

**BROOKS OF BONITA  
SPRINGS & BROOKS OF  
BONITA SPRINGS II  
COMMUNITY DEVELOPMENT  
DISTRICTS**

**October 23, 2024**

**BOARD OF SUPERVISORS**

**JOINT REGULAR  
MEETING AGENDA**

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**AGENDA  
LETTER**

# Brooks of Bonita Springs & Brooks of Bonita Springs II Community Development Districts

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

October 16, 2024

**ATTENDEES:**

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Boards of Supervisors

Brooks of Bonita Springs & Brooks of Bonita Springs II Community Development Districts

Dear Board Members:

The Boards of Supervisors of the Brooks of Bonita Springs & Brooks of Bonita Springs II Community Development Districts will hold a Joint Regular Meeting on October 23, 2024 at 1:00 p.m., at The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *Agenda items only [3 minutes per person]*
3. Consideration of Award of Contract – Lake & Wetland Management
4. Discussion: Roadway Lighting Project [Steve Bentley]
5. Discussion: Supervisor Waterway Services, Inc., Treatment Report for August through September 2024 [Andy Nott]
6. Landscape Report: *GulfScapes Landscape Management Services*
  - Irrigation Reports
    - A. Meter Usage by Clock
    - B. Year-Over-Year Water Usage
7. Update/Discussion: Sidewalk Project
8. Update/Discussion: Back Billing from Seminole Gulf Railway
9. Discussion: Lake Bank Erosion 2024-2025
10. Acceptance of Unaudited Financial Statements as of September 30, 2024
11. Approval of August 28, 2024 Joint Public Hearing and Regular Meeting Minutes

12. Staff Reports

- A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
- B. District Engineer: *Johnson Engineering, Inc.*
- C. Field Operations: *Wrathell, Hunt and Associates, LLC*
  - Monthly Status Report - Field Operations
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: January 22, 2025 at 1:00 PM [Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928]

○ QUORUM CHECK: BROOKS OF BONITA SPRINGS

SEAT 1	ED FRANKLIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JAMES MERRITT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	SANDRA VARNUM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOHN (ROD) WOOLSEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	DAVID GARNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

○ QUORUM CHECK: BROOKS OF BONITA SPRINGS II

SEAT 1		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	KEN D. GOULD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	MARY O'CONNOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	THOMAS BERTUCCI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JOSEPH BARTOLETTI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

13. Supervisors' Requests

14. Public Comments: *Non-Agenda items only [3 minutes per person]*

15. Adjournment

Should you have any questions, please contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 709 724 7992**

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**3**

**THE BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT  
DISTRICT'S I & II  
FROM THE DESK OF THE DISTRICT MANAGER  
9220 BONITA BEACH ROAD SUITE 214  
BONITA SPRINGS, FL 34135**

TO: Brooks I & II Board of Supervisors

FROM: Cleo Adams – District Manager

DATE: October 23, 2024

SUBJECT: Consideration of Award of Contract – Lake & Wetland Management

As previously discussed, the lake and wetland contract expired August 31, 2024. Staff retained a contractor (Superior Waterway) to maintain the lakes/wetlands on a month-to-month basis through the end of October. Cost \$30K per month.

Staff recently put out a request for sealed bids for this service. The bid was advertised in the Fort Myers News Press, as required by statute. One Contractor attended the mandatory pre-bid meeting and were provided a bid package.

The financial tabulation is as follows:

<u>Company:</u>	<u>1<sup>st</sup> Year Price:</u>	<u>2<sup>nd</sup> Year Price:</u>
• Premier Lakes, Inc.	\$336K	\$348K

The RFPs previously received and considered during the July 24<sup>th</sup> meeting for financial comparison purposes: Crosscreek Environmental high bid of \$450,100.00 and Superior Waterway low bid of \$311,741.00

Premier Lakes, Inc. was formed approximately two years ago; players include past employees of Lake Masters/Solitude. Several Employees of Premier Lakes, Inc. has worked within The Brooks for 16 years.

The budget for Fiscal year 2024/25 has allocated \$316,600.00 specific to the lake/wetland management.

**Bid Analysis**

1. Use of Provided Submittal Form/Bid Surety: Yes, Cashier's Check
2. Submitted in Sealed Envelope: Yes
3. Subcontractor Letter & Qualifications: All in-house
4. Proof of Place of Business: Yes – Lee County
- 4ii) Adequate Resources: Yes
- 4iii) Suitable Financial Backing: Yes – Bank and Credit References Submitted
- iv) References of Similar size Scope: No (highest is \$177K for comparison)
- v.) Licenses, Cert.: Yes
- vi.) Subcontractor Qualifications: N/A – See #3

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**5**

## The Brooks CDD Treatment Report for August through September 2024

### **August 2024**

We used 5-man crew 2 days a week to treat the littorals and shoreline grasses throughout The Brooks in addition to this crew we had a lake technician on site twice a week to treat algae and submersed weeds. Weekly lake inspections were done in order to make sure we were treating

#### Lake 47

On Aug 7<sup>th</sup> we had a crew physically remove the floating Tape Grass mats, once the removal was completed, we started treatment with contact herbicides. Treatments were on the 8<sup>th</sup> 15<sup>th</sup> 21<sup>st</sup> and the 29<sup>th</sup>. Treatments were successful and we reduced the amount of floating and submersed material. We will continue to weekly treatments in September

#### Lighthouse Bay Notes

Lake 60, 67, 68, 69, 70, 71, 72 and 73 are some of the worst lakes. These have heavy littoral damage causing Algae problem and look bad. Also, lakes 60, 72 and 73 have Baby Tears throughout lake. We will continue to spot treat where we can with lower rates of algaecides to reduce collateral damage, we will increase rates as needed where we can.

#### Shadow Wood.

A large section of the course was closed due to course renovation so access to some lakes was limited. These lakes were treated for grasses and weed using our crew with backpack sprayer.

In addition to lake 47 we found Tape Grass in lakes 53 and 54. These lakes will be treated in September. With limited access Lake 53 will have to be treated from shore using UTV

### **September 2024**

We continue the same treatment schedule as Aug, using companion of our crew and lake techs

Lake 47 we treated on the 4<sup>th</sup> ,11<sup>th</sup> and the 17<sup>th</sup>, we also started treatment on lakes 53 and 54.

Dure my weekly inspections I note that lakes 40, 41 and 42 have Tape Grasses as well we will start treatment on these lakes in October, we have limited access to these lakes too due to the course renovations. Treatments will have to be done from shore using UTV. Once new turf is better established, we get into the drier season treated with boat or treated Sonar.



Lighthouse Bay

Lakes 60, 72 and 73 were treated for Algae and Baby Tears

**October 2024**

We will continue the same treatment schedule as Aug, using companion of our crew and lake techs.

Lake 47

We continue to treat as needed. Lakes 40,41,42, 53 and 54 we were hoping to start Sonar treatments for the Targe Grass, but due to the amount of rain we will need to treat using contact herbicides from shoreline using an UTV.

A complete lake survey is scheduled for the 16<sup>th</sup> and if we have any major problems or concerns, I will let the board know at the next meeting.

Lake #	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date
L1	Grasses/Weeds	8/22/24	Algae	8/30/24				
L2	Grasses/Weeds	8/22/24	Algae	8/30/24				
L3								
L4	Grasses/Weeds	8/16/24	Algae	8/30/24				
L5	Grasses/Weeds	8/16/24						
L6	Grasses/Weeds	8/16/24	Algae	8/30/24				
L7	Grasses/Weeds	8/16/24	Algae	8/9/24				
L8	Grasses/Weeds	8/16/24						
L9	Grasses/Weeds	8/16/24	Algae	8/9/24				
L10	Grasses/Weeds	8/16/24						
L11	Grasses/Weeds	8/16/24						
L12	Grasses/Weeds	8/16/24						
L13	Grasses/Weeds	8/16/24						
L14	Grasses/Weeds	8/16/24						
L15	Grasses/Weeds	8/16/24						
L16	Grasses/Weeds	8/16/24						
L17	Grasses/Weeds	8/16/24	Algae	8/30/24				
L18	Grasses/Weeds	8/16/24	Algae	8/30/24				
L19	Grasses/Weeds	8/16/24	Algae	8/30/24	Algae	8/9/24		
L20	Grasses/Weeds	8/16/24						
L21	Grasses/Weeds	8/16/24						
L22	Grasses/Weeds	8/16/24						
L23	Grasses/Weeds	8/16/24						
L24	Grasses/Weeds	8/16/24						
L25	Grasses/Weeds	8/22/24						
L26	Grasses/Weeds	8/22/24						
L27	Grasses/Weeds	8/22/24						
L28	Grasses/Weeds	8/22/24						
L29	Grasses/Weeds	8/22/24						

Lake #	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date
L30	Grasses/Weeds	8/22/24						
L31	Grasses/Weeds	8/22/24						
L32	Grasses/Weeds	8/22/24						
L33	Grasses/Weeds	8/22/24						
L34	Grasses/Weeds	8/22/24						
L35	Grasses/Weeds	8/22/24						
L36	Grasses/Weeds	8/22/24						
L37	Grasses/Weeds	8/22/24	Water Lilies	8/15/24				
L38	Grasses/Weeds	8/22/24	Alligatorweed	8/15/24				
L39	Grasses/Weeds	8/22/24	Alligatorweed	8/15/24				
L40	Grasses/Weeds	8/22/24						
L41	Grasses/Weeds	8/22/24						
L42	Grasses/Weeds	8/22/24						
L43	Grasses/Weeds	8/22/24						
L44	Grasses/Weeds	8/21/24						
L45	Grasses/Weeds	8/22/24						
L46	Grasses/Weeds	8/22/24						
L47	See tratement notes							
L48	Grasses/Weeds	8/21/24						
L49	Grasses/Weeds	8/21/24						
L50	Grasses/Weeds	8/21/24						
L51	Grasses/Weeds	8/21/24						
L52	Grasses/Weeds	8/21/24						
L53	Grasses/Weeds	8/21/24						
L54	Grasses/Weeds	8/21/24						
L55	Grasses/Weeds	8/21/24						
L56	Grasses/Weeds	8/21/24						
L57	Grasses/Weeds	8/21/24						
L58	Grasses/Weeds	8/21/24						

Lake #	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date
L59	Grasses/Weeds	8/21/24						
L60	Grasses/Weeds	8/7/24						
L61	Grasses/Weeds	8/7/24						
L62	Grasses/Weeds	8/7/24						
L63	Grasses/Weeds	8/7/24						
L64	Grasses/Weeds	8/7/24						
L65	Grasses/Weeds	8/7/24						
L66	Grasses/Weeds	8/7/24						
L67	Grasses/Weeds	8/7/24	Grasses/Weeds	8/28/24	Algae	8/28/24		
L68	Grasses/Weeds	8/7/24	Grasses/Weeds	8/28/24	Algae	8/28/24		
L69	Grasses/Weeds	8/7/24	Grasses/Weeds	8/28/24	Algae	8/28/24		
L70	Grasses/Weeds	8/7/24	Grasses/Weeds	8/28/24	Algae	8/28/24		
L71	Grasses/Weeds	8/7/24	Grasses/Weeds	8/28/24	Algae	8/28/24		
L72	Grasses/Weeds	8/7/24	Grasses/Weeds	8/28/24	Algae	8/28/24		
L73	Grasses/Weeds	8/8/24	Grasses/Weeds	8/28/24	Algae	8/28/24		
L74	Grasses/Weeds	8/27/24	Algae	8/8/24				
L75	Grasses/Weeds	8/27/24	Algae	8/8/24				
L76	Grasses/Weeds	8/27/24	Algae	8/8/24				
L77	Grasses/Weeds	8/27/24	Algae	8/8/24				
L78	Grasses/Weeds	8/27/24						
L79	Grasses/Weeds	8/27/24						
L80	Grasses/Weeds	8/22/24						
L81	Grasses/Weeds	8/27/24						
L82	Grasses/Weeds	8/27/24						
L83	Grasses/Weeds	8/27/24						
L84	Grasses/Weeds	8/27/24	Algae	8/8/24				
L85	Grasses/Weeds	8/21/24						
L86	Grasses/Weeds	8/27/24						
L87	Grasses/Weeds	8/27/24						

Lake #	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date
L88	Grasses/Weeds	8/27/24						
L89	Grasses/Weeds	8/27/24						
L90	Grasses/Weeds	8/27/24						
L91	Grasses/Weeds	8/28/24						
L92	Grasses/Weeds	8/28/24						
L93	Grasses/Weeds	8/28/24						
L94	Grasses/Weeds	8/28/24	Algae	8/21/24				
L95	Grasses/Weeds	8/28/24						
L96	Grasses/Weeds	8/28/24						
L97	Grasses/Weeds	8/28/24						
L98	Grasses/Weeds	8/28/24						
L99	Grasses/Weeds	8/21/24						
L100	Grasses/Weeds	8/21/24	Chara	8/21/24	Algae	8/21/24	Algae	8/15/21
L101	Grasses/Weeds	8/21/24	Algae	8/21/24	Chara	8/15/24		
L102	Grasses/Weeds	8/21/24						
L103	Grasses/Weeds	8/21/24						
L104	Grasses/Weeds	8/21/24						
L105/108	Grasses/Weeds	8/21/24	Algae	8/8/24				
L106	Grasses/Weeds	8/21/24						
L107	Grasses/Weeds	8/21/24						
L109	Grasses/Weeds	8/21/24	Chara	8/15/24				
L110	Grasses/Weeds	8/21/24						
L111	Grasses/Weeds	8/15/24	Chara	8/15/24				
L112	Grasses/Weeds	8/15/24	Water Lilies	8/15/24				
L113	Grasses/Weeds	8/15/24						
L114	Grasses/Weeds	8/15/24						
L115	Grasses/Weeds	8/15/24	Water Lilies	8/15/24	Chara	8/15/24	Algae	8/21/24
L116	Grasses/Weeds	8/15/24						
L117	Grasses/Weeds	8/15/24						

Lake #	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date
L118	Grasses/Weeds	8/21/24						
L119	Grasses/Weeds	8/27/24						
L120	Grasses/Weeds	8/27/24						
L121	Grasses/Weeds	8/21/24						
L122	Grasses/Weeds	8/8/24						
L123	Grasses/Weeds	8/15/24						
L124	Grasses/Weeds	8/15/24						
L125	Grasses/Weeds	8/15/24						
L126	Grasses/Weeds	8/15/24						
L127	Grasses/Weeds	8/15/24						
L128	Grasses/Weeds	8/15/24						
L129	Grasses/Weeds	8/9/24						
L130	Grasses/Weeds	8/9/24						
L131	Grasses/Weeds	8/9/24						
L132	Grasses/Weeds	8/9/24						
L133	Grasses/Weeds	8/9/24						
L134	Grasses/Weeds	8/9/24						
L135	Grasses/Weeds	8/9/24						
L136	Grasses/Weeds	8/9/24						
L137	Grasses/Weeds	8/9/24						
L138	Grasses/Weeds	8/9/24						
L139	Grasses/Weeds	8/9/24						
L140	Grasses/Weeds	8/9/24						
L141	Grasses/Weeds	8/9/24						
L142	Grasses/Weeds	8/9/24						
L143	Grasses/Weeds	8/9/24						
L144	Grasses/Weeds	8/9/24						
L145	Grasses/Weeds	8/9/24						
L146	Grasses/Weeds	8/9/24						



Lake #	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date
L118	Inspected							
L119	Grasses/Weeds	9/5/24						
L120	Grasses/Weeds	9/5/24						
L121	Inspected	9/18/24						
L122	Inspected	9/18/24						
L123	Inspected	9/18/24						
L124	Inspected	9/18/24						
L125	Inspected	9/18/24						
L126	Inspected	9/18/24						
L127	Inspected	9/18/24						
L128	Inspected	9/18/24						
L129	Inspected	9/18/24						
L130	Inspected	9/18/24						
L131	Grasses/Weeds	9/18/24						
L132	Algae	9/20/24						
L133	Algae	9/20/24						
L134	Algae	9/20/24						
L135	Inspected	9/18/24						
L136	Inspected	9/18/24						
L137	Grasses/Weeds	9/18/24						
L138	Grasses/Weeds	9/18/24						
L139	Grasses/Weeds	9/19/24						
L140	Grasses/Weeds	9/18/24	Algae	9/20/24				
L141	Grasses/Weeds	9/18/24						
L142	Inspected	9/18/24						
L143	Inspected	9/18/24						
L144	Inspected	9/18/24						
L145	Grasses/Weeds	9/18/24						
L146	Grasses/Weeds	9/18/24						

Lake #	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date
L1	Grasses/Weeds	9/12/24	Algae	9/17/24				
L2	Grasses/Weeds	9/12/24						
L3	Grasses/Weeds	9/12/24						
L4	Grasses/Weeds	9/12/24	Algae	9/18/24				
L5	Grasses/Weeds	9/12/24						
L6	Grasses/Weeds	9/12/24	Algae	9/18/24				
L7	Grasses/Weeds	9/12/24						
L8	Grasses/Weeds	9/12/24						
L9	Grasses/Weeds	9/12/24						
L10	Inspected	9/19/24						
L11	Inspected	9/19/24						
L12	Grasses/Weeds	9/13/24						
L13	Grasses/Weeds	9/13/24						
L14	Grasses/Weeds	9/13/24						
L15	Grasses/Weeds	9/13/24						
L16	Grasses/Weeds	9/13/24	Algae	9/18/24				
L17	Grasses/Weeds	9/13/24	Algae	9/18/24				
L18	Grasses/Weeds	9/12/24	Algae	9/18/24				
L19	Grasses/Weeds	9/12/24	Algae	9/18/24				
L20	Grasses/Weeds	9/12/24	Algae	9/18/24				
L21	Grasses/Weeds	9/12/24						
L22	Grasses/Weeds	9/12/24						
L23	Grasses/Weeds	9/12/24						
L24	Grasses/Weeds	9/12/24						
L25	Grasses/Weeds	9/12/24						
L26	Grasses/Weeds	9/5/24						
L27	Grasses/Weeds	9/5/24						
L28	Grasses/Weeds	9/5/24						
L29	Grasses/Weeds	9/5/24						

Lake #	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date
L30	Grasses/Weeds	9/5/24						
L31	Grasses/Weeds	9/5/24						
L32	Grasses/Weeds	9/5/24						
L33	Grasses/Weeds	9/13/24						
L34	Grasses/Weeds	9/13/24						
L35	Grasses/Weeds	9/13/24						
L36	Grasses/Weeds	9/13/24						
L37	Grasses/Weeds	9/13/24						
L38	Inspected/Rainout	9/25/24						
L39	Inspected/Rainout	9/25/24						
L40	Inspected/Rainout	9/25/24						
L41	Inspected/Rainout	9/25/24						
L42	Inspected/Rainout	9/25/24						
L43	Inspected/Rainout	9/25/24						
L44	Grasses/Weeds	9/18/24						
L45	Grasses/Weeds	9/13/24						
L46	Grasses/Weeds	9/13/24						
L47	See tratement notes							
L48	Grasses/Weeds	9/18/24						
L49	Grasses/Weeds	9/18/24						
L50	Grasses/Weeds	9/18/24						
L51	Grasses/Weeds	9/18/24						
L52	Inspected/Rainout	9/25/24						
L53	Inspected/Rainout	9/25/24	Tape Grass	9/20/24				
L54	Inspected/Rainout	9/25/24	Tape Grass	9/4/24				
L55	Inspected/Rainout	9/25/24						
L56	Inspected/Rainout	9/25/24						
L57	Inspected/Rainout	9/25/24						
L58	Inspected/Rainout	9/25/24						

Lake #	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date
L59	Inspected	9/19/24						
L60	Baby Tears	9/5/24	Algae	9/30/24				
L61	Inspected	9/19/24						
L62	Grasses/Weeds	9/18/24						
L63	Grasses/Weeds	9/18/24						
L64	Grasses/Weeds	9/18/24						
L65	Grasses/Weeds	9/18/24						
L66	Grasses/Weeds	9/18/24						
L67	Grasses/Weeds	9/18/24						
L68	Grasses/Weeds	9/18/24						
L69	Grasses/Weeds	9/18/24						
L70	Grasses/Weeds	9/18/24	Algae	9/30/24				
L71	Grasses/Weeds	9/18/24	Algae	9/30/24				
L72	Grasses/Weeds	9/18/24	Baby Tears	9/5/24				
L73	Grasses/Weeds	9/18/24	Baby Tears	9/5/24	Algae	9/30/24		
L74	Grasses/Weeds	9/5/24						
L75	Grasses/Weeds	9/5/24						
L76	Grasses/Weeds	9/5/24						
L77	Inspected	9/19/24						
L78	Grasses/Weeds	9/5/24						
L79	Grasses/Weeds	9/5/24						
L80	Grasses/Weeds	9/5/24						
L81	Inspected	9/19/24						
L82	Grasses/Weeds	9/5/24						
L83	Grasses/Weeds	9/5/24						
L84	Grasses/Weeds	9/5/24						
L85	Inspected	9/19/24						
L86	Inspected	9/19/24						
L87	Grasses/Weeds	9/5/24	Grasses/Weeds	9/6/24				

Lake #	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date	Target	Treatment Date
L88	Grasses/Weeds	9/6/24						
L89	Grasses/Weeds	9/6/24						
L90	Algae	9/20/24						
L91	Grasses/Weeds	9/6/24	Algae	9/20/24				
L92	Grasses/Weeds	9/6/24						
L93	Grasses/Weeds	9/6/24						
L94	Grasses/Weeds	9/6/24						
L95	Grasses/Weeds	9/6/24						
L96	Grasses/Weeds	9/6/24						
L97	Grasses/Weeds	9/6/24						
L98	Grasses/Weeds	9/6/24						
L99	Inspected	9/18/24						
L100	Algae	9/20/24						
L101	Algae	9/30/24						
L102	Inspected	9/18/24						
L103	Inspected	9/18/24						
L104	Inspected	9/18/24						
L105/108	Algae	9/20/24						
L106	Inspected	9/18/24						
L107	Algae	9/30/24						
L109	Chara	9/20/24						
L110	Inspected	9/18/24						
L111	Inspected	9/18/24						
L112	Algae	9/30/24						
L113	Inspected	9/18/24						
L114	Inspected	9/18/24						
L115	Algae	9/18/24						
L116	Inspected	9/18/24						
L117	Inspected	9/18/24						



**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**6A**

2023/2024 Water Usage													11
Clock 8 - US 41 to Railroad Track Coconut Rd. ( 26 Zones / 4 Meters )													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	876,000	873,000	810,000	630,000	659,000	759,000	545,000	900,000	375,000	538,000	440,000	0	673,182
Total Property Usage	5,607,000	5,785,000	2,952,000	1,874,000	2,673,000	4,064,000	2,750,000	4,327,000	2,512,000	2,390,000	2,479,000	0	3,401,182
% Clock Use/Total	16%	15%	27%	34%	25%	19%	20%	21%	15%	23%	18%	#DIV/0!	20%
\$ By Clock	\$1,830.84	\$1,824.57	\$1,692.90	\$1,316.70	\$1,377.31	\$1,586.31	\$1,139.05	\$1,881.00	\$783.75	\$1,124.42	\$919.60	\$0.00	\$1,406.95

Clock 1 - Railroad Railroad Track to Spring Run Coconut Rd. ( 23 Zones / 4 Meters )													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	1,160,000	776,000	562,000	171,000	627,000	870,000	509,000	957,000	468,000	587,000	503,000	0	653,636
Total Property Usage	5,607,000	5,785,000	2,952,000	1,874,000	2,673,000	4,064,000	2,750,000	4,327,000	2,512,000	2,390,000	2,479,000	0	3,401,182
% Clock Use/Total	21%	13%	19%	9%	23%	21%	19%	22%	19%	25%	20%	#DIV/0!	19%
\$ By Clock	\$2,424.40	\$1,621.84	\$1,174.58	\$357.39	\$1,310.43	\$1,818.30	\$1,063.81	\$2,000.13	\$978.12	\$1,226.83	\$1,051.27	\$0.00	\$1,366.10

Clock 2 - Spring Run to Commons Club Entrance Coconut Rd. ( 23 Zones CDD / 3 Meters CDD / 14 Zones Common Club )													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	673,000	618,000	175,000	148,000	218,000	741,000	558,000	793,000	298,000	330,000	298,000	0	440,909
Total Property Usage	5,607,000	5,785,000	2,952,000	1,874,000	2,673,000	4,064,000	2,750,000	4,327,000	2,512,000	2,390,000	2,479,000	0	3,401,182
% Clock Use/Total	12%	11%	6%	8%	8%	18%	20%	18%	12%	14%	12%	#DIV/0!	13%
\$ By Clock	\$1,406.57	\$1,291.62	\$365.75	\$309.32	\$455.62	\$1,548.69	\$1,166.22	\$1,657.37	\$622.82	\$689.70	\$622.82	\$0.00	\$921.50

<b>Clock 3 - Commons Club Entrance to Lighthouse Bay Coconut Rd ( 37 zones / 3 Meters )</b>													Averages
<b>Total Monthly Usage By Clock</b>													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	769,000	934,000	446,000	307,000	486,000	764,000	573,000	616,000	253,000	204,000	257,000	0	509,909
Total Property Usage	5,607,000	5,785,000	2,952,000	1,874,000	2,673,000	4,064,000	2,750,000	4,327,000	2,512,000	2,390,000	2,479,000	0	3,401,182
% Clock Use/Total	14%	16%	15%	16%	18%	19%	21%	14%	10%	9%	10%	#DIV/0!	15%
\$ By Clock	\$1,607.21	\$1,952.06	\$932.14	\$641.63	\$1,015.74	\$1,596.76	\$1,197.57	\$1,287.44	\$528.77	\$426.36	\$537.13	\$0.00	\$1,065.71

<b>Clock 4 - 4 Way Light South on Imperial to end of Brooks Maintenance ( 23 Zones / 2 Meters )</b>													Averages
<b>Total Monthly Usage By Clock</b>													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	519,000	402,000	202,000	156,000	204,000	506,000	212,000	523,000	487,000	377,000	433,000	0	365,545
Total Property Usage	5,607,000	5,785,000	2,952,000	1,874,000	2,673,000	4,064,000	2,750,000	4,327,000	2,512,000	2,390,000	2,479,000	0	3,401,182
% Clock Use/Total	9%	7%	7%	8%	8%	12%	8%	12%	19%	16%	17%	#DIV/0!	11%
\$ By Clock	\$1,084.71	\$840.18	\$422.18	\$326.04	\$426.36	\$1,057.54	\$443.08	\$1,093.07	\$1,017.83	\$787.93	\$904.97	\$0.00	\$763.99

<b>Clock 5 - 4 Way Light North to Copperleaf Three Oaks Pkwy ( 31 Zones / 3 Meters )</b>													Averages
<b>Total Monthly Usage By Clock</b>													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	593,000	730,000	260,000	168,000	265,000	61,000	82,000	54,000	30,000	0	0	0	203,909
Total Property Usage	5,607,000	5,785,000	2,952,000	1,874,000	2,673,000	4,064,000	2,750,000	4,327,000	2,512,000	2,390,000	2,479,000	0	3,401,182
% Clock Use/Total	11%	13%	9%	9%	10%	2%	3%	1%	1%	0%	0%	#DIV/0!	6%
\$ By Clock	\$1,239.37	\$1,525.70	\$543.40	\$351.12	\$553.85	\$127.49	\$171.38	\$112.86	\$62.70	\$0.00	\$0.00	\$0.00	\$426.17

Clock 6 - Copperleaf North to Bridge Three Oaks Pkwy ( 32 Zones / 5 Meters )													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	414,000	443,000	165,000	72,000	83,000	143,000	95,000	155,000	163,000	112,000	121,000	0	178,727
Total Property Usage	5,607,000	5,785,000	2,952,000	1,874,000	2,673,000	4,064,000	2,750,000	4,327,000	2,512,000	2,390,000	2,479,000	0	3,401,182
% Clock Use/Total	7%	8%	6%	4%	3%	4%	3%	4%	6%	5%	5%	#DIV/0!	5%
\$ By Clock	\$865.26	\$925.87	\$344.85	\$150.48	\$173.47	\$298.87	\$198.55	\$323.95	\$340.67	\$234.08	\$252.89	\$0.00	\$294.88

Clock 7 - Bridge North To Williams Light Three Oaks Pkwy ( 39 Zones / 4 Meters )													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	603,000	1,009,000	332,000	222,000	131,000	220,000	176,000	329,000	438,000	242,000	427,000	0	375,364
Total Property Usage	5,607,000	5,785,000	2,952,000	1,874,000	2,673,000	4,064,000	2,750,000	4,327,000	2,512,000	2,390,000	2,479,000	0	3,401,182
% Clock Use/Total	11%	17%	11%	12%	5%	5%	6%	8%	17%	10%	17%	#DIV/0!	11%
\$ By Clock	\$1,260.27	\$2,108.81	\$693.88	\$463.98	\$273.79	\$459.80	\$367.84	\$687.61	\$915.42	\$505.78	\$892.43	\$0.00	\$784.51

**Complete Property Totals**

Total Property Usage From Clock Usages	October	November	December	January	February	March	April	May	June	July	August	September	Total Average
	5,607,000	5,785,000	2,952,000	1,874,000	2,673,000	4,064,000	2,750,000	4,327,000	2,512,000	2,390,000	2,479,000	0	3,401,182
Total % Added	October	November	December	January	February	March	April	May	June	July	August	September	Total
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	#DIV/0!	100%
Total Property \$ By Clock	October	November	December	January	February	March	April	May	June	July	August	September	Total AVG
	\$11,718.63	\$12,090.65	\$6,169.68	\$3,916.66	\$5,586.57	\$8,493.76	\$5,747.50	\$9,043.43	\$5,250.08	\$4,995.10	\$5,181.11	\$0.00	\$7,029.81
Actual Total Property \$	\$11,718.63	\$12,090.65	\$6,169.68	\$3,916.66	\$5,586.57	\$8,493.76	\$5,747.50	\$9,043.43	\$5,250.08	\$4,995.10	\$5,181.11		\$7,108.47
Coconut Rd	October	November	December	January	February	March	April	May	June	July	August	September	Total AVG
	\$7,269.02	\$6,690.09	\$4,165.37	\$2,625.04	\$4,159.10	\$6,550.06	\$4,566.65	\$6,825.94	\$2,913.46	\$3,467.31	\$3,130.82	\$0.00	\$4,760.26
Three Oaks	October	November	December	January	February	March	April	May	June	July	August	September	Total AVG
	\$4,449.61	\$5,400.56	\$2,004.31	\$1,291.62	\$1,427.47	\$1,943.70	\$1,180.85	\$2,217.49	\$2,336.62	\$1,527.79	\$2,050.29	\$0.00	\$2,348.21

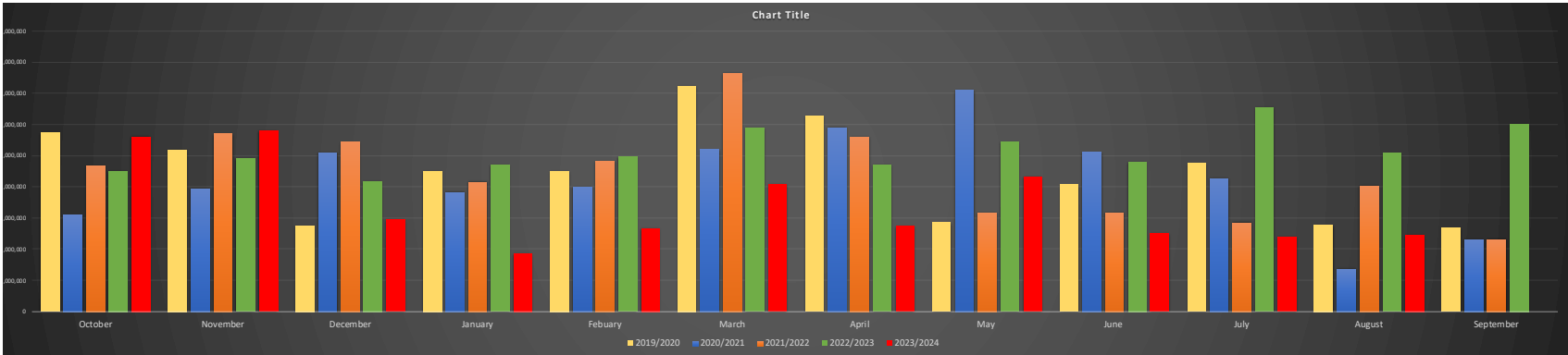
**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**6B**

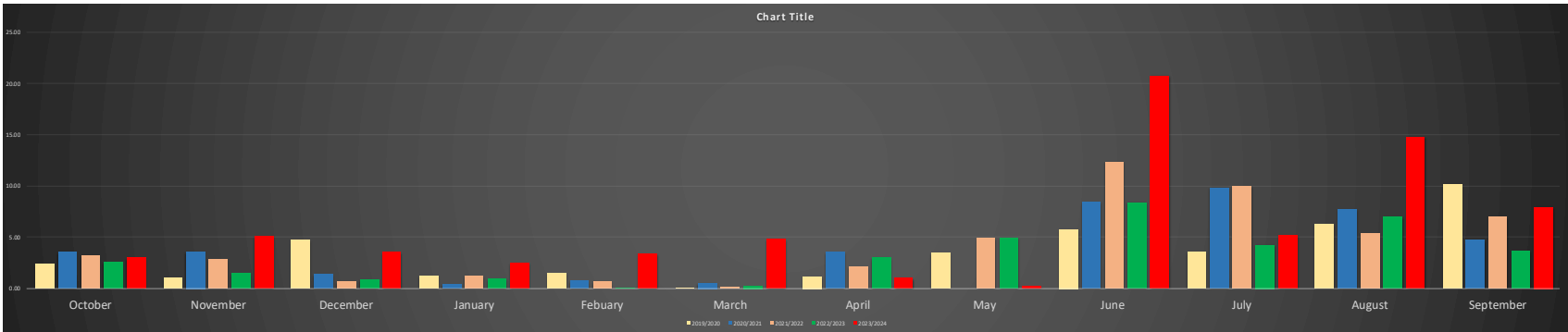
### Brooks YOY Water Usage

Brooks	October	November	December	January	February	March	April	May	June	July	August	September	Average Monthly Use	YOY Usage
2019/2020	5,742,000	5,197,000	2,755,000	4,508,000	4,518,000	7,242,000	6,282,000	2,853,000	4,070,000	4,753,000	2,795,000	2,690,000	4,450,417	53,405,000
2020/2021	3,109,000	3,948,000	5,114,000	3,845,000	4,017,000	5,211,000	5,907,000	7,097,000	5,117,000	4,273,000	1,389,000	2,328,000	4,279,583	51,355,000
2021/2022	4,698,000	5,709,000	5,441,000	4,169,000	4,830,000	7,654,000	5,591,000	3,188,000	3,172,000	2,867,000	4,043,000	2,335,000	4,474,750	53,697,000
2022/2023	4,509,000	4,929,000	4,182,000	4,725,000	4,979,000	5,894,000	4,716,000	5,442,000	4,815,000	6,560,000	5,077,000	6,025,000	5,154,417	61,853,000
2023/2024	5,607,000	5,785,000	2,952,000	1,874,000	2,673,000	4,064,000	2,750,000	4,327,000	2,512,000	2,390,000	2,479,000		3,401,182	37,413,000
% YOY	24%	17%	-29%	-60%	-46%	-31%	-42%	-20%	-48%	-64%	-51%	-100%	-34%	-40%

2020/2021	\$5,558.88	\$7,203.32	\$9,488.68	\$7,001.44	\$7,520.16	\$9,932.04	\$11,337.96	\$13,741.76	\$9,742.16	\$8,037.28	\$3,271.47	\$4,539.12	\$8,114.52	\$97,374.23
2021/2022	\$8,673.32	\$10,654.88	\$10,129.60	\$7,636.48	\$9,204.02	\$14,908.50	\$10,741.24	\$5,887.18	\$5,854.86	\$5,308.37	\$7,614.28	\$4,590.17	\$8,433.57	\$101,202.88
2022/2023	\$8,555.60	\$9,404.00	\$7,895.06	\$8,991.92	\$10,293.98	\$12,297.83	\$9,762.12	\$11,373.78	\$9,967.05	\$13,702.20	\$10,509.39	\$12,584.72	\$10,444.80	\$125,337.65
2023/2024	\$11,718.63	\$12,090.65	\$6,169.68	\$3,916.66	\$5,586.57	\$8,493.76	\$5,747.50	\$9,043.43	\$5,250.08	\$4,995.10	\$5,181.11	\$0.00	\$7,108.47	\$78,193.17



Brooks	October	November	December	January	February	March	April	May	June	July	August	September	Average Monthly	YOY Total
2019/2020	2.37	1.04	4.76	1.26	1.56	0.03	1.15	3.49	5.78	3.54	6.24	10.19	3.45	41.41
2020/2021	3.57	3.64	1.41	0.38	0.74	0.52	3.56	0.00	8.41	9.83	7.75	4.73	3.71	44.54
2021/2022	3.20	2.87	0.70	1.28	0.66	0.16	2.17	4.94	12.37	9.96	5.36	7.00	4.22	50.67
2022/2023	2.57	1.46	0.93	0.99	0.09	0.28	3.02	4.92	8.38	4.27	6.94	3.69	3.13	37.54
2023/2024	3.00	5.08	3.52	2.48	3.44	4.83	1.05	0.22	20.68	5.25	14.80	7.92	6.57	72.27
Inch Diff	0.43	3.62	2.59	1.49	3.35	4.55	-1.97	-4.70	12.30	0.98	7.86	4.23	3.44	34.73



**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
FINANCIAL STATEMENTS  
UNAUDITED  
SEPTEMBER 30, 2024**

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED BALANCE SHEET  
SEPTEMBER 30, 2024**

	General Funds	Debt Service Funds	Total Governmental Funds
	<u>          </u>	<u>          </u>	<u>          </u>
<b>ASSETS</b>			
Cash & investments	\$4,843,669	\$ 561,708	\$ 5,405,377
Deposits	525	-	525
Accounts receivable	47,164	-	47,164
Due from other funds			
Brooks I			
General fund	-	30,402	30,402
Brooks II			
General fund	-	43,215	43,215
Brooks I			
General Fund	1,920	-	1,920
Undeposited fund	5,599	-	5,599
Total assets	<u>\$ 4,898,877</u>	<u>\$ 635,325</u>	<u>\$ 5,534,202</u>
<b>LIABILITIES &amp; FUND BALANCES</b>			
<b>Liabilities:</b>			
Accounts payable	\$ 45,941	\$ -	\$ 45,941
Due to other funds			
Brooks I			
Debt service - series 2021	30,402	-	30,402
Brooks II			
Debt service - series 2021	43,215	-	43,215
Brooks II			
General fund	1,920	-	1,920
Due to clearing fund	667	-	667
Total liabilities	<u>122,145</u>	<u>-</u>	<u>122,145</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	36,142	-	36,142
Total deferred inflows of resources	<u>36,142</u>	<u>-</u>	<u>36,142</u>
<b>Fund balances:</b>			
Restricted for:			
Debt service	-	635,325	635,325
Capital outlay projects	480,652	-	480,652
Unassigned	4,259,938	-	4,259,938
Total fund balances	<u>4,740,590</u>	<u>635,325</u>	<u>5,375,915</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,898,877</u>	<u>\$ 635,325</u>	<u>\$ 5,534,202</u>

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II**  
**COMMUNITY DEVELOPMENT DISTRICTS**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**GENERAL FUNDS**  
**FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 3,546,027	\$ 3,530,268	100%
Commons Club - share maint cost	-	312,478	163,749	191%
Coconut Road - cost sharing (mall contribution)	5,599	48,280	13,000	371%
Interest & miscellaneous	26,829	58,795	3,500	1680%
Total revenues	<u>32,428</u>	<u>3,965,580</u>	<u>3,710,517</u>	107%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	2,898	15,816	14,000	113%
Management	7,627	91,526	91,526	100%
Accounting	3,173	38,077	38,077	100%
Audit	-	19,000	19,000	100%
Bad Debt	-	76,191	-	N/A
Legal	2,785	14,409	10,000	144%
Field management	3,631	43,576	43,576	100%
Engineering	29,537	94,872	30,000	316%
Trustee	-	4,463	12,900	35%
Dissemination agent	166	2,000	2,000	100%
Arbitrage rebate calculation	-	-	6,000	0%
Assessment roll preparation	2,250	27,000	26,999	100%
Telephone	87	1,035	1,035	100%
Postage	307	1,551	1,200	129%
Insurance	-	26,192	27,000	97%
Printing and binding	190	2,277	2,277	100%
Legal advertising	806	2,454	1,500	164%
Contingencies	173	3,750	3,999	94%
Capital outlay - 2023 note repayment	-	898,255	899,999	100%
Annual district filing fee	-	350	350	100%
ADA website compliance	-	210	351	60%
Communication	-	-	1,000	0%
Total administrative	<u>53,630</u>	<u>1,363,004</u>	<u>1,232,789</u>	111%
<b>Water management</b>				
Contractual services	59,210	384,138	376,488	102%
NPDES permit	-	9,378	18,501	51%
Aquascaping	-	-	30,000	0%
Aeration	59,919	63,209	65,000	97%
Aeration operating supplies	3,614	58,250	35,000	166%
Culvert cleaning	-	16,600	85,000	20%
Capital outlay	-	279,074	-	N/A
Capital outlay-lake bank erosion	-	250,000	100,000	250%
Boundary exotic removal	-	39,499	48,000	82%
Miscellaneous	-	900	5,000	18%
Total water management	<u>122,743</u>	<u>1,101,048</u>	<u>762,989</u>	144%

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUNDS  
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Lighting services</b>				
Contractual services	9,366	31,081	13,000	239%
Electricity	3,367	42,382	42,000	101%
Miscellaneous	217	2,723	2,500	109%
Total lighting services	<u>12,950</u>	<u>76,186</u>	<u>57,500</u>	132%
<b>Maintenance</b>				
Railroad crossing lease	168,169	168,170	-	N/A
Total maintenance	<u>168,169</u>	<u>168,170</u>	<u>-</u>	N/A
<b>Coconut Rd. &amp; Three Oaks Parkway</b>				
Pine straw/soil/sand	-	74,594	55,000	136%
Plant replacement supplies	-	7,143	80,000	9%
Maintenance supplies	-	43,965	29,999	147%
Electricity	330	1,207	649	186%
Irrigation water	10,434	90,998	110,000	83%
Electric - 41 entry feature/irrigation	1,979	11,227	10,000	112%
Contract services	-	-	4,501	0%
Irrigation repairs	44,230	51,972	24,999	208%
Landscape maintenance contract	39,852	581,165	717,000	81%
Capital Improvement 2023/2024	149,960	162,098	-	N/A
Irrigation management	-	8,400	12,600	67%
Total Coconut Rd. & Three Oaks Parkway	<u>246,785</u>	<u>1,032,769</u>	<u>1,044,748</u>	99%
<b>Coconut Road Park</b>				
Capital outlay	-	5,941	10,000	59%
Capital outlay - playground surface repair	-	54,000	-	N/A
License fees	-	-	1,050	0%
Plant replacements	-	-	10,000	0%
Other maintenance supplies	-	-	4,000	0%
Electric	-	1,982	9,000	22%
Irrigation water	-	4,048	6,000	67%
Sewer/water	-	279	1,501	19%
Contract services	-	20,114	55,000	37%
Building R&M	-	-	5,000	0%
Landscape maint contract	-	110,205	101,000	109%
Hardscape repairs	-	20,650	10,000	207%
Lighting repairs	-	11,643	6,000	194%
Hardscape maintenance	-	2,500	3,999	63%
CC building landscaping	-	-	11,500	0%
Total parks and recreation	<u>-</u>	<u>231,362</u>	<u>234,050</u>	99%

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUNDS  
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Other fees and charges</b>				
Property appraiser	-	3,555	4,127	86%
Tax collector	-	6,563	5,331	123%
Total other fees and charges	-	10,118	9,458	107%
Total expenditures	604,277	3,982,657	3,341,534	119%
 Excess/(deficiency) of revenues over/(under) expenditures	 (571,849)	 (17,077)	 368,983	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Capital outlay - Series 2023	-	-	(2,475,000)	0%
Proceeds of real property sale	-	1,012,500	-	N/A
Closing costs	-	(25,090)	-	N/A
Total other financing sources/(uses)	-	987,410	(2,475,000)	N/A
Net change in fund balances	(571,849)	970,333	(2,106,017)	
Fund balances - beginning	5,312,439	3,770,257	2,890,706	
Assigned: capital outlay projects	480,652	480,652	480,652	
Unassigned	4,259,938	3,272,528	304,028	
Fund balances - ending	\$ 4,740,590	\$ 4,740,590	\$ 784,689	

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GENERAL FUND  
SEPTEMBER 30, 2024**

	Balance
<b>ASSETS</b>	
BankUnited	\$ 140,000
Bank United ICS	1,384,936
SunTrust	107,888
Finemark: MMF	30,518
SunTrust - reserve	10,238
Series 2023 B1	1,424,006
Deposits	525
Accounts receivable	30,987
Undeposited fund	5,599
Total assets	\$ 3,134,697
 <b>LIABILITIES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	
Accounts payable	\$ 30,183
Due to other funds	
Brooks I	
Debt service - series 2021	30,402
Brooks II	
General fund	1,920
Due to clearing fund	438
Total liabilities	62,943
 <b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred receipts	23,745
Total deferred inflows of resources	23,745
 <b>Fund balances:</b>	
Reserved for:	
Capital outlay projects	315,788
Unassigned	2,732,221
Total fund balances	3,048,009
Total liabilities, deferred inflows of resources and fund balances	\$ 3,134,697

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 2,329,587	\$ 2,319,386	100%
Commons Club - share maint cost	-	205,298	107,583	191%
Coconut Road - cost sharing (mall contribution)	3,679	31,720	8,541	371%
Interest & miscellaneous	24,218	45,718	2,300	1988%
Total revenues	<u>27,897</u>	<u>2,612,323</u>	<u>2,437,810</u>	107%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,904	10,391	9,198	113%
Management	5,011	60,133	60,133	100%
Accounting	2,085	25,017	25,017	100%
Audit	-	12,483	12,483	100%
Bad Debt	-	50,058	-	N/A
Legal	1,830	9,467	6,570	144%
Field management	2,386	28,629	28,629	100%
Engineering	19,406	62,331	19,710	316%
Trustee	-	2,932	8,475	35%
Dissemination agent	109	1,314	1,314	100%
Arbitrage rebate calculation	-	-	3,942	0%
Assessment roll preparation	1,478	17,739	17,739	100%
Telephone	57	680	680	100%
Postage	202	1,019	788	129%
Insurance	-	17,208	17,739	97%
Printing and binding	125	1,496	1,496	100%
Legal advertising	530	1,612	986	163%
Contingencies	90	2,327	2,628	89%
Capital outlay - 2023 note repayment	-	590,154	591,300	100%
Annual district filing fee	-	230	230	100%
ADA website compliance	-	138	231	60%
Communication	-	-	657	0%
Total administrative	<u>35,213</u>	<u>895,358</u>	<u>809,945</u>	111%
<b>Water management</b>				
Contractual services	38,901	252,379	247,353	102%
NPDES permit	-	6,161	12,155	51%
Aquascaping	-	-	19,710	0%
Aeration	39,367	41,528	42,705	97%
Aeration operating supplies	2,374	38,270	22,995	166%
Culvert cleaning	-	10,906	55,845	20%
Capital outlay	-	183,352	-	N/A
Capital outlay-lake bank erosion	-	164,250	65,700	250%
Boundary exotic removal	-	25,951	31,536	82%
Miscellaneous	-	591	3,285	18%
Total water management	<u>80,642</u>	<u>723,388</u>	<u>501,284</u>	144%

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Lighting services</b>				
Contractual services	6,153	20,420	8,541	239%
Electricity	2,209	27,845	27,594	101%
Miscellaneous	143	1,789	1,643	109%
Total lighting services	<u>8,505</u>	<u>50,054</u>	<u>37,778</u>	132%
<b>Maintenance</b>				
Railroad crossing lease	110,487	110,488	-	N/A
Total maintenance	<u>110,487</u>	<u>110,488</u>	<u>-</u>	N/A
<b>Coconut Rd. &amp; Three Oaks Parkway</b>				
Pine straw/soil/sand	-	44,979	36,135	124%
Plant replacement supplies	-	1,718	52,560	3%
Maintenance supplies	-	28,885	19,710	147%
Electricity	217	793	427	186%
Irrigation water	6,855	59,786	72,270	83%
Electric - 41 entry feature/irrigation	1,300	7,376	6,570	112%
Contract services	-	-	2,957	0%
Irrigation repairs	29,059	34,146	16,425	208%
Landscape maintenance contract	26,183	384,800	471,069	82%
Capital Improvement 2023/2024	98,524	106,498	-	N/A
Irrigation management	-	5,519	8,278	67%
Total Coconut Rd. & Three Oaks Parkway	<u>162,138</u>	<u>674,500</u>	<u>686,401</u>	98%
<b>Coconut Road Park</b>				
Capital outlay	-	3,903	6,570	59%
Capital outlay - playground surface repair	-	35,478	-	N/A
License fees	-	-	690	0%
Plant replacements	-	-	6,570	0%
Other maintenance supplies	-	-	2,628	0%
Electric	-	1,302	5,913	22%
Irrigation water	-	2,659	3,942	67%
Sewer/water	-	183	986	19%
Contract services	-	13,215	36,135	37%
Building R&M	-	-	3,285	0%
Landscape maint contract	-	72,405	66,357	109%
Hardscape repairs	-	13,567	6,570	206%
Lighting repairs	-	7,649	3,942	194%
Hardscape maintenance	-	1,642	2,628	62%
CC building landscaping	-	-	7,556	0%
Total parks and recreation	<u>-</u>	<u>152,003</u>	<u>153,772</u>	99%

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Other fees &amp; charges</b>				
Property appraiser	-	2,336	2,711	86%
Tax collector	-	4,274	3,502	122%
Total other fees & charges	-	6,610	6,213	106%
Total expenditures	<u>396,985</u>	<u>2,612,401</u>	<u>2,195,393</u>	119%
Excess/(deficiency) of revenues over/(under) expenditures	(369,088)	(78)	242,417	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Capital outlay - series 2023	-	-	(1,626,075)	0%
Proceeds of real property sale	-	665,214	-	N/A
Closing costs	-	(16,484)	-	N/A
Total other financing sources/(uses)	-	648,730	(1,626,075)	-40%
Net change in fund balances	(369,088)	648,652	(1,383,658)	
Fund balances - beginning	3,417,097	2,399,357	1,817,501	
Assigned: capital outlay projects	315,788	315,788	315,788	
Unassigned	2,732,221	2,083,491	118,055	
Fund balances - ending	<u>\$ 3,048,009</u>	<u>\$ 3,048,009</u>	<u>\$ 433,843</u>	

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GENERAL FUND  
SEPTEMBER 30, 2024**

	Balance
<b>ASSETS</b>	
BankUnited	\$ 223,603
BankUnited ICS	692,420
SunTrust	80,662
Series 2023 BII	739,129
Finemark: MMF	10,269
Accounts receivable	16,177
Brooks I	
General fund	1,920
Total assets	\$ 1,764,180
 <b>LIABILITES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	
Accounts payable	\$ 15,758
Due to other funds	
Brooks II	
Debt service - series 2021	43,215
Due to clearing fund	229
Total liabilities	59,202
 <b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred receipts	12,397
Total deferred inflows of resources	12,397
 <b>Fund balances:</b>	
Reserved for:	
Capital outlay projects	164,864
Unassigned	1,527,717
Total fund balances	1,692,581
 Total liabilities, deferred inflows of resources and fund balances	 \$ 1,764,180

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$1,216,440	\$1,210,882	100%
Commons Club - share maint cost	-	107,180	56,166	191%
Coconut Road - cost sharing (mall contribution)	1,920	16,560	4,459	371%
Interest & miscellaneous	2,611	13,077	1,201	1089%
Total revenues	<u>4,531</u>	<u>1,353,257</u>	<u>1,272,708</u>	106%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	994	5,425	4,802	113%
Management	2,616	31,393	31,393	100%
Accounting	1,088	13,060	13,060	100%
Audit	-	6,517	6,517	100%
Bad Debt	-	26,133	-	N/A
Legal	955	4,942	3,430	144%
Field management	1,245	14,947	14,947	100%
Engineering	10,131	32,541	10,290	316%
Trustee	-	1,531	4,425	35%
Dissemination agent	57	686	686	100%
Arbitrage rebate calculation	-	-	2,058	0%
Assessment roll preparation	772	9,261	9,261	100%
Telephone	30	355	355	100%
Postage	105	532	412	129%
Insurance	-	8,984	9,261	97%
Printing and binding	65	781	781	100%
Legal advertising	276	842	515	163%
Contingencies	83	1,423	1,372	104%
Capital outlay - 2023 note repayment	-	308,101	308,700	100%
Annual district filing fee	-	120	120	100%
ADA website compliance	-	72	120	60%
Communication	-	-	343	0%
Total administrative	<u>18,417</u>	<u>467,646</u>	<u>422,848</u>	111%
<b>Water management</b>				
Contractual services	20,309	131,759	129,135	102%
NPDES permit	-	3,217	6,346	51%
Aquascaping	-	-	10,290	0%
Aeration	20,552	21,681	22,295	97%
Aeration operating supplies	1,240	19,980	12,005	166%
Culvert cleaning	-	5,694	29,155	20%
Capital outlay	-	95,722	-	N/A
Capital outlay-lake bank erosion	-	85,750	34,300	250%
Boundary exotic removal	-	13,548	16,464	82%
Miscellaneous	-	309	1,715	18%
Total water management	<u>42,101</u>	<u>377,660</u>	<u>261,705</u>	144%

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Lighting services</b>				
Contractual services	3,213	10,661	4,459	239%
Electricity	1,158	14,537	14,406	101%
Miscellaneous	74	934	858	109%
Total lighting services	<u>4,445</u>	<u>26,132</u>	<u>19,723</u>	132%
<b>Maintenance</b>				
Railroad crossing lease	<u>57,682</u>	<u>57,682</u>	-	N/A
Total maintenance	<u>57,682</u>	<u>57,682</u>	-	N/A
<b>Coconut Rd. &amp; Three Oaks Parkway</b>				
Pine straw/soil/sand	-	29,615	18,865	157%
Plant replacement supplies	-	5,425	27,440	20%
Maintenance supplies	-	15,080	10,290	147%
Electricity	113	414	223	186%
Irrigation water	3,579	31,212	37,730	83%
Electric - 41 entry feature/irrigation	679	3,851	3,430	112%
Contract services	-	-	1,544	0%
Irrigation repairs	15,171	17,826	8,575	208%
Landscape maintenance contract	13,669	196,365	245,931	80%
Capital Improvement 2023/2024	51,436	55,600	-	N/A
Irrigation management	-	2,881	4,322	67%
Total Coconut Rd. & Three Oaks Parkway	<u>84,647</u>	<u>358,269</u>	<u>358,350</u>	100%
<b>Coconut Road Park</b>				
Capital outlay	-	2,038	3,430	59%
Capital outlay - playground surface repair	-	18,522	-	N/A
License fees	-	-	360	0%
Plant replacements	-	-	3,430	0%
Other maintenance supplies	-	-	1,372	0%
Electric	-	680	3,087	22%
Irrigation water	-	1,389	2,058	67%
Sewer/water	-	96	515	19%
Contract services	-	6,899	18,865	37%
Building R&M	-	-	1,715	0%
Landscape maint contract	-	37,800	34,643	109%
Hardscape repairs	-	7,083	3,430	207%
Lighting repairs	-	3,994	2,058	194%
Hardscape maintenance	-	858	1,372	63%
CC building landscaping	-	-	3,945	0%
Total parks and recreation	<u>-</u>	<u>79,359</u>	<u>80,280</u>	99%

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Other fees &amp; charges</b>				
Property appraiser	-	1,219	1,416	86%
Tax collector	-	2,289	1,829	125%
Total other fees & charges	-	3,508	3,245	108%
Total expenditures	<u>207,292</u>	<u>1,370,256</u>	<u>1,146,151</u>	120%
Excess/(deficiency) of revenues over/(under) expenditures	(202,761)	(16,999)	126,557	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Capital outlay - series 2023	-	-	(848,925)	0%
Proceeds of real property sale	-	347,286	-	N/A
Closing costs	-	(8,606)	-	N/A
Total other financing sources/(uses)	-	338,680	(848,925)	-40%
Net change in fund balances	(202,761)	321,681	(722,368)	
Fund balances - beginning	1,895,342	1,370,900	1,073,205	
Assigned: capital outlay projects	164,864	164,864	164,864	
Unassigned	1,527,717	1,189,037	185,973	
Fund balances - ending	<u>\$1,692,581</u>	<u>\$1,692,581</u>	<u>\$ 350,837</u>	

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2001)  
SEPTEMBER 30, 2024**

	Balance
<b>ASSETS</b>	
Due from other funds	
Brooks I	
General fund	\$ 30,402
Total assets	\$ 30,402
 <b>LIABILITIES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	\$ -
Total liabilities	-
 <b>Fund balances:</b>	
Restricted for:	
Debt service	30,402
Total fund balances	30,402
 Total liabilities & fund balances	\$ 30,402

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2001)  
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ -	\$ 72,625	\$ 72,439	100%
Total revenues	<u>-</u>	<u>72,625</u>	<u>72,439</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	60,000	50,000	120%
Interest	-	17,956	18,161	99%
Total debt service	<u>-</u>	<u>77,956</u>	<u>68,161</u>	114%
Excess/(deficiency) of revenues over/(under) expenditures	-	(5,331)	4,278	
Fund balances - beginning	30,402	35,733	30,888	
Fund balances - ending	<u>\$ 30,402</u>	<u>\$ 30,402</u>	<u>\$ 35,166</u>	

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
DEBT SERVICE FUND SERIES 2017 (REFUNDED SERIES 2006)  
SEPTEMBER 30, 2024**

	Balance
<b>ASSETS</b>	
Investments:	
Revenue	\$ 287,209
Prepayment	203
Reserve	273,970
Sinking	326
Total assets	\$ 561,708
 <b>LIABILITIES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	\$ -
Total liabilities	-
 <b>Fund balances:</b>	
Restricted for:	
Debt service	561,708
Total fund balances	561,708
 Total liabilities & fund balances	 \$ 561,708

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2017 (REFUNDED SERIES 2006)  
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ -	\$ 1,096,349	\$ 1,092,960	100%
Interest	<u>2,288</u>	<u>37,267</u>	<u>-</u>	N/A
Total revenues	<u>2,288</u>	<u>1,133,616</u>	<u>1,092,960</u>	104%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	868,000	868,000	100%
Interest	-	239,878	239,878	100%
Total debt service	<u>-</u>	<u>1,107,878</u>	<u>1,107,878</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,288	25,738	(14,918)	
Fund balances - beginning	<u>559,420</u>	<u>535,970</u>	<u>515,674</u>	
Fund balances - ending	<u>\$ 561,708</u>	<u>\$ 561,708</u>	<u>\$ 500,756</u>	

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2003)  
SEPTEMBER 30, 2024**

	Balance
<b>ASSETS</b>	
Due from other funds	
Brooks II	
General fund	\$ 43,215
Total assets	\$ 43,215
 <b>LIABILITIES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	\$ -
Total liabilities	-
 <b>Fund balances:</b>	
Restricted for:	
Debt service	43,215
Total fund balances	43,215
 Total liabilities & fund balances	\$ 43,215

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2003)  
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ -	\$ 93,766	\$ 93,438	100%
Total revenues	<u>-</u>	<u>93,766</u>	<u>93,438</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	60,000	60,000	100%
Interest	-	30,770	30,788	100%
Total debt service	<u>-</u>	<u>90,770</u>	<u>90,788</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	-	2,996	2,650	
Fund balances - beginning	43,215	40,219	35,168	
Fund balances - ending	<u>\$ 43,215</u>	<u>\$ 43,215</u>	<u>\$ 37,818</u>	

# The Brooks CDD I & II

Financial Highlights Report

September 30, 2024

## General Fund

### Revenues

Assessment Levy: At 100% Year to Date (YTD). Historically typical percentage expected to date as property tax bills are sent out the first week of November, most of which are paid by end of November (with property owners taking full 4% discount) and the majority received from the County by early to mid-December. Property taxes are due by March 31 of each year and received by Mid-April.

Commons Club/Share Main.: At 191% YTD. The sale of Coconut Park to The Commons Club (TCC) for \$1,012,500.00 was completed on December 28, 2023

Coconut Road/Cost Sharing (Mall Contribution): At 371% collected and is current in payment.

**Expenditures:** Through end of September is at 119% and is 19 % over straight proration of 100%.

Supervisors: At 113% (budget is based on the Board's holding five meetings per year, which includes FICA).

Bad Debt: Per the Bank unrecoverable: Anchor Marine. Staff has requested additional information from the Accounting Department and is waiting for that information.

Legal: At 144% is (44%) over straight proration of 100% however depending on legal needs, it is not uncommon for this number to fluctuate.

Engineering Fees: At 316% and includes Water Quality Monitoring/NPDES coded incorrectly. Total \$13,634 will be reclassified. Additionally, a reclass of \$35,825.00 required as these charges are specifically related to the sidewalk project. This will be reclassified to Capital Outlay. Bringing that line item down to \$45,413.00.

Trustee: At 35% - This is the annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.

Dissemination Agent: At 100% which services are a requirement of the Securities & Exchange Act of 1934, pursuant to Rule 15c2-12. Contains disclosure and continuing disclosure requirements applicable to municipal securities.

Arbitrage: At 0% is an annual report required on a yearly basis and submitted every five years for invoicing. This fee is to ensure the district's compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.

Assessment Roll Preparation: At 100% (YTD) The Districts have contracts with WHA, to prepare and maintain the annual assessment roll.

Insurance: At 97% and is a one-time annual expense typically billed in October.

Annual District filing fee: At 100% is typical as it is a one-time annual expense.

Contingencies: At 94% includes bank charges and miscellaneous expenses incurred throughout the year.

## **Water Management**

Contractual Services: At 102% YTD includes the Lake & Wetland Contract as well as Pesky Varmint's Cane Toad Removal Projects.

NPDES Permit: At 51% YTD is budget for the water monitoring and report filing. \$49,459.00 reclass required as miscoded to Engineering Fees.

Aeration: At 97% and reflects new installs.

Aeration Operating Supplies: At 166% as is specific to required repairs to existing systems.

Culvert Cleaning: At 20% and was specific to additional pipe cleaning in LHB.

Capital Outlay: Represents landscape improvement projects on Three Oaks/Coconut Road. This is to be reclassified to Capital Improvement 2023/24 under Coconut Road/Three Oaks line item.

Capital Outlay Lake Bank Restoration: At 150% and is specific to the bank restoration projects the Board's previously approved.

Boundary Exotic Removal: At 82% - this is for the quarterly maintenance of the I-75 Berm/Pepple Point Projects as well San Carlos Estates Water Control District of \$20K per year.

### Lighting Services

Contractual Services: At 239% and is specific to Bentley Electric street light repairs.

Miscellaneous: At 109% and is specific to PODS Enterprise for storing replacement light post.

## **Coconut Road/Three Oaks Parkway**

Pine Straw/Soil/Sand: At 136% YTD and there is a miscode of \$34,132.00. Staff has reached out to accounting to reclass to Landscape Maintenance Contract line item of the budget.

Maintenance Supplies: At 147% and represents Trimmers Holiday Décor as well as required fence repairs damaged by Hurricane Ian.

Contract Services: At 0% and is specific to pressure cleaning/painting of the three monuments. Note that this project will be scheduled after the holidays.

Irrigation Repairs: At 208% - Note that \$39K is a miscode and Staff has requested a reclass as this is landscape maintenance/contract services.

Capital Improvement 2023/24: This is specific to Johnson Engineering and Gulfscapes Projects.

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**MINUTES**

**DRAFT**

**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, 2024 at 1:00 p.m., at Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

**Present for Brooks CDD:**

James Merritt	Chair
Sandra Varnum (via telephone)	Vice Chair
David Garner	Assistant Secretary
John (Rod) Woolsey (via telephone)	Assistant Secretary
Edward Franklin	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
Meagan Magaldi	District Counsel
Leah Holmes	Johnson Engineering Inc. (JEI)
Mark Zordan	Johnson Engineering, Inc. (JEI)
Josh Hildebrand	Project Engineer & Project Manager / (JEI)
Blake Grimes	GulfScapes Landscape Mgmt Services
Andy Nott	Superior Waterway Services, Inc.
Chad Unger	Bonness Inc
Steve Bentley (via telephone)	Bentley Electric Co.
Lisa Mason	Lighthouse Bay General Manager
Glen Leckie	Resident/Sidewalk Advisory Committee
Other Residents	

**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, Garner and Franklin were present. Supervisor Woolsey attended via

45 telephone. Supervisor Varnum was not present at roll call. For Brooks of Bonita Springs II, all  
46 Supervisors were present.

47

48 **On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr.**  
49 **Garner, with all in favor, authorizing Mr. Woolsey attendance and full**  
50 **participation, via telephone, due to exceptional circumstances, was approved.**

51

52

53 **SECOND ORDER OF BUSINESS**

**Public Comments: Agenda items only [3  
minutes per person]**

54

55

56 No members of the public spoke.

57

58 **JOINT BUSINESS ITEMS**

59 Discussion ensued regarding a reordering and an addition to the agenda.

60 Mr. Bartoletti reviewed a new process of identifying each agenda item and speaker to  
61 avoid cross talk and improve accuracy of the meeting minutes. Both Boards consented to this new  
62 process.

63 **▪ Update/Discussion: Sidewalk Project**

64 **This item, previously the Sixth Order of Business, was presented out of order.**

65 Mr. Merritt identified several attendees who were present to answer questions about this  
66 project. He emailed the information he will be speaking on to Mr. Woolsey and Ms. Varnum.

67 Mr. Merritt discussed when Bonness Inc. was awarded the contract, the project scope and  
68 the CDDs' contract cost, which encompassed The Village of Estero's portion.

69 Mr. Adams presented the project's actual corrective computation as \$3,213,073, which  
70 Ms. Holmes provided before the meeting. The Village's first portion, via the Interlocal Agreement,  
71 would be \$2,978,745.

72 Mr. Merritt stated that the GulfScapes landscaping estimated figure is more than  
73 \$500,000. He noted that change orders are expected. He discussed the current sidewalk  
74 conditions, expressed concerns about liability, reviewed the design parameters that have a 40 to  
75 50-year life expectancy. Following a notice to proceed, the project will be completed no later than  
76 180 days. The current projected start date is mid-September 2024. He reviewed the Johnson  
77 Engineering project scope, which has on-site inspections. Key parties are meeting tomorrow to  
78 finetune GulfScapes' project role.

79 Ms. Bunting pointed out that the JEI Team has been exceptional in responding to the CDDs'  
80 questions and concerns and are very supportive in this project.

81 Mr. Woolsey asked for the cost of the asphalt option so that it is included in the letter to  
82 residents to ensure full transparency.

83 Discussion ensued regarding the escalation clause, dispute resolution and defining the  
84 CDD's financial obligations in the Boness and JEI contracts, respectively.

85 At various times during this topic, Mr. Bartoletti asked the following questions and  
86 Bonness and JEI responded accordingly:

87 1. Mr. Bartoletti's question to JEI was "The Bonness contract states a material escalation  
88 clause? Does the bid price include a material escalation clause?" JEI's response was "No". Mr.  
89 Bartoletti cited page 50 section 8-12.3.5 which provides for material escalation. Bonness replied  
90 "Given the short period before the project begins, there will be no material escalation for the  
91 contract." Mr. Bartoletti requested that the record include this question and JEI/Bonness  
92 responses. He also requested that the legal contract being prepared by the CDD's legal firm show  
93 "no material escalation for the life of the contract."

94 2. On page C-13, item 9.1.15 under Title Sheet 31 Pathway Plan Oakwilde Boulevard Sheet  
95 31. Mr. Bartoletti asked "Why does the bid include from Three Oaks Parkway along Oakwilde  
96 Boulevard to the Shadow Wood Gatehouse when that property is owned by Shadow Wood and  
97 not CDD II?" Mr. Bartoletti requested removal from the bid price and reduction to final bid  
98 amount. JEI responded "A reduction will be made if their investigation proves the property is  
99 owned by Shadow Wood." Mr. Bartoletti requested this be included along with the determination  
100 in the legal document being prepared by CDD's legal firm.

101 3. Sheet 25 shows ADA intersection detection strips and concrete slopes on Three Oaks  
102 Parkway from Williams Road to Coconut Road intersection. Mr. Bartoletti asked "Why is this  
103 shown as part of contract when Lee County paved this length of Three Oaks in 2023, removed the  
104 existing material and installed the new detection plates and concrete slopes?" Mr. Bartoletti  
105 requested that the record show as well as the legal document a deduction from the final bid price  
106 for the items. JEI responded the price deductions would occur upon confirmation of the ADA  
107 detection strips and slopes being done.

108 4. Mr. Bartoletti asked “Why does Sheet C-31 say ‘match the existing path at the guard  
109 gate?’” This should be deleted per item #2 above. Mr. Bartoletti requested this be shown as being  
110 deducted from the bid documents as part of the legal document being drafted by CDD's law firm.

111 Mr. Unger, of Bonness, stated Bonness will hold the unit pricing for the entirety of the  
112 project.

113 Ms. Magaldi stated once the proposals are in final form, she will prepare CDD contracts  
114 similar to an Interlocal Agreement. She will negotiate the Interlocal Agreement with the Village  
115 as, in its current form, it does not fully protect the CDDs.

116 Discussion ensued regarding the billing process and the budget not exceeding \$4 million,  
117 which will also be included in the letter to the residents. JEI will break down the CDDs and The  
118 Village’s costs; the CDDs will bill The Village for reimbursement via the Interlocal Agreement.

119 Mr. Adams pointed out areas in the Unaudited Financial Statements that are funding the  
120 project; if additional funds for the lake bank restoration and lighting are needed, the Boards can  
121 decide to obtain a five-year or longer loan or transition to a 20-year bond.

122 Discussion ensued regarding the process to make sure The Village’s enhancements do not  
123 exceed the amount they committed to the CDDs, Staff adding a new “sidewalk repair/  
124 maintenance” budget line, JEI ensuring contractors protect the CDDs’ existing root barriers and  
125 resolving disputes via arbitration or the court system.

126 Discussion ensued regarding the concrete specifications, which will minimize long-term  
127 maintenance; the contractor confirming that mobilization costs are finalized and various items on  
128 the Pathway Contract Plans on Sheets 23 and 31; the penalty clause; identifying an area in the  
129 right-of-way (ROW) to store equipment; laying down Floratam sod; a commitment from Synovus  
130 Bank to turn lines of credit in a 30-day period following a major weather event; and traffic control.

131 Supervisors verbally acknowledged accepting the \$500 a day penalty clause in the  
132 contract, if work is not completed as scheduled.

133 Mr. Hildebrand stated that he will make sure the pathway area at the Oakwilde Boulevard  
134 Intersection, on Sheet No. 31, and the concrete ramp with the American with Disabilities Act (ADA)  
135 mat, on Sheet 23, are excluded from the Contract Plans and cost, as those are not CDD property.

136 In response to a request, Mr. Adams stated he will prepare a summary spreadsheet of the  
137 project cost to include with the future Unaudited Financial Statements and delineate the  
138 Unassigned Fund Balance for the Lake Bank Erosion and Lighting projects.

139 Mr. Adams stated that, once the contracts are in final form, he hopes to schedule a signing  
140 with the two CDD Chairs and the contractor by the middle of next week.

141 Discussion ensued regarding permits and project start date.

142 **▪ Update: Lighthouse Brooks of Bonita Beach Lake Report**

143 **This item was an addition to the agenda.**

144 Ms. Lisa Mason, Lighthouse Bay General Manager, distributed photographs of the lakes to  
145 support deeming them the worst lakes, specifically Lake 67, from the last meeting. After touring  
146 the Lighthouse Bay lakes with Mr. Willis and being educated on littorals and decomposing matter,  
147 she stated that she personally feels more comfortable knowing that those are not the worst lakes  
148 in the community.

149 Mrs. Adams stated that work to bring the lakes into compliance is underway.

150

151 **THIRD ORDER OF BUSINESS**

**Joint Public Hearing on Adoption of Fiscal  
Year 2024/2025 Budget**

152

153

154 **A. Affidavit of Publication**

155 **B. Consideration of Resolutions, Relating to the Annual Appropriations and Adopting the**  
156 **Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025;**  
157 **Authorizing Budget Amendments; and Providing an Effective Date**

158 Mr. Adams stated that the proposed Fiscal Year 2025 budget is the same as the version  
159 presented at the last meeting. Unassigned funds are being used to keep the assessments exactly  
160 the same as in Fiscal Year 2024.

161 Mr. Merritt stated that he and others were looking forward to an assessment decrease.

162 Mr. Gould asked what caused the “insurance” budget line decrease. Mr. Adams stated the  
163 insurance carrier decreased the premium amount when the Coconut Park project was removed.

164 Mr. Woolsey stated he did not receive any push back from property owners after informing  
165 them that the assessments would remain the same, subject to the outcome of today’s meeting.  
166 Regarding an expectation for the “Lighting- Contractual services” budget line item to be lower,  
167 Mr. Adams stated that lighting is much better now while they study a long-term solution to replace  
168 them.

169 Ms. Bunting asked about the railway fee. Mr. Adam stated it will have to be funded from  
170 Fund Balance; this will be discussed during the Seventh Order of Business.

171 **Mr. Bartoletti opened the Public Hearing.**

172 No affected property owners or members of the public spoke.

173 **Mr. Bartoletti closed the Public Hearing.**

174 **I. Resolution 2024-07, Brooks of Bonita Springs Community Development District**

175

176 **On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr.**  
177 **Garner, with all in favor, Resolution 2024-07, Relating to the Annual**  
178 **Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1,**  
179 **2024, and Ending September 30, 2025; Authorizing Budget Amendments; and**  
180 **Providing an Effective Date, was adopted.**

181

182

183 **Supervisor Varnum joined the meeting at 1:48 p.m., via telephone.**

184

185 **On MOTION for Brooks of Bonita Springs by Mr. Garner and seconded by Mr.**  
186 **Franklin, with all in favor, authorizing Ms. Varnum’s attendance and full**  
187 **participation, via telephone, due to exceptional circumstances, was approved.**

188

189

190 **II. Resolution 2024-06, Brooks of Bonita Springs II Community Development District**

191 **Mr. Bartoletti opened the Public Hearing.**

192 No affected property owners or members of the public spoke.

193 **Mr. Bartoletti closed the Public Hearing.**

194

195 **On MOTION for Brooks of Bonita Springs II by Ms. O’Connor and seconded by Ms.**  
196 **Bunting, with all in favor, Resolution 2024-06, Relating to the Annual**  
197 **Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1,**  
198 **2024, and Ending September 30, 2025; Authorizing Budget Amendments; and**  
199 **Providing an Effective Date, was adopted.**

200

201

202 **FOURTH ORDER OF BUSINESS**

203

204

205

206

207

208

209

210

**Consideration of Resolutions Making a  
Determination of Benefit and Imposing  
Special Assessments for Fiscal Year  
2024/2025; 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**

211  
212  
213  
214  
215  
216

- A. Resolution 2024-08, Brooks of Bonita Springs Community Development District**  
**Mr. Bartoletti opened the Public Hearing.**

No affected property owners or members of the public spoke.

**Mr. Bartoletti closed the Public Hearing.**

217  
218  
219  
220  
221  
222

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Garner, with all in favor, Resolution 2024-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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.**

223  
224  
225  
226

- B. Resolution 2024-07, Brooks of Bonita Springs II Community Development District**

227  
228  
229  
230  
231  
232

**On MOTION for Brooks of Bonita Springs II by Ms. O'Connor and seconded by Ms. Bunting, with all in favor, Resolution 2024-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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.**

233  
234

**FIFTH ORDER OF BUSINESS**

**Landscape Report: GulfScapes Landscape Management Services**

235  
236  
237

**• Irrigation Reports**

238  
239

**A. Meter Usage by Clock**

240

**B. Year-Over-Year Water Usage**

241

Items A and B were included for informational purposes.

242

Mr. Grimes reported the following:

243

➤ Crews are repairing several mainline breaks due to an oversaturated soil condition because 20" of rain fell in one month.

244  
245

➤ The Coconut Project is completed.

246

➤ The Three Oaks project is expected to start mid to late-September and take about 15 days to complete.

247

248     ▪     **Update: Superior Waterway Services, Inc. Treatment Report**

249             **This item was an addition to the agenda.**

250             Mrs. Adams stated that, upon terminating SOLitude, on July 30, 2024, she is withholding  
251     paying July’s \$23,000 invoice. Superior Waterway Services (Superior) was retained from August  
252     through October 31, 2024, while the sealed bid process is underway. She is scheduling a Request  
253     for Proposals (RFP) pre-bid meeting in September and the bid opening on October 10, 2024. The  
254     RFP responses will be on the October agenda.

255             Mr. Andy Nott, of Superior, stated that the five-person crew, two days a week, completed  
256     work at Spring Run, Lighthouse and Copperleaf and crews are currenting working in Shadow  
257     Wood. Technicians performed two removals in the Lake 47 flow way, as well as multiple  
258     treatments. He suggested visiting the condos to view the progress that was made.

259             Mr. Merritt asked if there are other lakes in The Brooks comparable to Lake 47. Mr. Nott  
260     replied no. He will include Lakes 37 and 54 when he treats Lake 47 this Friday; the lake technicians  
261     will also treat for algae this Friday.

262             Mr. Nott and Mrs. Adams reviewed the protocols for treating floating and submersed  
263     invasives in the dry and wet seasons. Mr. Nott stated that he will inspect all the lakes tomorrow  
264     and prepare a report with photographs; technicians will conduct a full aeration survey the second  
265     or third week of September. He and Mrs. Adams responded to questions regarding protocols for  
266     using drones, Lake 47 being difficult to aerated because it is 21 acres and turning off the aerators  
267     in Shadow Wood via the breaker.

268             Regarding a comment that certain communities in The Brooks want to install aerators to  
269     improve the lake quality and are willing to fund the equipment and power source, Mr. Adams  
270     suggested obtaining the proposal and fast-tracking installation since it is not in the budget, and  
271     receiving the check from the community to offset the cost; the equipment will then become part  
272     of the CDDs’ routine maintenance program.

273

274     **SIXTH ORDER OF BUSINESS**

**Update/Discussion: Sidewalk Project**

275

276             This item was presented following the Second Order of Business.

277

278     **SEVENTH ORDER OF BUSINESS**

**Update/Discussion: Back Billing from  
Seminole Gulf Railway**

279

280

281 Ms. Magaldi stated that she reviewed the original License Agreement between Seminole  
 282 Gulf Railway and Long Bay Partners for culvert construction. Upon speaking to Mr. Adams and  
 283 reviewing public records, there is no Assignment from Long Bay Partners to the CDD; there is a  
 284 possibility one exists because there is a Companion License Agreement from 1999 that was  
 285 assigned and there is a recorded assignment in the public records.

286 Ms. Magaldi reviewed the back billed 2011 invoices and stated that he thinks the CDD  
 287 might have a defense to some of these invoices; however, the CDD must take into consideration  
 288 that the Railway might raise defenses to this and possibly use the termination rate, which finds  
 289 the CDD is in default, after a Notice of Secure period, then they might terminate the License  
 290 Agreement. She asked if the CDD needs the culverts and others improvements and if they are part  
 291 of the stormwater management system, as that could impact other permits.

292 Instead of involving District Counsel, Ms. Magaldi suggested designating the District  
 293 Manager to negotiate a payment plan or reduced payment price as well as clean up the  
 294 Assignment issue and possibly negotiate better terms. She explained why an Easement by  
 295 Prescription is not recommended and the need to determine if the CDD received invoices from  
 296 2008 through 2010 and therefore assumed the contract.

297 Board Members pointed out various easement areas, how other communities are  
 298 benefitting from the culverts around the railroad tracks, the CDD being able to shift the  
 299 responsibility over to the County, the Railway selling the property if the buyer is able to raise  
 300 funding within the next three years and a suggestion that the CDD buy an easement from the  
 301 Railway in perpetuity.

302 The consensus was for Mr. Adams and Ms. Magaldi to speak with the Village and report  
 303 their findings.

304

**EIGHTH ORDER OF BUSINESS**

**Consideration of M.R.I. Inspection LLC  
 Estimate #4931 [Lake 36 Repairs Lake Pipe  
 Extension]**

306  
307  
308

309 This item was included on the agenda in error.

310

**NINTH ORDER OF BUSINESS**

**Discussion: Fuel Reduction Project**

312

313 Discussion ensued regarding The Mediterra Preserve Management Plan, implementing a  
314 plan per community versus The Brooks, residents in Pelican Landing not being willing to pay the  
315 cost to prepare their homes, educating homeowners of their responsibility and the CDDs  
316 complying with the permit to avoid liability/negligence.

317 Mrs. Adams will email the Florida Fire Wise program information to the Boards.

318 Whichever party is interested will have to apply for a Fuel Reduction Permit.

319

320 **On MOTION for Brooks of Bonita Springs by Mr. Garner and seconded by Mr.**  
321 **Franklin, with all in favor, establishing the policy that the CDDs will not incur the**  
322 **costs of fire mitigation and fuel reduction in preserve areas in The Brooks;**  
323 **however, if the communities or homeowner associations would like to take on**  
324 **that responsibility the CDDs will make arrangements with them, provided they**  
325 **agree to use the CDDs' contractors at their expense, was approved.**

326

327 **On MOTION for Brooks of Bonita Springs II by Ms. Buntin and seconded by Mr.**  
328 **Bertucci, with all in favor, establishing the policy that the CDDs will not incur the**  
329 **costs of fire mitigation and fuel reduction in preserve areas in The Brooks;**  
330 **however, if the communities or homeowner associations would like to take on**  
331 **that responsibility the CDDs will make arrangements with them, provided they**  
332 **agree to use the CDDs' contractors at their expense, was approved.**

333

334

335 **▪ Update: Roadway Lighting Project**

336 **This item was an addition to the agenda.**

337 Mr. Bartoletti stated that Mr. Woolsey will replace Ms. Bunting in working with Mr.  
338 Bertucci on this project. He presented a write-up he prepared after speaking with Mr. Bentley  
339 showing options for consideration regarding conduit, voltage and defining what hurricane  
340 category to select for the poles. Asked if the Boards want to select Category 2 level of protection  
341 or higher, the consensus was to select the Category 4 level. Mr. Bertucci and Mr. Woolsey will  
342 work with Mr. Bentley to focus on Option 2 and, at the October meeting, report on how they are  
343 going out to bid. Mr. Bentley stated that he can recommend a lighting representative to do  
344 photometrics, wind loading, etc., via a permit with the Village and Lee County, which will save  
345 Engineering costs, as JEI is not available to do the project.

346 Discussion ensued regarding bonding, the sealed bid process and recommendations to  
347 replace all the conduits.

348

349

350

351

Mr. Willis stated that repairs are delayed until water levels recede. He will ask Anchor Marine to assess one portion behind the Clubhouse that he thinks might need to be added to the project. He will coordinate with the General Managers to assess the lake banks in the dry season. He was asked to schedule the January/February 2025 dates with the General Manager now.

352

353

354

Mr. Willis reviewed the littoral species approved in 2022; he will email the exhibit to the contract to the Board Members. Mrs. Adams stated that she asked each General Manager to put the locations on the map she provided as to where they think littorals need to be and return it to her.

355

356

357

Mr. Bartoletti thinks the Board needs to divide responsibilities. Ms. Bunting and Mr. Franklin volunteered to make a list of everything someone will be assigned to.

358

359

360

361

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of July 31, 2024**

362

363

364

This item was deferred.

365

366

**TWELFTH ORDER OF BUSINESS**

**Approval of July 24, 2024 Joint Regular  
Meeting Minutes**

367

368

369

Mr. Woolsey stated that he will email his edits to Mrs. Adams.

370

The following changes were made:

371

Line 381: Change "\$36" to "\$46.89"

372

Line 278: Insert "the CDDs as" after "to"

373

Regarding Line 126: Mr. Adams stated that he will follow up with Mr. Steets about sending Mr. Gould the information he requested regarding Note 8 in the Fiscal Year 2023 Audited Financial Report.

374

375

376

The following additional changes were made:

377

Lines 175 through 179: Delete "the decision at the last meeting to improve the sections of Three Oaks Parkway and Coconut Road in four stages; the next stage, stage three, is to determine the long-range plans and what needs to be done over the next eight years, having the staging area across both roads and conducting annual meetings to ensure the proper amount of littoral plants are in the lakes and are added to the budget each period." and insert "the General Manager,

378

379

380

381

382

383 represented by Dave Dore-Smith, and we made the decisions we would pursue four projects. One  
384 would be the fence line project that Blake told us about today; which is finished. The second  
385 project, with Three Oaks, is going to be done by the middle of October. The third project was we  
386 are going to have a 10-year plan with Blake meeting with the General Managers to develop a 10-  
387 year plan so we can get funding for that, to finish all of it off. And the fourth thing was to reactivate  
388 what happened in the past when Mrs. Adams and Mr. Adams had less work to do; they used to  
389 go around, meet with the General Managers, look at the lakes and have all the littoral decisions  
390 made.”

391 Line 202: Delete “not”

392 Line 232: Starting with “Superior”, move remainder of paragraph to after Line 230.

393 Line 258: Change “Bartoletti” to “Woolsey”

394 Line 294: Change “Merritt” to “Bartoletti”

395 Line 332: Change “discharge” to “street light”

396 Line 347: Change “next year” to “Fiscal Year 2026”

397 Line 348: Change “pickleball court project, a Board Member” to “pathway reconstruction  
398 project, Mr. Woosley”

399 Line 349: Change “Ms. Bunting” to “one Member”

400 Line 422: Insert “JEI CPI” after “the”

401 Line 517: Change “complete” to “completed”

402

403 **On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms.**  
404 **Varnum, with all in favor, the July 24, 2024 Joint Regular Meeting Minutes, as**  
405 **amended to include any changes submitted to Management, were approved.**

406

407 **On MOTION for Brooks of Bonita Springs II by Mr. Bertucci and seconded by Ms.**  
408 **O’Connor, with all in favor, the July 24, 2024 Joint Regular Meeting Minutes, as**  
409 **amended to include any changes submitted to Management, were approved.**

410

411

412 **THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

413

414 **A. District Counsel: Coleman, Yovanovich & Koester, P.A.**

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

416 There were no District Counsel or District Engineer reports.

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

418 • **Monthly Status Report – Field Operations**

419 The Field Operations Report was distributed for informational purposes.

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

421 • **NEXT MEETING DATE: October 23, 2024 at 1:00 PM**

422 ○ **QUORUM CHECK – BROOKS OF BONITA SPRINGS**

423 ○ **QUORUM CHECK – BROOKS OF BONITA SPRINGS II**

424

425 **FOURTEENTH ORDER OF BUSINESS Supervisors' Requests**

426

427 A Board Member asked if there is a meeting scheduled for January 2025. Mr. Adams will  
428 find out.

429 Mr. Merritt asked if the questions the CDD answers can be posted on the CDD website.

430 Mr. Bartoletti reviewed a draft newsletter he prepared explaining the neighborhood  
431 assessments, to be sent to the property owners. Mr. Adams suggested directing residents to the  
432 CDD website and to replace "HHCC" with "Wrathell, Hunt and Associates, LLC".

433 A Board Member asked if it is possible to post a newsletter and Frequently Asked  
434 Questions on the CDDs' website. Mr. Adams replied affirmatively; Mr. Bartoletti should forward  
435 them to him.

436 Mrs. Adams stated that the CDDs did not schedule a meeting for January 2025. At the  
437 Boards' request, Mrs. Adams will add a January 22, 2025 Regular Meeting to the Fiscal Year 2025  
438 Meeting Schedule.

439

440 **FIFTEENTH ORDER OF BUSINESS Public Comments: Non-Agenda items only [3**  
441 **minutes per person]**

442

443 No members of the public spoke.

444

445 **SIXTEENTH ORDER OF BUSINESS Adjournment**

446

447 There being nothing further to discuss, the meeting adjourned at 4:22 p.m.

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

**DRAFT**

**August 28, 2024**

448

449

450

451

452

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

454

455

456 **FOR BROOKS OF BONITA SPRINGS II:**

457

458

459

460

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

461

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**STAFF  
REPORTS  
C**



**Wrathell, Hunt and Associates, LLC**

TO: Brooks I & II Board of Supervisors

FROM: Cleo Adams – District Manager

DATE: October 23, 2024

SUBJECT: Status Report – Field Operations

---

**Lake/Wetland Maintenance:**

As discussed during the August meeting, Staff is currently under a month-to-month contract with Superior Waterway Services through the month of October for a cost of \$90K.

Note: Staff has withheld \$16,609.00 from Solitude Lake Management to cover additional chemical cost required to treat for invasive (Tape Grass) materials, which includes Lake 40, 42, 47, 54 & 53.

Note: Superior Waterway Services will be providing a report to the Board during the October meeting.

Lake 38 & 39: As previously requested, drain pipes (13 total) have been weighted down for a cost of \$520.00.

Culvert Inspections/Cleaning: Structure Inspections will be scheduled during the Spring of 2025 to include Shadow Wood & Copperleaf.

Note: As a reminder, this exercise is on a three-year rotation, however the District's address any issues that may arise from a storm event.

Aeration New Installs (2024): Budget for these services \$65K. Executed contract with Superior Waterway March 2024. New Installations: Lakes 101, 102, 115, 116 and 133. Total Cost \$60K. Note: 2025 installs will be identified in the spring.

Landscape Maintenance Contract: Is set to expire November 30, 2024. A mandatory pre-bid meeting has been scheduled for Friday, November 1<sup>st</sup> with a bid opening scheduled for Monday, December 2<sup>nd</sup>. Staff will go on a month-to-month with GulfScapes Landscaping for December and January services.

Note: This will be an agenda item for Board discussion/consideration during your January meeting.

Irrigation Management Contract: Expired September 30, 2024. Current contract \$12,978.00. GulfScapes has confirmed that there will be no increases. Staff is currently updating the contract agreement for execution.

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**STAFF  
REPORTS  
D**

**BROOKS OF BONITA SPRINGS AND BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 JOINT MEETING SCHEDULE**

**LOCATION**

*The Commons Club at The Brooks Enrichment Center  
9930 Coconut Road Bonita Springs, Florida 34135  
<sup>1</sup>Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 23, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>January 22, 2025<sup>1</sup></b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>April 23, 2025<sup>1</sup></b>	<b>Regular Meeting</b> <i>Presentation of FY26 Proposed Budget</i>	<b>1:00 PM</b>
<b>June 25, 2025<sup>1</sup></b>	<b>Regular Meeting</b> <i>Presentation of Annual Audit</i>	<b>1:00 PM</b>
<b>July 23, 2025<sup>1</sup></b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>August 27, 2025<sup>1</sup></b>	<b>Public Hearings &amp; Regular Meeting</b> <i>Adoption of FY26 Proposed Budget</i>	<b>1:00 PM</b>