

**MINUTES OF MEETING
BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Bonita Landing Community Development District held multiple Public Hearings and a Regular Meeting on August 19, 2019, at 1:15 p.m., *or immediately thereafter the adjournment of the Public Hearings and Regular Meeting of the Beach Road Golf Estates CDD, which is scheduled to commence at 1:00 p.m.*, at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135.

Present at the meeting were:

Russell Smith	Chair
Ashley Kingston	Assistant Secretary
Alex Hinebaugh	Assistant Secretary
David Negip	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Dave Underhill	District Engineer
Jason Peterson	Resident
Alan McCardell	Resident
Wendy Richardson	Resident
Don Richardson	Resident
Ron Mound	Resident
Lynn Adams	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:40 p.m. Supervisors Smith, Hinebaugh and Kingston were present, in person. Supervisor Negip was not present at roll call. Supervisor Drake was not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

A. Proof/Affidavit of Publication

The affidavit of publication was provided for informational purposes.

B. Consideration of Resolution 2019-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams stated that, at the last meeting, the proposed Fiscal Year 2020 budget was adjusted up by \$40,000 to commence a multi-year phased-in program to address lake bank erosion repairs that were identified in a report prepared by the District Engineer.

Mr. Negip arrived at the meeting at 2:41 p.m.

Mr. Smith stated the Developer, Lennar, committed to contribute \$30,000 this year and \$30,000 the following year towards lake bank repairs; however, that would not entirely cover the increased operation and maintenance (O&M) expense. Mr. Adams stated the additional revenue from Lennar would lower on-roll assessments from \$620.24 to \$473.05.

A resident asked why residents have to pay for any of these costs. The resident voiced their opinion that Lennar should pay for it, just like Bonita National. Mr. Smith stated the rationale behind the figure was that it was the same, on a per unit basis, as Lennar provided Bonita National.

A resident asked how much the bill was for all the undeveloped lake lots. Someone responded that the O&M expense associated with the undeveloped lots are paid by the Developer; this contribution is an addition to the original expense.

Mr. Adams stated that Beach Road Golf Estates CDD is in a similar situation; the Developer paid O&M assessments on all the units, whether they were built, platted or planned, and continues to pay for those not owned by an end user.

Mr. Adams opened the Public Hearing.

A resident asked Mr. Adams to explain the solution for the lake erosion.

Mr. Adams stated the plan was to use technology that is a belowground drainage system that would resolve most of the issues. Another matter to address is escarpment, which is the linear erosion along the length of the loder, which is primarily due to wave action. Plants help break down the energy of lapping water, as well as remove nutrients that are harmful to

the water body. Additional turf would be added to the edges and into the pond; this same process was implemented in the Palmira Community and helped resolve the issues.

A resident recalled turf being added during the rainy season, which he felt was a waste of money. He asked why this solution was not thought of 2½ years ago and requested that the project be completed during the proper time of year.

Mr. Adams stated this is a technology that is used in a number of Districts and it was successful with the escarpment issue; however, the watershed is challenging.

Mr. Alan McCardell, a resident, stated, as one of the first Bonita Landing residents on the lake, during the rainy season he lost 1,500' sq. foot of his backyard due to the vacant lot next door. He suggested installing a catch basin to the Superintendent who told him that he too suggested it to Lennar but they did not want to "spend the money".

Ms. Wendy Richardson, a resident, stated her residence is four houses away from Mr. McCardell, they have a short lot and their issues have to do with the grade. She asked if the repairs involved returning the slope on short properties back to the 6':1' ratio that the City recommends. Mr. Adams stated that property must be inspected but the goal was to restore the slope back to within tolerance for the permit requirements.

Mr. Don Richardson, a resident, stated they took measurements and the water is inside their actual water line, according to the original lot plan, the mean high water mark should be roughly on the lot line. He was worried that it was still the rainy season and levels were already 1' ahead and, in addition it was experiencing flush away before they tried to mitigate it and they lost most of the easement. As a property owner, he was concerned that his property is washing away to the point of it effecting the pool and lanai. He asked where the water goes, as the level is 4' above the door, and asked how would they fix the property already lost. Mr. Adams stated a control structure sets the elevation levels and once it reaches a certain level, the water leaves the property. The levels are normal for this time of year. He explained where water would flow to during five and 25-year storm events.

Discussion ensued regarding the conditions during Hurricane Irma, allowing the catch basin at the east end of the lake to collect debris, where water goes in the drain when the lake gets too high, etc. It was noted that the water flows out to Bonita Beach Road, ½ mile east into the lake just outside the Bonita National gate. Mr. Adams stated the catch basin systems are designed for a 25-year storm event, the current rain events show that the systems have

performed pretty well and exceeded expectations and design. Discussion ensued regarding residents obtaining flood insurance, the acquisition process, etc.

A resident stated he has watched a construction worker throw enormous amounts of trash in the lake, rather than in the dumpster.

Ms. Richardson asked if the \$88,000 to address erosion repairs would be spread over two years, with Lennar paying \$30,000 this year and \$30,000 the following year, and residents being responsible for the remaining \$28,000. Mr. Adams replied affirmatively. Residents would be assessed \$10,000 those two years and, after adjusting the budget, it accounts for the \$53 increase.

Ms. Lynn Adams, a resident, asked if the District could advise Lennar that this was not an acceptable budget increase, based on all the erosion problems they heard about with Bonita National and the possibility that this District may be subsidizing Bonita National's issues. Mr. Adams explained this CDD is not subsidizing anything with Bonita National, The Seasons or Valencia, which is not a CDD. All four communities share the cost of maintaining Bonita Beach Road, about 7% of which is ran through the Bonita Landing CDD. They have plans to add lighting.

Mr. Richardson asked if Beach Road Golf Estates was another CDD. Mr. Adams stated Bonita Landings' CDD's name does to match with the name of the community; this was because Beach Road Golf Estates was a named contemplated by the original Developer.

Mr. Smith stated Beach Road Golf Estates CDD and Bonita National are essentially synonymous; it is the same property.

Ms. Adams asked for an explanation of the \$53 assessment increase. Mr. Adams stated property owners are assessed annually, on their property tax bill.

Mr. Smith stated that an earlier comment contending that, once assessments increase, they never decrease, was inaccurate. The Board adopts a budget every year and residents are only notified if there is an increase in assessments; the Board sets the O&M at what is necessary.

A resident asked when residents can hold a seat on the Board. Mr. Urbancic stated, once the two thresholds of being in existence for seven years and 250 registered electors residing within the District, the transition to the General Election process for resident-elected Board Members would begin. Mr. Adams stated there were 125 registered voters residing within the District as of April 15, 2019.

Mr. Jason Peterson, a resident, asked who decides the repair method for around the lake. Mr. Adams stated the Board would make the decision, the District Engineer and Management would secure proposals for various options to present. They were leaning towards addressing the concentrated runoff and escarpment, which would involve adding turf; however, residents could participate in the discussions. Mr. Smith stated the Board would decide the course of action and approve it at a meeting. Mr. Peterson asked if the \$53 assessment increase was sufficient to cover the cost of repairs. Mr. Adams stated the cost related to the repairs was based on the report prepared by the District Engineer and, for two years of costs, less Lennar's contributions, the amount was sufficient.

Mr. Adams stated once the course of action is determined, proposals would be obtained and work would begin January or February, 2020.

Mr. McCardell, asked how redoing the slope, mentioned earlier, would get included in the project. Mr. Adams stated the District Engineer must inspect the property.

Ms. Richards asked if it was beneficial for a homeowner to plant their own shrubs along the berm area. Mr. Adams stated any time root mass into the lake edge can be established, it does help hold the soil. It was noted that residents should delay planting while the area is being repaired. Ms. Richardson asked if a littoral shelf would be installed in the lake. Mr. Underhill stated it is difficult to install littoral plants in that lake as it is impossible to maintain. A suggestion was made to have the Contractor review the grass that was laid at the park on the southwest corner of lake, as it was the only section of shoreline that was sustained.

Mr. Adams stated the selected course of action would be posted to the website and discussed at meetings. Mr. Smith stated the meetings and agendas are posted on the website; residents are invited to attend and give input. The plan and proposals would be presented to the Board, for discussion at the next or the following meeting.

Mr. Adams closed the Public Hearing.

Mr. Adams presented Resolution 2019-07.

The following changes were made to the proposed Fiscal Year 2020 budget and Resolution 2019-07 would be amended accordingly to reflect the changes:

Page 1, "Revenues": Add "Developer Contribution" line item for "\$30,000"

Page 1, "Lake bank erosion repairs" line item: Decrease "\$40,000" to "\$10,000"

On MOTION by Mr. Smith and seconded by Ms. Kingston, with all in favor, Resolution 2019-07, as amended, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2019/2020, Pursuant to Florida Law

A. Proof/Affidavit of Publication

The affidavit of publication was provided for informational purposes.

B. Mailed Notice(s) to Property Owners

The Mailed Notice was included for informational purposes.

C. Correspondence from Property Owners

Correspondence from property owners was provided for informational purposes.

D. Consideration of Resolution 2019-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2019-08.

On MOTION by Mr. Negip and seconded by Ms. Kingston, with all in favor, Resolution 2019-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2019

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2019. The financials were accepted.

Mr. Adams presented the July 15, 2019 Regular Meeting Minutes.

On MOTION by Mr. Smith and seconded by Mr. Negip, with all in favor, the July 15, 2019 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

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

There being no report, the next item followed.

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

There being no report, the next item followed.

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

- NEXT MEETING DATE: September 16, 2019 at 1:15 P.M., or immediately following the adjournment of the Beach Road Golf Estates CDD meeting, scheduled to commence at 1:00 p.m.

The next meeting will be held on September 16, 2019 at 1:15 p.m.

EIGHTH ORDER OF BUSINESS

Audience
Requests

Comments/Supervisors'

There being no audience comments or Supervisors' requests, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 2:05 p.m.

On MOTION by Mr. Negip and seconded by Mr. Hinebaugh, with all in favor, the meeting adjourned at 3:25 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair