr. Adams' report that the Federal Emergency Management Agency (FEMA) reimbursements could be delayed and might only be 25%, Mr. Merritt expressed concern that reducing reserves could result in inadequate surplus fund balance for hurricane recovery. Mr. Adams stated Synovus Bank can also authorize an emergency line of credit, should the need arise. Mr. Merritt noted that the budget does not anticipate inflation. Mr. Bartoletti noted that the largest contracts, landscaping and lake maintenance, are contracted and budgeted for the next 12 months.

Mr. Adams stated he will include another column showing the difference between the "Total Actual & Projected" and "Proposed Budget FY 2024" column amounts when printing the budget for future agendas.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Pickleball

Resident Ed Raffee expressed concern because, in his opinion, homeowners of The Brooks are being asked to assume a financial burden for a public facility without the input and approval of the general population of The Brooks.

Mr. Bartoletti thanked Mr. Raffee for his input. He discussed the letter sent communicating the information as best as they could. In response to the perception that a private community is paying for a public facility, Mr. Bartoletti stated a fee will be established for owners within The Brooks. A separate public user fee will be calculated by Staff and District Counsel for approval by the Boards. As a public entity, the CDDs are required to allow public access but the CDDs have the right to charge non-residents a fee higher than the amount charged to property owners.

Resident Chuck Burris thanked the Boards and the Pickleball Club for the work put in to developing the plan. He noted that the meetings are open to all residents and encouraged others to attend. He expressed support for expanding the pickleball courts and regrets that it could be the first project cut if finances necessitate it, instead of projects like the lake work. He stated that players are willing to support the facility based on the extra dues paid by players. He

noted that only a small percentage of the assessment increase is related to the pickleball project and expressed support for limiting the number of courts to what can be paid for within five years.

Mr. Willis stated the stormwater management and lake bank remediation work are required by the State, whereas the pickleball project is voluntary.

A Board member observed that the pickleball project only represents \$59 of the total assessment increase for Fiscal Year 2024.

Mr. Bartoletti voiced his opinion that the pickleball project will help the community remain competitive with other communities, in terms of amenities, which will benefit home sellers which will be by buyer. He observed that residents are fortunate the CDDs have land available to construct such an amenity. Every phase of the project will be subject to another decision-making process, such as this one. The most critical process, which is determining the final costs, will occur at the July meeting.

Mr. Gould stated he will attend the upcoming Zoning Board meeting and requested a copy of the meeting minutes. A Staff member will forward the minutes as requested. Mr. Gould asked if the resolution of the lighting issue was put into writing. Mr. Bartoletti stated Staff is finalizing the language; when complete, it will be made available.

Mr. Gould asked if any Supervisors have an issue with the proposed pickleball user fee for residents.

Mr. Bertucci expressed support for including an option for residents wanting only occasional use for themselves or for guests but stated he supports a fee.

Mr. Merritt feels that every homeowner and renter should have the option and opportunity to use the courts, not just the Pickleball Club members.

Mr. Bartoletti stated the park was developed as an equity community with two parts; residents and members of the public can use the charcoal grills, walking paths, interactive fountain and playground at any time. Those wanting access to the equity portion of the park, which includes the pickleball courts, must pay a fee, which assures an ongoing revenue stream to replace those assets and pay the operating costs. He stated it is a good question as the discussion is a good one to have. He noted that it would be necessary to build more courts to allow for all residents to play, should they wish to do so.

A Board Member suggested offering the purchase of four plays at a fixed price at the beginning of the year. Mr. Bartoletti stated space would need to be allocated, accordingly, and the Pickleball Club could work with the Management Company in this regard.

Mr. Garner stated he agrees, in principle. He discussed a similar situation in another community in which a fee applied during certain hours.

Mr. Bartoletti thinks that, to best represent taxpayers, there must be enough commitment to justify the ongoing replacement costs of the courts, regardless of the cost of the project. In his opinion, the Boards are making the most prudent business decision by building the courts based on demand and believe demand exists to justify the four courts that will be built in addition to the three existing courts.

Mr. Garner stated he was among those Supervisors who did not want CDD taxpayers to fund construction of the courts in the first place; however, the Boards heard testimony from realtors who stated there is a benefit to having a physical pickleball facility. To that end, he is willing to go along with the CDDs building the facility but not funding the ongoing O&M for the facility.

Mr. Merritt stated, while he cannot predict the future of pickleball, it seems that there must be a shortage of courts and there is a sufficient number of players to justify future phases of construction.

Asked when the RFP will be advertised, Mr. Bartoletti stated the Site Plan is needed before that can occur. Mr. Merritt stated, when the District Engineer receives approval from the Village, they will supply the names of contractors from which bids can be requested.

Mr. Bartoletti stated the goal is to present the cost estimates at the July meeting. Some court builders will not bid unless site preparation is done by an independent party. There will be a cost for site preparation and for construction.

Mr. Cox stated a provision allows for publishing an RFP for a Construction Manager.

Discussion ensued regarding the RFP process, timetables and the need to build the project into the budget.

Mr. Woolsey asked if lighting should be included in the contract and suggested including the four new courts inside one fenced area with the three existing courts, in case future phases are not built. It was noted that changing the fencing would necessitate resubmission to the Village.

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

May 24, 2023

Discussion ensued regarding future considerations related to access control, fencing, security cameras, future phases and additional Village approvals.

Mr. Bartoletti stated he and Mr. Woolsey worked on certain aspects of the project, including a spreadsheet to calculate the annual costs and fees for pickleball. He noted that, when the courts must be demolished to prepare the ground for new courts, money will be spent for demolition, removal of fence structures and preparation of the ground for the new courts.

Mr. Bartoletti asked Mr. Garner, from Brooks CDD, and Ms. O'Connor, from Brooks CDD II to discuss their research regarding hiring a Pickleball Management Company.

Mr. Garner stated he and Ms. O'Connor brainstormed, visited West Bay Club and emailed a list of considerations to the Pickleball Club. He presented and discussed the criteria for a Pickleball Management Company, which includes feedback from the Pickleball Club:

- Demonstrated ability to operate and manage a racquet sports facility.
- Be licensed where required by applicable laws.
- Be able to serve as an independent contractor.
- Agree to provide on-site staff between from 8:00 a.m. to 3:00 p.m., Monday through Friday during season, and as requested during off-season.
- Maintain sufficient required insurance.
- Ability to use Court Reserve software for court membership, locks and collection and remittance of fees.
- Adept at managing meeting play, player rankings and use of various software platforms.
- Ability to interact with multiple stakeholders who might have competing interests.
- Ability to rank players, provide lessons at an agreed-upon rate, play with members and promote the sport.
- Ability to recommend, procure, service and sell equipment if patrons wish to buy it after a trial period.

Mr. Garner stated the next steps include incorporating feedback, a site visit with Pelican Sound and involving The Commons Club, at some point. He discussed the site visit to West Bay and a discussion with Mr. Henderson, of Troon, who might be a candidate for the position. He stated a Pickleball Club Board member visited a pro at Pelican Sound and discussed options.

Mr. Bartoletti thanked Mr. Garner and Ms. O'Connor for their thorough presentation.

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

May 24, 2023

Ms. Bunting stated, as with Pelican Sound, many tennis pros are getting certified to teach pickleball.

Mr. Merrit echoed Mr. Bartoletti's sentiments and noted the critical need for follow-up to determine the best steps. Mr. Garner stated, for a small fee, Mr. Henderson offered to visit and to make recommendations. Mr. Garner stated that he requested a proposal.

Ms. O'Connor stated she was surprised to learn that Troon and other management groups can help oversee construction and leverage relationships with contractors. She noted that pickleball is different from other sports due to rests during play and social areas and stated she believes his input could be helpful.

Mr. Bartoletti voiced his opinion that an estimate of the fee will be needed by July.

Mr. Garner thinks that is not possible as decisions are still pending. Asked about the advisable next steps, he stated he would like to conduct several site visits, including at Bonita Bay. He is unsure if an on-site manager is needed or advisable, given the lack of office space.

Discussion ensued regarding the need to conduct site visits and consult appropriate parties to determine the needs, make appropriate decisions and develop accurate cost estimates and fees for the pickleball players.

A resident noted that, in the past seven years, the Pickleball Club had no pro, no pro shop and one staff member at The Commons Club. He bought his own equipment and paid for professional lessons, traveling to the pros' courts. In his opinion, the people who will propagate a successful program will be players, not an on-site manager; therefore, a reservation system and the courts should be sufficient. He cautioned against building or spending too much and recommended working with The Commons Club. He supports making the courts appropriately accessible by a reservation system and maintaining an appropriate cost structure for all who want to play. He feels that hiring a pro and building a pro shop would be a mistake and stated his belief that, with the addition of four courts, the sport will be able to grow for all who wish to play and the players will make it work.

Resident Betsy Lucke agreed and discussed an in-house instruction program for beginners and intermediate players that was run by volunteers. She discussed Pelican Sound, which is behind the tennis courts, and Pelican Landing, which is down the street, and suggested that, rather than proceeding with everything, it might be helpful to have someone look at the

flow of when players come and go. She noted that players tend to socialize between play and remain at the courts for a long time.

NINTH ORDER OF BUSINESS

Presentation: Pickleball Project Milestone Tracker

Mr. Bartoletti presented the Milestones for CDD Pickleball Complex Development chart, and noted that teams of volunteers from each CDD are needed.

Discussion ensued regarding the need to determine annual fees and construction costs, including site preparation and lighting.

A Board Member asked if Sport Court South Florida constructs pickleball courts. Mr. Willis replied affirmatively and stated he did not request a bid because he was under the impression that the work would be done by RWA.

Discussion ensued regarding potential court construction and site preparation contractors for other facilities in the area and features desired in the Pickleball Complex.

Mr. Bartoletti discussed special considerations related to internet and wi-fi cabling and installation for access control and water drainage underneath the courts.

