

**MINUTES OF MEETING  
EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the East Bonita Beach Road Community Development District held multiple Public Hearings and a Special Public Meeting on November 6, 2020, at 10:00 a.m., at the offices of D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966.

**Present were:**

J. Wayne Everett  
Ashley Koza  
Landon Thomas

Chair  
Assistant Secretary  
Assistant Secretary

**Also present were:**

Chuck Adams  
Jennifer Kilinski

District Manager  
District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:02 a.m. Supervisors Everett, Koza and Thomas were present. Supervisors Bone and Martin were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of  
an Assessment Roll and the Imposition of  
Special Assessments Relating to the  
Financing and Securing of Certain Public  
Improvements**

- A. Presentation/Consideration of Amended and Restated Engineer's Report [Assessment Area 2 Project] *(for informational purposes)***

The Engineer's Report was unchanged from when it was last presented on September 30, 2020.

**B. Presentation/Consideration of Second Supplemental Special Assessment Methodology Report [Assessment Area 2 Project] for informational purposes)**

The Second Supplemental Special Assessment Methodology Report was unchanged from when it was last presented on September 30, 2020.

**C. Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**D. Mailed Notice to Property Owner(s)**

A copy of the Mailed Notice was included for informational purposes.

**E. Consideration of Resolution 2021-01, Making Certain Findings; Authorizing an Improvement Plan For Assessment Area Two; Updating the Master Improvement Plan; Providing an Estimated Cost of Improvements; Adopting an Assessment Area 2 Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments on Assessment Area Two; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property and Transfers of Property To Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date**

Ms. Kilinski noted the following:

- When levying the master lien, the Board is setting the maximum assessment levels based on the maximum benefit on the property, subject to the master lien.
- In the Engineer's Report, Mr. Underhill previously set forth the cost estimate as supplemental and outlined that those costs are both reasonable and proper and confirmed that the District may carry out the plan set forth in the Report.

Mr. Adams confirmed that the lands subject to the assessment are receiving benefit and that the special assessment is reasonably apportioned on the land.

**Mr. Adams opened the Public Hearing.**

No members of the public spoke.

**Mr. Adams closed the Public Hearing.**

Mr. Adams presented Resolution 2021-01 and read the title.

**On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, Resolution 2021-01, Making Certain Findings; Authorizing an Improvement Plan For Assessment Area Two; Updating the Master Improvement Plan; Providing an Estimated Cost of Improvements; Adopting an Assessment Area 2 Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments on Assessment Area Two; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property and Transfers of Property To Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of September 30, 2020**

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2020. Mr. Everett asked for an update on the streetlights. Mr. Adams stated the agreement with Florida Power & Light (FPL), which is a four-party agreement, would be considered at an upcoming Beach Road Golf Estates CDD meeting, as it is the lead CDD. A \$55,000 check would be submitted on behalf of the CDD and FPL could commence the process sometime thereafter. The financials were accepted.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. September 21, 2020 Special Public Meeting**

Mr. Adams presented the September 21, 2020 Special Public Meeting Minutes.

On MOTION by Ms. Koza and seconded by Mr. Thomas, with all in favor, the September 21, 2020 Special Public Meeting Minutes, as presented, were approved.

**B. September 28, 2020 Continued Special Public Meeting**

Mr. Adams presented the September 28, 2020 Continued Special Public Meeting Minutes.

On MOTION by Mr. Thomas and seconded by Mr. Everett, with all in favor, the September 28, 2020 Continued Special Public Meeting Minutes, as presented, were approved.

**C. September 30, 2020 Continued Special Public Meeting**

Mr. Adams presented the September 30, 2020 Continued Special Public Meeting Minutes.

On MOTION by Mr. Thomas and seconded by Ms. Koza, with all in favor, the September 30, 2020 Continued Special Public Meeting Minutes, as presented, were approved.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Hopping, Green & Sams, PA***

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***

- **UPCOMING MEETINGS**

- November 9, 2020 at 10:30 A.M., Landowners' Meeting (*Board is not required to attend*)
- May 17, 2021 at 10:30 A.M., Regular Meeting
  - QUORUM CHECK

**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 nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, the meeting adjourned at 10:13 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair