

Brooks of Bonita Springs Community Development Districts I and II



March 29, 2024

To All Brooks Homeowners,

The purpose of this newsletter is to provide an update to you, our Brook's residents, on recent activities and future plans from your two CDD's.

Sale of Coconut Park to The Commons Club (TCC):

The sale of Coconut Park to The Commons Club (TCC) for \$1,012,500.00 was completed on December 28, 2023. This included all the amenities that have been owned and managed by the two CDD's since 2010. Since TCC is a private club, any Brooks' resident who wishes to use any of those facilities going forward must join TCC at their Bronze level or higher. Anyone with questions about TCC activities or their membership categories should contact them through:

their website thecommonsclub.com/home-page
or by phone at (239)949-3800.

Net proceeds from the sale of the Park and its amenities have been deposited in the general operating account of the CDD's. These monies will be used to either repay a portion of our capital improvements loan or be applied directly toward the capital improvement projects outlined below. Regardless of how the sales funds are utilized, they will offset expenses that otherwise would need to be covered by tax assessments for all Brook's residents.

Capital Improvement Projects:

Lake Bank Renovations:

The CDD's are responsible for maintaining the 150 lakes within the Brooks Communities. These lakes are an integral part of the flood control system for the Brooks and must be maintained to assure the well-being of the four Brooks communities. While the maintenance of the lakes is an ongoing effort, the status of current work is given below.

Phase I of this project, which included ten lakes throughout The Brooks, has been completed.

Phase II, which encompasses seven (7) lakes within Shadow Wood, was started last fall and has had "geo tubes" filled with sand dredged from the bottom of each lake. Due to the lakes' current high-water level, the project will be on hold until the lake levels recede. Once an acceptable level is reached, the geo tubes will be split and the sand within the tube will be spread from the top of

the bank to the water's edge. After that, sod will be installed, and littorals will be planted to prevent the sand from being washed back into the lake by storms or irrigation water.

Phase III, which encompasses an additional nine (9) lakes in Shadow Wood, started on January 23, 2024. Sand is being dredged from the bottom of those lakes to fill geo tubes. Once filled the sand will be given time to dry out within the tubes. The tubes will then be slit with the sand, sod, and littorals installed as described for Phase II above.

Landscape Renovations:

The landscape renovations along both Coconut Road and Three Oaks Parkway have been completed. This involved removing the existing aged plantings and installing all new native species which will reduce water, fertilizer, and pesticide usage in the future. This will result in reduced operating costs for this portion of the CDD's annual budget. Subsequent to the completion of this work, some bare areas along the fencing on Coconut Road have been identified and are currently being evaluated for additional refurbishment.

Sidewalk Renovations:

The sidewalks along both Coconut Road and Three Oaks Parkway are the responsibility of the CDD's. The cost for maintaining or replacing the sidewalks is included in the Brooks of Bonita Springs CDD's Non-Ad Valorem charge on your Lee County property tax bill. The sidewalks are roughly 23 years old and have been impacted by tree root intrusion as well as irrigation water runoff. This has created potential trip hazards. The CDD's have had signs installed to warn anyone using the sidewalks of potential trip hazards in the area.

The Village of Estero has indicated they would like to have the walking paths along Three Oaks Parkway altered to provide a more meandering route where topography will permit. This approach is similar to what has been done on Estero Parkway and is felt to be more visually appealing to walkers and provide more variety to bike riders. The Village has indicated they may be willing to provide some funding to offset the cost of these proposed changes.

A committee including one Supervisor from each CDD and several Brooks residents with technical expertise in road/sidewalk construction has been established to review the options for how to renovate our sidewalks. Both asphalt and concrete will be assessed on a life cycle basis to determine the best approach from both an initial cost and on-going maintenance perspective. The committee hopes to be able to develop a Request For Proposal (RFP) that can be sent to several potential contractors by early summer with work hopefully starting in the fall.

Street Lighting:

The CDD's are also responsible for maintaining the street lighting along Coconut Road and Three Oaks Parkway in the Brooks. The cost of maintaining the streetlights is also included in your property tax charges. Like the rest of our Brook's infrastructure, the lighting fixtures along

Coconut Road and Three Oaks Parkway have ~~also~~ deteriorated over the past 20+ years. This includes the light poles, light fixtures arms/lamps, the wiring from the base of the pole up to the fixtures and the buried wiring between the poles and the connection to the FP&L infrastructure. While our current focus is to maintain/repair these assets, it is becoming increasingly difficult to do so. Our electrical contractor has provided pictures showing the intrusion of trees and shrub roots into the buried conduits containing the electrical supply lines. This may make continued maintenance of the existing wiring difficult, if not impossible, and could require complete replacement. Additionally, vermin have found their way into the bases of the poles and eaten the insulation off the wiring. We are taking action to deter vermin by deploying repellent products around the bases.

The aging landscape in the medians is also increasing maintenance costs. The trees in the median have grown to where their canopies are obstructing the light reaching the street. Pruning work has recently been completed to remove these obstructions which are most prevalent on Coconut Road and selectively present on Three Oaks Parkway.

A separate working committee has been established by the CDD's to define the best approach to refurbish/replace these ~~our~~ streetlights. We will be engaging an Engineering Firm to evaluate various options based upon Village of Estero and Lee County street lighting codes and develop a set of technical specifications and RFP so appropriate proposals can be obtained. In the meantime, we will be replacing failed lamps and continuing to repair the existing wiring as needed.

As a reminder, you may find additional information regarding the CDDs' activities at our website, brookscdds.net. If you would like to provide input to all ten Supervisors representing both of your CDD's, you may email your input to feedback@brookscdds.net.

Thank you for your continued interest in the Districts' projects and activities.

Your Brooks of Bonita Springs CDD I & II Supervisors