Asked what is needed to proceed, Mr. Bartoletti stated Mr. Willis was asked to review past maintenance costs and adjust for inflation to develop estimated costs to help develop a user fee. Maintenance would include repainting and installation of nets and windscreens, whereas operations would include operation of lights, wi-fi access costs, etc.

Ms. O'Connor suggested it might be helpful to look at other pickleball facilities.

Mr. Bartoletti stated Pelican Sound advised that its costs are minimal costs; the courts are asphalt; whereas, Bonita Bay has a cushioned surface with much higher maintenance costs. He noted the need for trash pickup and stated no fountain is planned; a new ice machine will be included near the restrooms, where water and ice will be available. Furniture will be a capital expense. Canopy costs could be provided by the builder; some were just installed for comparison. An estimate can be refined moving forward.

Mr. Woolsey noted that a firm knowledgeable about pickleball might be able to provide a Reserve Study. Mr. Bartoletti voiced his opinion that expending funds for a Reserve Study is unwarranted.

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

May 24, 2023

Mr. Bertucci stated Mr. Stoehr, of Brooks CDD, and Mr. Gould, of Brooks CDD II volunteered to develop the spreadsheet with best cost estimates for maintenance and repair, not including lighting.

Mr. Adams stated a sealed bid process is needed for site preparation.

Mr. Bartoletti stated, while many other comparable communities have relatively low maintenance costs, they do not have lights, which will represent a significant expense. At the direction of the Pickleball Club, the decision was made to install asphalt courts.

Discussion ensued regarding lighting and the possibility that lighting adjustments might be necessary at the current courts due to reconfiguration of the courts.

Separate fencing versus joined fencing of the old and new courts and the related cost differences, were discussed.

Mr. Bartoletti suggested changing the public meeting from July 26, 2023 to July 19, 2023, to discuss the costs.

Discussion ensued regarding the need to provide the best possible cost estimates to the Pickleball Club in three weeks, with the understanding that the costs will be subject to change based on the final bid packages received, so the Pickleball Club can consider the approximate annual costs and provide feedback about demand from the Pickleball Club members.

Mr. Adams noted that the user fee will not impact the budget because, by obtaining the commitment from the Pickleball Club members, it is not necessary for budgeting purposes and it might cause double work. It was noted that the project depends upon funding provided by the Pickleball Club to replace assets that wear out. In the event of insufficient demand from the Pickleball Club members, allowing more public play could be considered as a backup plan.

Discussion ensued regarding budgeted funds, financing secured, bid process, benefits to the community, feasibility of securing a commitment of the Pickleball Club members in advance and the construction schedule.

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2023**

This item was discussed in conjunction with the Seventh Order of Business.

ELEVENTH ORDER OF BUSINESS

**Approval of April 26, 2023 Joint Regular
Meeting Minutes**

Mr. Bartoletti stated, between the intersection of Coconut and Three Oaks, three lights shine blue.

Discussion ensued regarding lights replaced by Bentley Electric, the need to upgrade the lights and the tree canopies blocking the light.

Mrs. Adams stated the trees should be trimmed around the lights, per the contract. Mr. Willis would contact Bentley Electric regarding the issue.

Mr. Bartoletti noted that Mr. Cox promised an update on the court delinquent payments matter. Mrs. Adams will research the matter and advise.

Discussion ensued about a previous directive to mark all trip hazards with orange paint.

Mr. Bartoletti discussed an incident in which a resident was injured in a fall on the east side. Mr. Burford stated he will address the issue by tomorrow.

The following change was made:

Line 259: Insert "CIP" before "work"

Discussion ensued regarding requested revisions to a document discussed during the Tenth Order of Business.

Mr. Gould stated he will provide Mr. Adams with a corrected version of his document.

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Garner, with all in favor, the April 26, 2023 Joint Regular Meeting Minutes, as amended, were approved.

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Bertucci with all in favor, the April 26, 2023 Joint Regular Meeting Minutes, as amended, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Dan Cox, Esquire

- **Update: Delinquent Payments from Coconut Point Mall**

There was no report.

B. District Engineer: Johnson Engineering, Inc.

Mr. Burford stated that 60% of the plans for the sidewalk project will be submitted in two weeks. Mr. Adams will circulate the information; he estimated it will be three months until

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

May 24, 2023

a bid package is completed. Mr. Adams noted that, with rainy season ahead, the landscaping project will occur first.

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

- **Monthly Status Report – Field Operations**

The Field Operations Report was included for informational purposes.

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

- **NEXT MEETING DATE: July 26, 2023 at 1:00 p.m.**

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

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

The next meeting will be held on July 26, 2023.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

FOURTEENTH ORDER OF BUSINESS

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

There were no public comments.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Stoehr, with all in favor, the meeting adjourned at 4:37 p.m.

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Gould, with all in favor, the meeting adjourned at 4:37 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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

May 24, 2023

COP E ALI

Secretary/Assistant Secretary

J. Murry

Chair/Vice Chair

FOR BROOKS OF BONITA SPRINGS II:

COP E ALI

Secretary/Assistant Secretary

R. Benzel

Chair/Vice Chair