

**EAST BONITA
BEACH ROAD**

**COMMUNITY DEVELOPMENT
DISTRICT**

December 14, 2020

BOARD OF SUPERVISORS

SPECIAL MEETING

AGENDA

East Bonita Beach Road Community Development District

OFFICE OF THE DISTRICT MANAGER

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

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

December 7, 2020

Board of Supervisors
East Bonita Beach Road Community Development District

Dear Board Members:

The Board of Supervisors of the East Bonita Beach Road Community Development District will hold a Special Meeting on December 14, 2020, at 11:00 a.m., at the offices of D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Elected Supervisors, Michael Bone [SEAT 1], J. Wayne Everett [SEAT 2] and Tim Martin [SEAT 4] (*the following to be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2021-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date
5. Consideration of Resolution 2021-03, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the East Bonita Beach Road Community Development District, and Providing for an Effective Date

ATTENDEES:

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

NOTE: Meeting Time

- 6. Approval of Phase Two Plat
- 7. Acceptance of Unaudited Financial Statements as of October 31, 2020
- 8. Approval of Minutes
 - A. November 6, 2020 Public Hearings and Special Public Meeting
 - B. November 9, 2020 Landowners' Meeting
- 9. Other Business
- 10. Staff Reports
 - A. District Counsel: *Hopping, Green & Sams, PA*
 - B. District Engineer: *Banks Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: May 17, 2021 at 10:30 A.M.

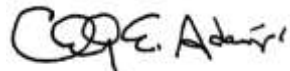
- QUORUM CHECK

MICHAEL BONE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
J. WAYNE EVERETT	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
LANDON THOMAS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
TIM MARTIN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
ASHLEY KOZA	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 11. Audience Comments/Supervisors' Requests
- 12. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chesley "Chuck" Adams
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:
CALL IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8593810

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the East Bonita Beach Road Community Development District ("District") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners' meeting was held on November 9, 2020, and the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 1	Votes _____
_____	Seat 2	Votes _____
_____	Seat 4	Votes _____

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named persons are declared to have been elected for the following term of office:

_____	4-Year Term
_____	4-Year Term
_____	2-Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14th DAY OF DECEMBER, 2020.

Attest:

**EAST BONITA BEACH ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-03

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the East Bonita Beach Road Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Chesley (Chuck) E. Adams, Jr. is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

Adopted this 14th day of December, 2020.

ATTEST:

**EAST BONITA BEACH ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

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THIS INSTRUMENT WAS PREPARED BY:
ALLEN M. VOSE III, P.S.M. (57191)

BANKS ENGINEERING

PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
SERVING THE STATE OF FLORIDA
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
PHONE: 239-939-5490 FAX: 239-939-2523
FLORIDA BUSINESS CERTIFICATE NUMBER LB 6690

SEASONS AT BONITA PHASE TWO

A SUBDIVISION LYING IN SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA,
BEING A REPLAT OF TRACT "B-3", TRACT "FD", TRACT "D-4",
TRACT "L-8", AND TRACT "L-9", SEASONS AT BONITA,
RECORDED IN INSTRUMENT NUMBER 2018000200311,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

NOTICE:

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY THE CITY OF BONITA SPRINGS. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

NOTICE:

LANDS DESCRIBED IN THIS PLAT ARE SUBJECT TO A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED AND OPERATING PURSUANT TO FLORIDA STATUTES 190.001 ET SEQ. ANY PURCHASER OF A LOT IN THE SUBDIVISION ESTABLISHED BY THIS PLAT IS ADVISED THAT A COMMUNITY DEVELOPMENT DISTRICT MAY ENACT RULES, REGULATIONS AND ASSESSMENTS SEPARATE FROM THE CITY OF BONITA SPRINGS.

LEGAL DESCRIPTION:

ALL OF TRACTS "B-3", TRACT "FD", TRACT "D-4", TRACT "L-8", AND TRACT "L-9", SEASONS AT BONITA, ACCORDING TO THE MAP OF PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 2018000200311, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SEASONS AT BONITA PHASE TWO, A SUBDIVISION LYING IN SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "B-3", TRACT "FD", TRACT "D-4", TRACT "L-8", AND TRACT "L-9", SEASONS AT BONITA, ACCORDING TO THE MAP OF PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 2018000200311, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
BUSINESS CERTIFICATION NO. 6690

DATE: _____
BANKS ENGINEERING
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966

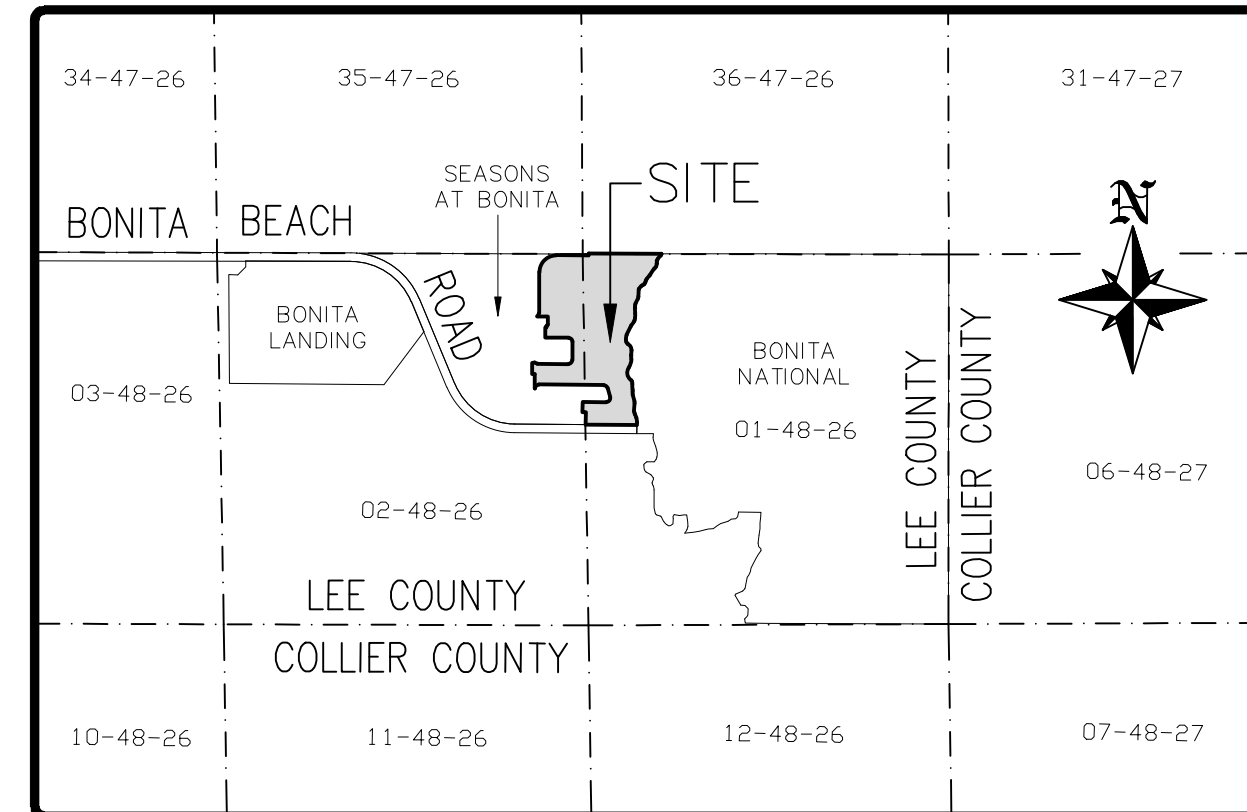
NOTES:

- SUBJECT PROPERTY CONTAINS: 65.63 ACRES, MORE OR LESS.
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 48 SOUTH, RANGE 26 EAST BEARS N 89°15'00" E. THE STATION IS THE ANTENNA REFERENCE POINT OF THE GPS ANTENNA BASED AT PAGE FIELD. THE STATION IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION - FORT MYERS CORS ARP. HORIZONTAL VALUES WERE ESTABLISHED AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN AUGUST 2011. THE HORIZONTAL VALUES WERE ESTABLISHED BY GPS OBSERVATIONS. THE LOCAL SCALE FACTOR IS 0.999954040.

CLERK'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF SEASONS AT BONITA PHASE TWO, A SUBDIVISION LYING IN SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "B-3", TRACT "FD", TRACT "D-4", TRACT "L-8", AND TRACT "L-9", SEASONS AT BONITA, ACCORDING TO THE MAP OF PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 2018000200311, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT _____ M., THIS _____ DAY OF _____, 2020, AND DULY RECORDED AS INSTRUMENT NUMBER # _____ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LENA DOGGETT
CLERK OF CIRCUIT COURT
IN AND FOR LEE COUNTY, FLORIDA



VICINITY SKETCH
(NOT TO SCALE)

EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT:

THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTS THE DEDICATION AND ACKNOWLEDGES RESPONSIBILITY FOR MAINTENANCE OF THE INFRASTRUCTURE ASSOCIATED WITH THE DEDICATION.

COMMUNITY DEVELOPMENT DISTRICT
NAME: _____ BY: _____
SECRETARY NAME: _____ CHAIR
BOARD OF SUPERVISORS

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME BY MEANS OF () PHYSICAL PRESENT OR () ONLINE NOTARIZATION, ON THIS ___ DAY OF _____, 2020, BY _____ AS _____ OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF SAID DISTRICT WHO () IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF _____ (IF USING STAMP, PERMANENT INK IS REQUIRED)
PRINTED NAME _____
COMMISSION NO. _____ MY COMMISSION EXPIRES _____ NOTARY SEAL

APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF BONITA SPRINGS, LEE COUNTY, FLORIDA THIS _____ DAY OF _____, 2020.

PETER SIMMONS DEBBIE FILIPEK
MAYOR CITY CLERK

CARLY JEANNE SANSEVERINO
CITY ATTORNEY

REVIEW BY THE DESIGNATED CITY PSM ON BEHALF OF THE CITY OF BONITA SPRINGS DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART I.

JAY L. SWEET, LS# 5747
PROFESSIONAL SURVEYOR AND MAPPER

SEASONS AT BONITA COMMUNITY ASSOCIATION, INC.:

SEASONS AT BONITA COMMUNITY ASSOCIATION, INC., A NOT-FOR-PROFIT FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATION AND ACKNOWLEDGES RESPONSIBILITY FOR MAINTENANCE OF THE INFRASTRUCTURE ASSOCIATED WITH THE DEDICATION.

BY: _____ WITNESS _____
NAME: _____ PRINTED NAME _____
AS: _____ WITNESS _____
PRINTED NAME _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME BY MEANS OF () PHYSICAL PRESENT OR () ONLINE NOTARIZATION, ON THIS ___ DAY OF _____, 2020, BY _____ OF THE SEASONS AT BONITA COMMUNITY ASSOCIATION, INC., ON BEHALF OF SAID ASSOCIATION WHO () IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF _____ (IF USING STAMP, PERMANENT INK IS REQUIRED)
PRINTED NAME _____
COMMISSION NO. _____ MY COMMISSION EXPIRES _____ NOTARY SEAL

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME BY MEANS OF () PHYSICAL PRESENT OR () ONLINE NOTARIZATION, ON THIS ___ DAY OF _____, 2020, BY MICHAEL QUINLEY, AS PRESIDENT EAST REGION OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, WHO () IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF _____ (IF USING STAMP, PERMANENT INK IS REQUIRED)
PRINTED NAME _____
COMMISSION NO. _____ MY COMMISSION EXPIRES _____ NOTARY SEAL

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, THE OWNER OF THE HEREIN DESCRIBED LAND, HAS CAUSED THIS PLAT OF SEASONS AT BONITA PHASE TWO, A SUBDIVISION LYING IN SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "B-3", TRACT "FD", TRACT "D-4", TRACT "L-8", AND TRACT "L-9", SEASONS AT BONITA, ACCORDING TO THE MAP OF PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 2018000200311, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

- A. TO SEASONS AT BONITA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITH THE RESPONSIBILITY FOR MAINTENANCE:
 - ALL OF TRACTS "A-2" THROUGH TRACT "A-4" AS PRIVATE ROAD RIGHT-OF-WAYS (R/W), SUBJECT TO A PUBLIC UTILITY EASEMENT (P.U.E.) DEDICATED BELOW, AND EASEMENTS DEPICTED HEREON.
 - ALL OF TRACTS "B-4" AND "B-5" AS COMMON AREAS, SUBJECT TO EASEMENTS DEPICTED HEREON.
 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) FOR PUBLIC UTILITIES.
- B. DEDICATE TO EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITH THE RESPONSIBILITY FOR MAINTENANCE:
 - ACCESS EASEMENT OVER TRACT "FD-2" FOR THE PURPOSE OF ACCESS TO TRACTS "L-8" AND "L-9" ONLY AS NECESSARY FOR MAINTENANCE.
 - ALL DRAINAGE EASEMENTS (D.E.) FOR STORM WATER MANAGEMENT, DRAINAGE AND MAINTENANCE.
 - ALL IRRIGATION EASEMENTS (I.E.) FOR IRRIGATION SYSTEM OPERATION AND MAINTENANCE.
 - ALL OF TRACTS "L-8" AND TRACT "L-9" FOR LAKES, STORM WATER MANAGEMENT, DRAINAGE, AND MAINTENANCE.
 - ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) FOR STORM WATER MANAGEMENT, DRAINAGE AND MAINTENANCE.
 - THE PERPETUAL USE AND RIGHT OF INGRESS AND EGRESS OVER ALL ROADWAYS (TRACTS "A-2" THROUGH "A-4") FOR THE PURPOSE OF STORM WATER MANAGEMENT AREA, IRRIGATION, MAINTENANCE, AND SUBJECT TO A PUBLIC UTILITY EASEMENT (P.U.E.) AS DEDICATED BELOW.
 - ALL OF TRACT "D-4" AS COMMON AREA, SUBJECT TO THE EASEMENTS DEPICTED HEREON.
- C. TO ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES, A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.), AS SHOWN ON THIS PLAT FOR PUBLIC UTILITY PURPOSES, INCLUDING CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, HAS CAUSED THIS DEDICATION TO BE MADE THIS ___ DAY OF _____, 2020.

FORESTAR (USA) REAL ESTATE GROUP, INC.
A DELAWARE CORPORATION

BY: MICHAEL QUINLEY WITNESS _____
PRESIDENT - EAST REGION PRINTED NAME _____
PRINTED NAME _____
WITNESS _____
PRINTED NAME _____

THIS INSTRUMENT WAS PREPARED BY:
ALLEN M. VOSE III, P.S.M. (L57191)

BANKS ENGINEERING

PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
SERVING THE STATE OF FLORIDA
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
PHONE: 239-939-5490 FAX: 239-939-2523
FLORIDA BUSINESS CERTIFICATE NUMBER LB 6690

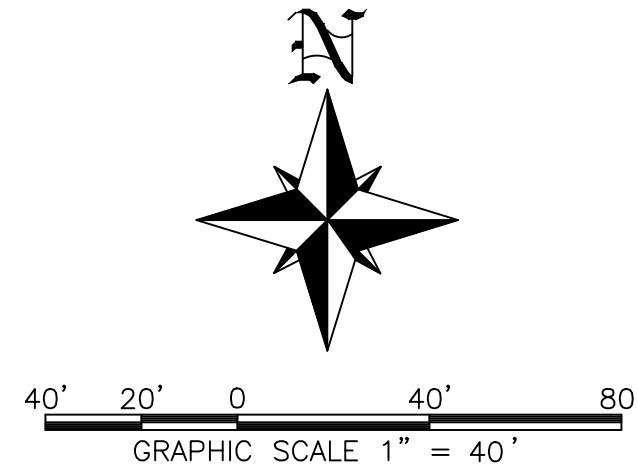
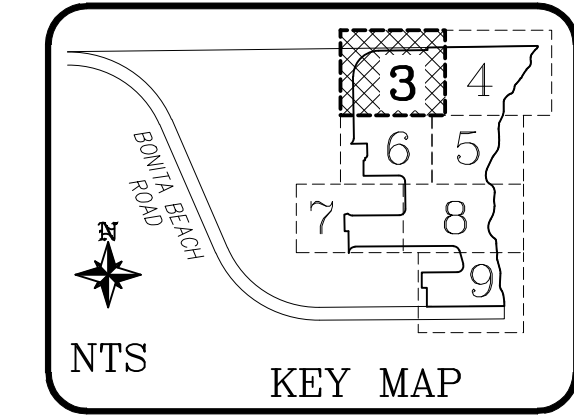
NOTE: ALL ADJACENT LOTS, TRACTS AND EASEMENTS, UNLESS OTHERWISE NOTED, ARE PART OF SEASONS AT BONITA, RECORDED IN INSTRUMENT NUMBER 2018000200311, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

SEASONS AT BONITA PHASE TWO

A SUBDIVISION LYING IN SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA,
BEING A REPLAT OF TRACT "B-3", TRACT "FD", TRACT "D-4",
TRACT "L-8", AND TRACT "L-9", SEASONS AT BONITA,
RECORDED IN INSTRUMENT NUMBER 2018000200311,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 3 OF 9



LINE TABLE

LINE	BEARING	DISTANCE
L32	N 01°00'01" W	25.00'
L126	N 89°19'10" E	38.94'

CURVE TABLE

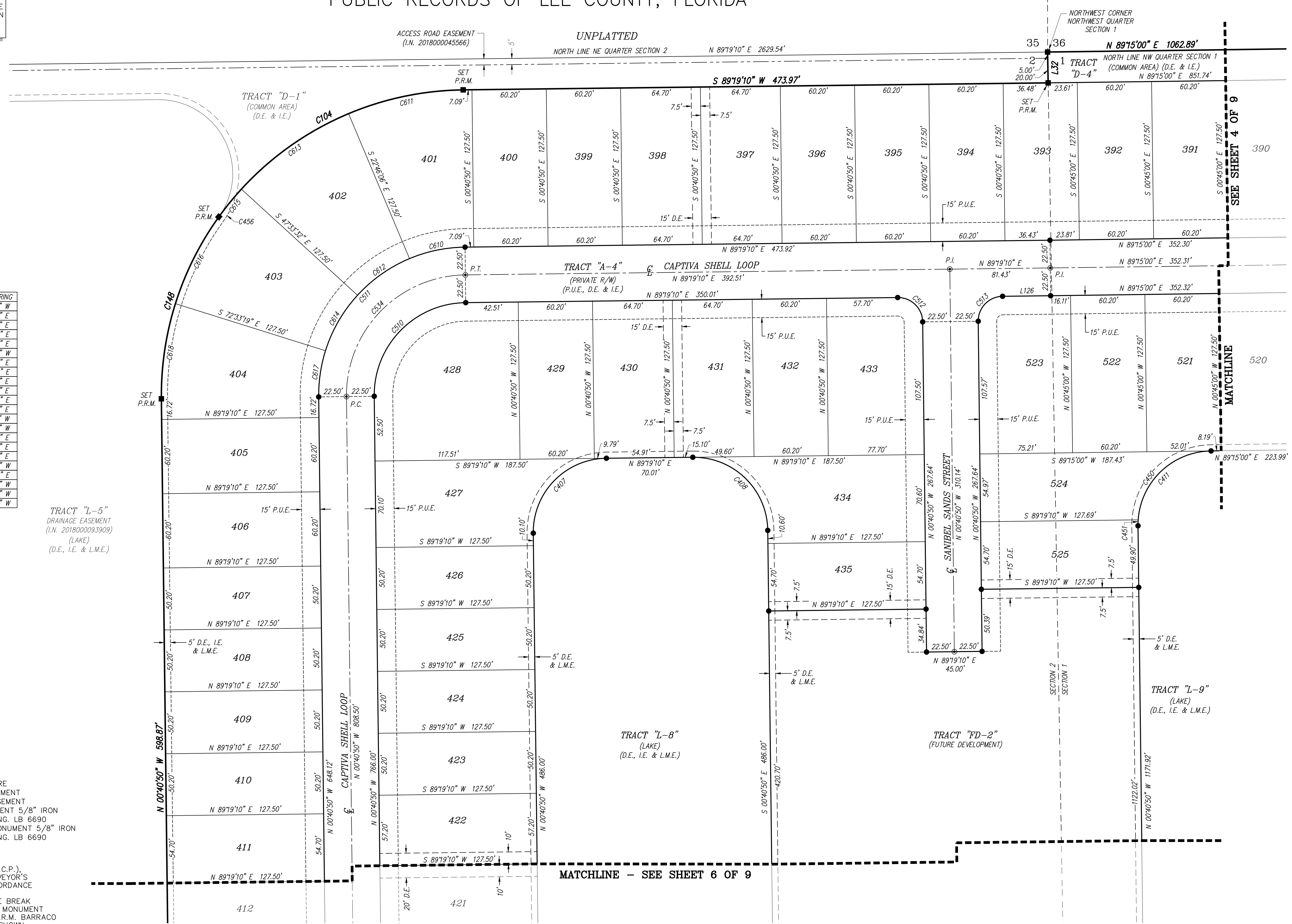
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C104	247.50'	53°35'40"	231.51'	223.16'	S 62°31'20" W
C148	247.50'	36°24'20"	157.26'	154.83'	N 17°31'20" E
C407	60.00'	90°00'00"	94.25'	84.85'	N 44°19'10" E
C408	60.00'	90°00'00"	94.25'	84.85'	S 45°40'50" E
C411	60.00'	89°55'50"	94.18'	84.80'	N 44°17'05" E
C450	60.00'	85°20'31"	89.37'	81.33'	S 46°34'44" W
C451	60.00'	04°35'19"	4.81'	4.80'	N 01°36'49" E
C456	65.00'	20°09'49"	22.87'	22.76'	N 25°38'35" E
C510	75.00'	90°00'00"	117.81'	106.07'	N 44°19'10" E
C511	120.00'	90°00'00"	188.50'	169.71'	N 44°19'10" E
C512	20.00'	90°00'00"	31.42'	28.28'	S 45°40'50" E
C513	20.00'	90°00'00"	31.42'	28.28'	N 44°19'10" E
C534	97.50'	90°00'00"	153.15'	137.89'	S 44°19'10" W
C610	120.00'	22°05'16"	46.26'	45.97'	S 78°16'32" E
C611	247.50'	22°05'16"	95.41'	94.82'	N 78°16'32" E
C612	120.00'	24°47'26"	51.92'	51.52'	N 54°50'11" E
C613	247.50'	24°47'26"	107.09'	106.25'	N 54°50'11" E
C614	120.00'	24°59'48"	52.35'	51.94'	S 29°56'35" W
C615	247.50'	06°42'59"	29.01'	29.00'	N 39°04'59" E
C616	247.50'	18°16'49"	78.97'	78.63'	S 26°35'05" W
C617	120.00'	18°07'31"	37.96'	37.80'	S 08°22'55" W
C618	247.50'	18°07'31"	78.30'	77.97'	S 08°22'55" W

LEGEND

- PG. - INDICATES PAGE
- I.R. - INDICATES IRON ROD
- C - INDICATES CENTERLINE
- (NR) - INDICATES NON-RADIAL
- R.P. - INDICATES RADIUS POINT
- NTS - INDICATES NOT TO SCALE
- R/W - INDICATES RIGHT-OF-WAY
- 76 - INDICATES LOT NUMBER 76
- U.E. - INDICATES UTILITY EASEMENT
- LB - INDICATES LICENSED BUSINESS
- P.T. - INDICATES POINT OF TANGENCY
- R.E. - INDICATES ROADWAY EASEMENT
- D.E. - INDICATES DRAINAGE EASEMENT
- I.N. - INDICATES INSTRUMENT NUMBER
- I.E. - INDICATES IRRIGATION EASEMENT
- C.M. - INDICATES CONCRETE MONUMENT
- P.C. - INDICATES POINT OF CURVATURE
- ID.# - INDICATES IDENTIFICATION NUMBER
- P.I. - INDICATES POINT OF INTERSECTION
- O.R. - INDICATES OFFICIAL RECORDS BOOK
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- LI - INDICATES LINE 1 OF THE LINE TABLE
- S.P.C. - INDICATES STATE PLANE COORDINATES
- L.M.E. - INDICATES LAKE MAINTENANCE EASEMENT
- P.R.C. - INDICATES POINT OF REVERSE CURVATURE
- CI - INDICATES CURVE 1 OF THE CURVE TABLE
- P.C.C. - INDICATES POINT OF COMPOUND CURVATURE
- B.S.U.E. - INDICATES BONITA SPRINGS UTILITIES EASEMENT
- F.P.L.E. - INDICATES FLORIDA POWER AND LIGHT EASEMENT
- P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT 5/8" IRON ROD AND CAP STAMPED P.R.M. BANKS ENG. LB 6690
- S.P.R.M. - INDICATES SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROD AND CAP STAMPED P.R.M. BANKS ENG. LB 6690

SYMBOL LEGEND

- ⊙ - INDICATES PERMANENT CONTROL POINT (P.C.P.), NAIL AND METAL DISK BEARING THE SURVEYOR'S CERTIFICATE NUMBER, TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091
- - INDICATES BEGINNING OF CURVE OR ANGLE BREAK
- - INDICATES FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. BARRACO & ASSOC. LB 6940" UNLESS OTHERWISE SHOWN



DOST17-40184-BOS / PLT17-43368-BOS

THIS INSTRUMENT WAS PREPARED BY:
ALLEN M. VOSE III, P.S.M. 157191

BANKS ENGINEERING

PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
SERVING THE STATE OF FLORIDA
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33905
PHONE: 239-939-5490 FAX: 239-939-2523
FLORIDA BUSINESS CERTIFICATE NUMBER LB 6690

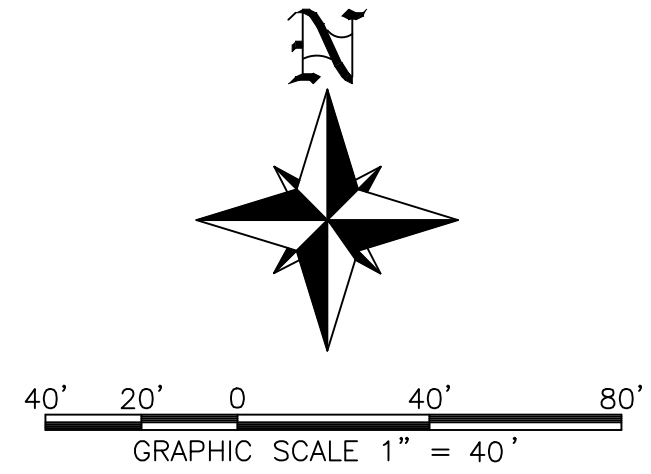
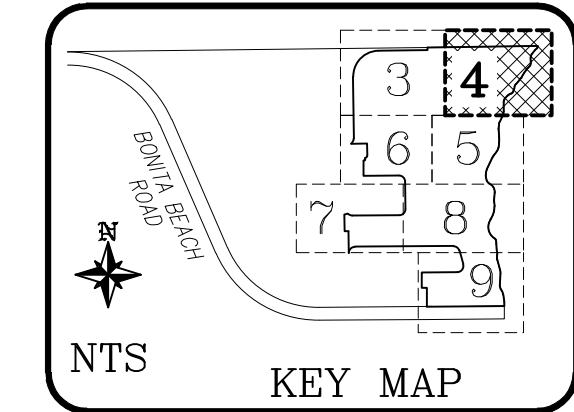
NOTE: ALL ADJACENT LOTS, TRACTS AND EASEMENTS, UNLESS OTHERWISE NOTED, ARE PART OF SEASONS AT BONITA, RECORDED IN INSTRUMENT NUMBER 2018000200311, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

SEASONS AT BONITA PHASE TWO

A SUBDIVISION LYING IN SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA,
BEING A REPLAT OF TRACT "B-3", TRACT "FD", TRACT "D-4",
TRACT "L-8", AND TRACT "L-9", SEASONS AT BONITA,
RECORDED IN INSTRUMENT NUMBER 2018000200311,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 4 OF 9



LINE TABLE

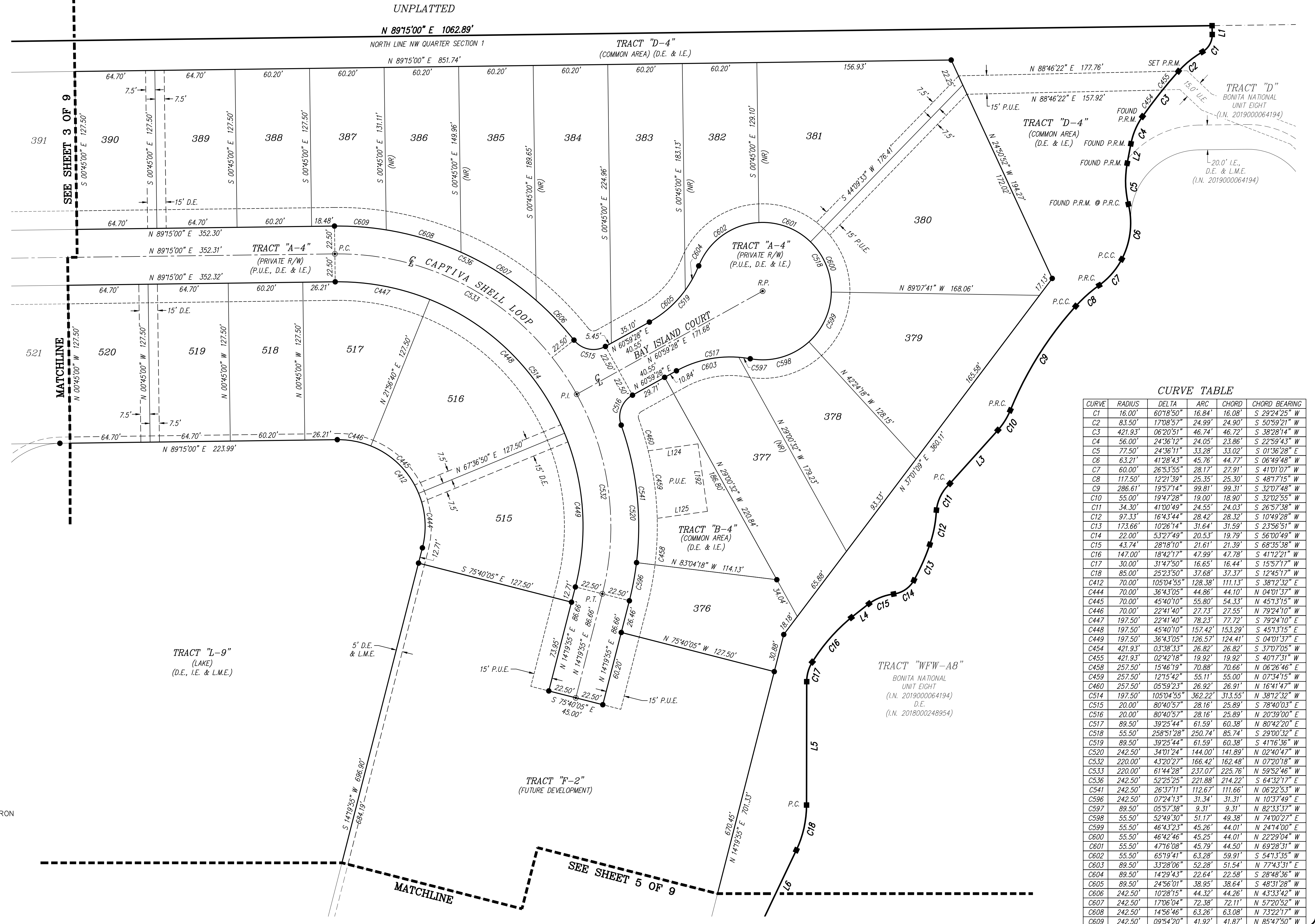
LINE	BEARING	DISTANCE
L1	S 00°45'00" E	7.13'
L2	S 10°41'37" W	16.05'
L3	S 41°56'39" W	57.94'
L4	S 51°53'17" W	18.18'
L5	S 00°03'22" W	99.60'
L6	S 25°27'12" W	72.66'
L124	N 82°00'35" E	40.57'
L125	N 82°00'35" E	40.97'
L192	S 07°59'25" E	55.00'

LEGEND

- PG. — INDICATES PAGE
- I.R. — INDICATES IRON ROD
- C — INDICATES CENTERLINE
- (NR) — INDICATES NON-RADIAL
- R.P. — INDICATES RADIUS POINT
- NTS — INDICATES NOT TO SCALE
- R/W — INDICATES RIGHT-OF-WAY
- 76 — INDICATES LOT NUMBER 76
- U.E. — INDICATES UTILITY EASEMENT
- LB — INDICATES LICENSED BUSINESS
- P.T. — INDICATES POINT OF TANGENCY
- R.E. — INDICATES ROADWAY EASEMENT
- D.E. — INDICATES DRAINAGE EASEMENT
- I.N. — INDICATES INSTRUMENT NUMBER
- I.E. — INDICATES IRRIGATION EASEMENT
- C.M. — INDICATES CONCRETE MONUMENT
- P.C. — INDICATES POINT OF CURVATURE
- ID.# — INDICATES IDENTIFICATION NUMBER
- I.# — INDICATES POINT OF INTERSECTION
- O.R. — INDICATES OFFICIAL RECORDS BOOK
- P.U.E. — INDICATES PUBLIC UTILITY EASEMENT
- L1 — INDICATES LINE 1 OF THE LINE TABLE
- S.P.C. — INDICATES STATE PLANE COORDINATES
- L.M.E. — INDICATES LAKE MAINTENANCE EASEMENT
- P.R.C. — INDICATES POINT OF REVERSE CURVATURE
- C1 — INDICATES CURVE 1 OF THE CURVE TABLE
- P.C.C. — INDICATES POINT OF COMPOUND CURVATURE
- B.S.U.E. — INDICATES BONITA SPRINGS UTILITIES EASEMENT
- F.P.L.E. — INDICATES FLORIDA POWER AND LIGHT EASEMENT
- P.R.M. — INDICATES PERMANENT REFERENCE MONUMENT 5/8" IRON ROD AND CAP STAMPED P.R.M. BANKS ENG. LB 6690
- S.P.R.M. — INDICATES SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROD AND CAP STAMPED P.R.M. BANKS ENG. LB 6690

SYMBOL LEGEND

- ⊙ — INDICATES PERMANENT CONTROL POINT (P.C.P.), NAIL AND METAL DISK BEARING THE SURVEYOR'S CERTIFICATE NUMBER, TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091
- — INDICATES BEGINNING OF CURVE OR ANGLE BREAK
- — INDICATES FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. BARRACO & ASSOC. LB 6940" UNLESS OTHERWISE SHOWN



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	16.00'	60°18'50"	16.84'	16.08'	S 29°24'25" W
C2	83.50'	17°08'57"	24.99'	24.90'	S 50°59'21" W
C3	421.93'	06°20'51"	46.74'	46.72'	S 38°28'14" W
C4	56.00'	24°36'12"	24.05'	23.86'	S 22°59'43" W
C5	77.50'	24°36'11"	33.28'	33.02'	S 01°36'28" E
C6	63.21'	41°28'43"	45.76'	44.77'	S 06°49'48" W
C7	60.00'	26°53'55"	28.17'	27.91'	S 41°01'07" W
C8	117.50'	12°21'39"	25.35'	25.30'	S 48°17'15" W
C9	286.61'	19°57'14"	99.81'	99.31'	S 32°07'48" W
C10	55.00'	19°47'28"	19.00'	18.90'	S 32°02'55" W
C11	34.30'	41°00'49"	24.55'	24.03'	S 26°57'38" W
C12	97.33'	16°43'44"	28.42'	28.32'	S 10°49'28" W
C13	173.66'	10°26'14"	31.64'	31.59'	S 23°56'51" W
C14	22.00'	53°27'49"	20.53'	19.79'	S 56°00'49" W
C15	43.74'	28°18'10"	21.61'	21.39'	S 68°35'38" W
C16	147.00'	18°42'17"	47.99'	47.78'	S 41°12'21" W
C17	30.00'	31°47'50"	16.65'	16.44'	S 15°57'17" W
C18	85.00'	25°23'50"	37.68'	37.37'	S 12°45'17" W
C42	70.00'	105°04'55"	128.38'	111.13'	S 38°12'32" E
C44	70.00'	36°43'05"	44.86'	44.10'	N 04°01'37" W
C45	70.00'	45°40'10"	55.80'	54.33'	N 45°13'15" W
C46	70.00'	22°41'40"	27.73'	27.55'	N 79°24'10" W
C47	197.50'	22°41'40"	78.23'	77.72'	S 79°24'10" E
C48	197.50'	45°40'10"	157.42'	153.29'	S 45°13'15" E
C49	197.50'	36°43'05"	126.57'	124.41'	S 04°01'37" E
C45A	421.93'	03°38'33"	26.82'	26.82'	S 37°07'05" W
C45B	421.93'	02°42'18"	19.92'	19.92'	S 40°17'31" W
C45C	257.50'	15°46'19"	70.88'	70.66'	N 06°26'46" E
C45D	257.50'	12°15'42"	55.11'	55.00'	N 07°34'15" W
C46D	257.50'	05°59'23"	26.92'	26.91'	N 16°41'47" W
C51A	197.50'	105°04'55"	362.22'	313.55'	S 38°12'32" E
C51B	20.00'	80°40'57"	28.16'	25.89'	S 78°40'03" E
C51C	20.00'	80°40'57"	28.16'	25.89'	N 20°39'00" E
C51D	89.50'	39°25'44"	61.59'	60.38'	N 80°42'20" E
C51E	55.50'	258°51'28"	250.74'	85.74'	S 29°00'32" E
C51F	89.50'	39°25'44"	61.59'	60.38'	S 41°16'36" W
C520	242.50'	34°01'24"	144.00'	141.89'	N 02°40'47" W
C532	220.00'	43°20'27"	166.42'	162.48'	N 07°20'18" W
C533	220.00'	61°44'28"	237.07'	225.76'	N 59°52'46" W
C541	242.50'	52°25'25"	221.88'	214.22'	S 64°32'17" E
C596	242.50'	07°24'13"	31.34'	31.31'	N 10°37'49" E
C597	89.50'	05°57'38"	9.31'	9.31'	N 82°33'37" W
C598	55.50'	52°49'30"	51.17'	49.38'	N 74°00'27" E
C599	55.50'	46°43'23"	45.26'	44.01'	N 24°44'00" E
C600	55.50'	46°42'46"	45.25'	44.01'	N 22°29'04" W
C601	55.50'	47°16'08"	45.79'	44.50'	N 69°28'31" W
C602	55.50'	65°19'41"	63.28'	59.91'	S 54°13'35" W
C603	89.50'	33°28'06"	52.28'	51.54'	N 77°43'31" E
C604	89.50'	14°29'43"	22.64'	22.58'	S 28°48'36" W
C605	89.50'	24°56'01"	38.95'	38.64'	S 48°31'28" W
C606	242.50'	10°28'15"	44.32'	44.26'	N 43°33'42" W
C607	242.50'	17°06'04"	72.38'	72.11'	N 57°20'52" W
C608	242.50'	14°56'46"	63.26'	63.08'	N 73°22'17" W
C609	242.50'	09°54'20"	41.92'	41.87'	N 85°47'50" W

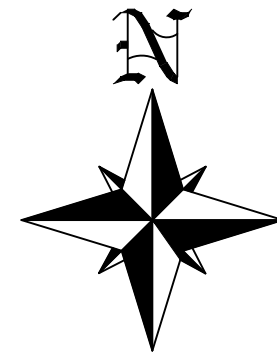
DOST17-40184-BOS / PLT17-43368-BOS

THIS INSTRUMENT WAS PREPARED BY:
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FORT MYERS, FLORIDA 33966
PHONE: 239-939-5490 FAX: 239-939-2523
FLORIDA BUSINESS CERTIFICATE NUMBER LB 6690

NOTE: ALL ADJACENT LOTS, TRACTS AND EASEMENTS, UNLESS OTHERWISE NOTED, ARE PART OF SEASONS AT BONITA, RECORDED IN INSTRUMENT NUMBER 2018000200311, PUBLIC RECORDS OF LEE COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L6	S 25°27'12" W	72.66'
L7	S 06°10'05" W	39.67'
L8	S 04°51'46" E	76.99'
L9	S 07°14'38" W	38.05'
L10	S 25°05'32" W	134.89'
L11	S 12°46'16" E	27.97'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C19	68.00'	191°7'07"	22.89'	22.78'	S 15°48'39" W
C20	46.50'	110°1'51"	8.95'	8.94'	S 00°39'10" W
C21	290.00'	12°06'24"	61.28'	61.16'	S 01°11'26" W
C22	47.50'	23°46'45"	19.71'	19.57'	S 19°08'00" W
C23	469.77'	09°07'40"	74.84'	74.76'	S 35°35'13" W
C24	47.50'	15°03'30"	12.48'	12.45'	S 32°37'17" W
C25	128.00'	37°51'48"	84.59'	83.06'	S 06°09'38" W
C26	29.97'	60°21'58"	31.58'	30.14'	S 41°12'00" E
C27	88.00'	76°48'35"	117.97'	109.33'	S 32°58'41" E
C413	650.00'	31°07'36"	353.12'	348.79'	S 01°13'53" E
C540	350.00'	31°07'36"	190.14'	187.81'	N 01°13'53" W

LEGEND

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- C - INDICATES CENTERLINE
- (NR) - INDICATES NON-RADIAL
- R.P. - INDICATES RADIUS POINT
- NTS - INDICATES NOT TO SCALE
- R/W - INDICATES RIGHT-OF-WAY
- 76 - INDICATES LOT NUMBER 76
- U.E. - INDICATES UTILITY EASEMENT
- LB - INDICATES LICENSED BUSINESS
- P.T. - INDICATES POINT OF TANGENCY
- R.E. - INDICATES ROADWAY EASEMENT
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SYMBOL LEGEND

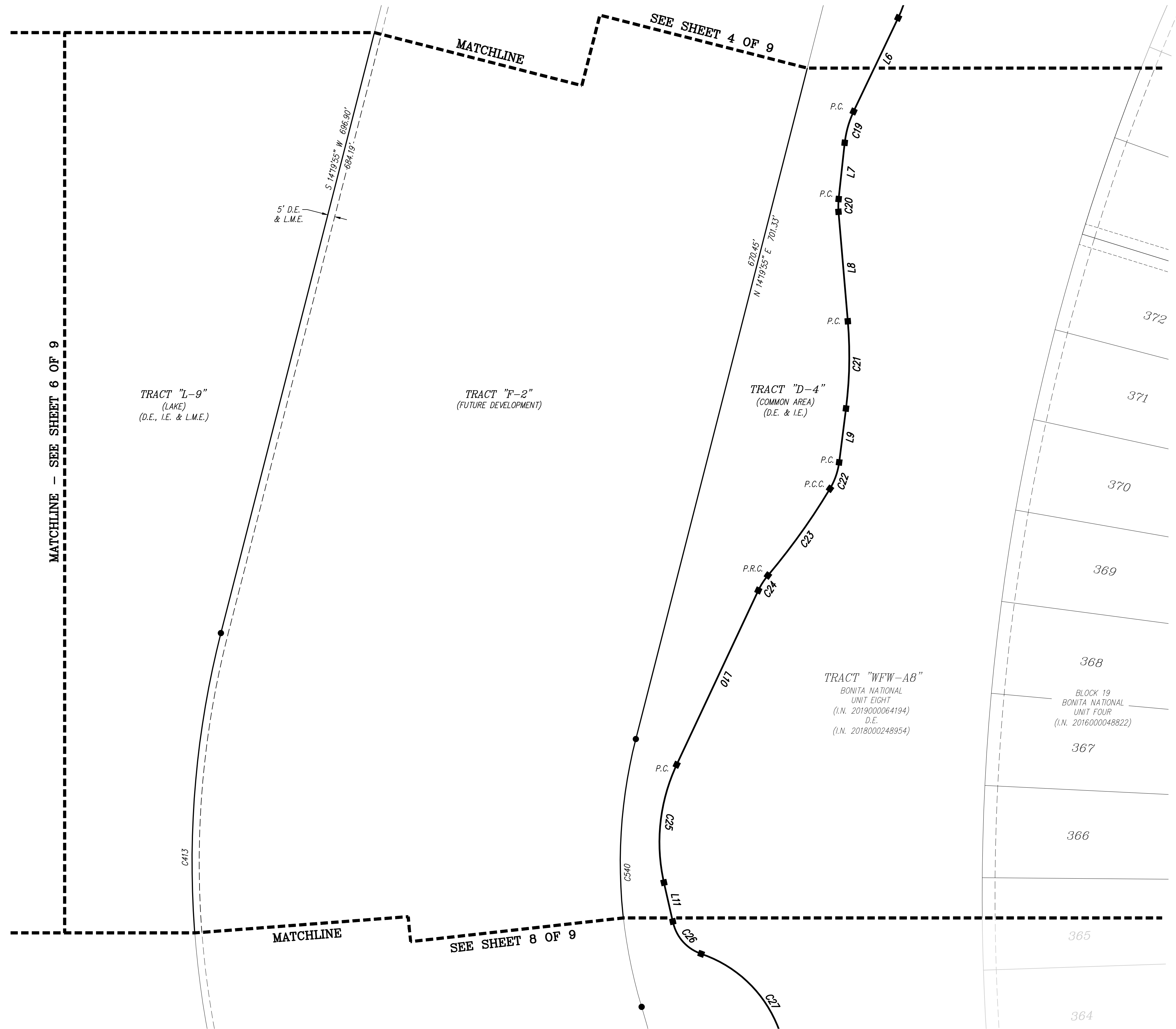
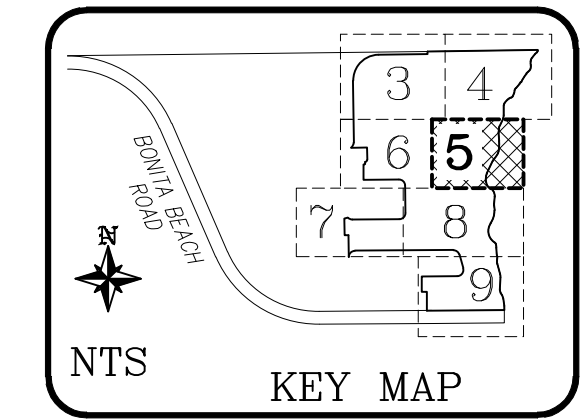
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SEASONS AT BONITA PHASE TWO

A SUBDIVISION LYING IN SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA,
BEING A REPLAT OF TRACT "B-3", TRACT "FD", TRACT "D-4",
TRACT "L-8", AND TRACT "L-9", SEASONS AT BONITA,
RECORDED IN INSTRUMENT NUMBER 2018000200311,
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INSTRUMENT NUMBER _____

SHEET 5 OF 9



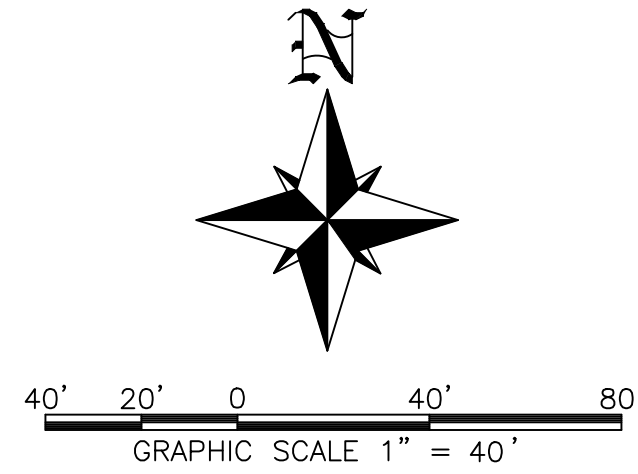
DOST17-40184-BOS / PLT17-43368-BOS

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LINE TABLE

LINE	BEARING	DISTANCE
L30	N 89°19'10" E	17.52'
L31	N 00°40'50" W	22.50'
L187	N 00°40'50" W	150.00'
L188	N 00°40'50" W	117.88'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C155	60.00'	90°00'00"	94.25'	84.85'	S 45°40'50" E
C286	20.00'	90°00'00"	31.42'	28.28'	N 44°19'10" E
C409	60.00'	90°00'00"	94.25'	84.85'	S 44°19'10" W
C410	60.00'	90°00'00"	94.25'	84.85'	N 45°40'50" W
C509	20.00'	90°00'00"	31.42'	28.28'	S 45°40'50" E
C619	60.00'	55°09'29"	57.76'	55.56'	N 26°53'55" E
C642	65.00'	45°21'09"	51.45'	50.12'	S 21°59'45" W

LEGEND

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SYMBOL LEGEND

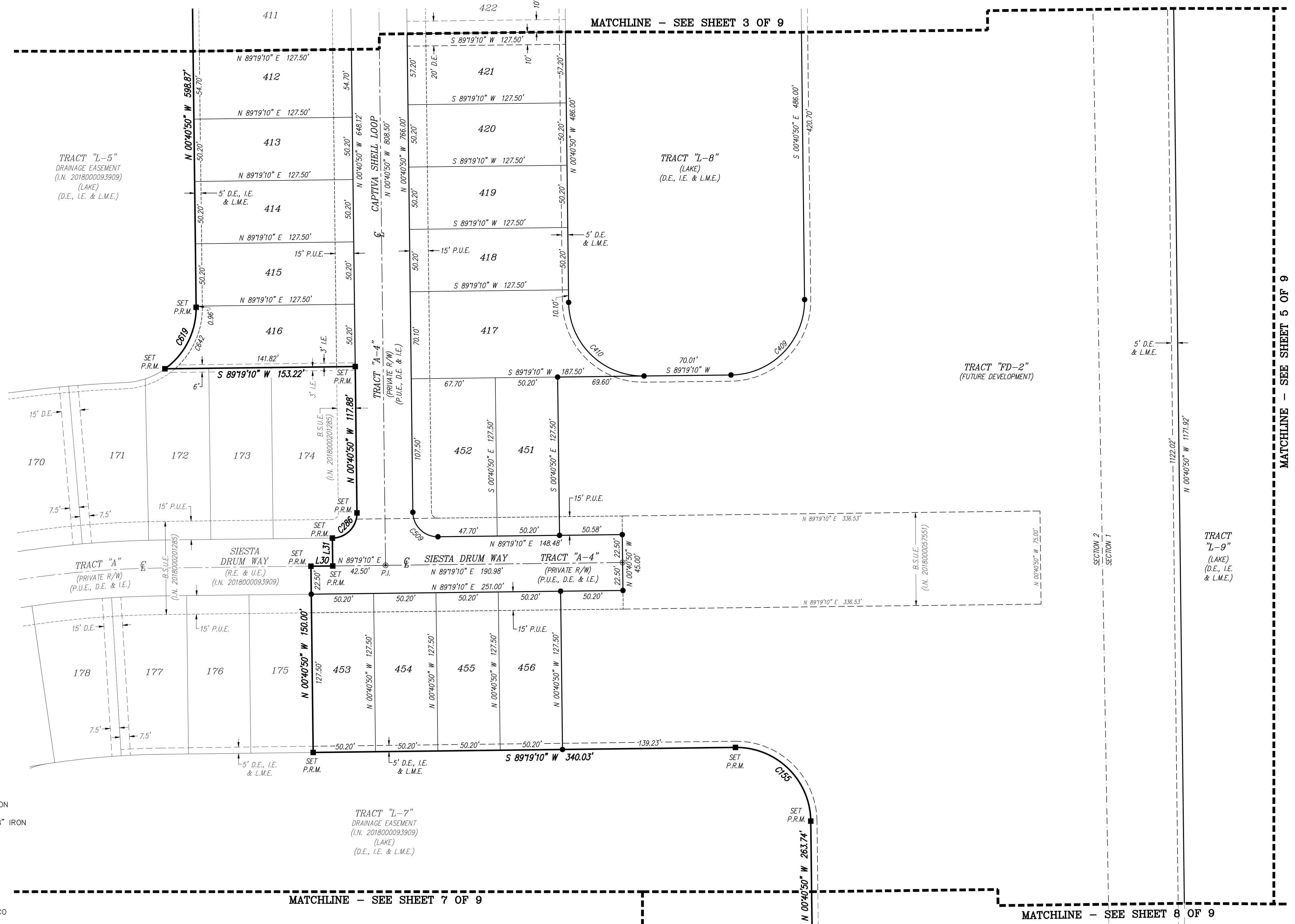
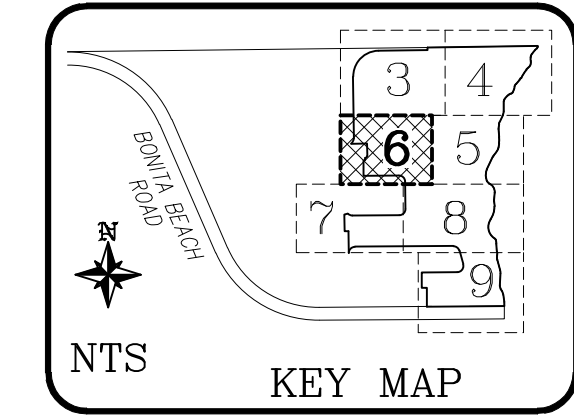
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INSTRUMENT NUMBER _____

SHEET 6 OF 9



DOST17-40184-BOS / PLT17-43368-BOS

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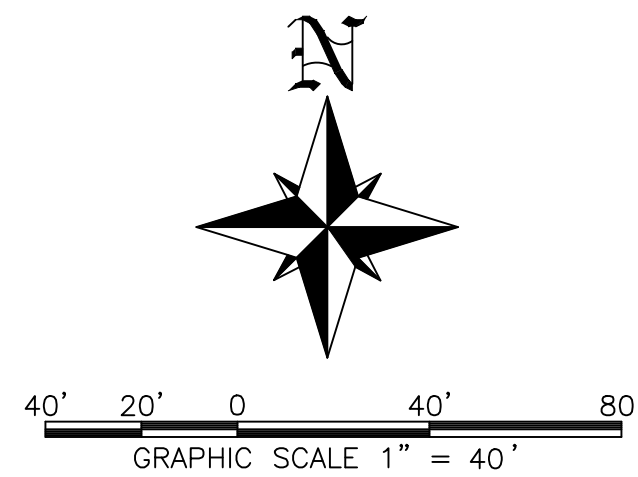
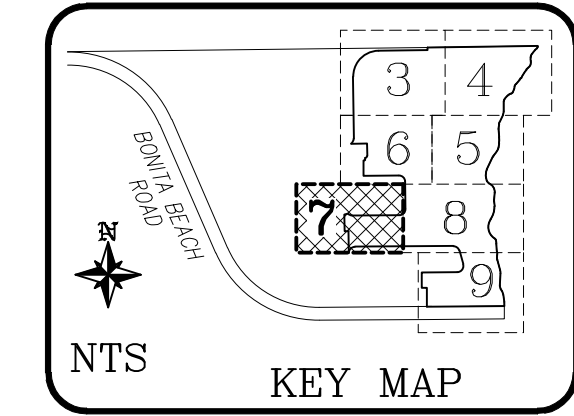
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SEASONS AT BONITA PHASE TWO

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PUBLIC RECORDS OF LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 7 OF 9



LINE TABLE

LINE	BEARING	DISTANCE
L147	S 78°44'29" W	11.08'
L153	N 89°35'46" E	57.00'
L183	S 89°35'46" W	38.44'
L185	N 78°44'29" E	34.05'

CURVE TABLE

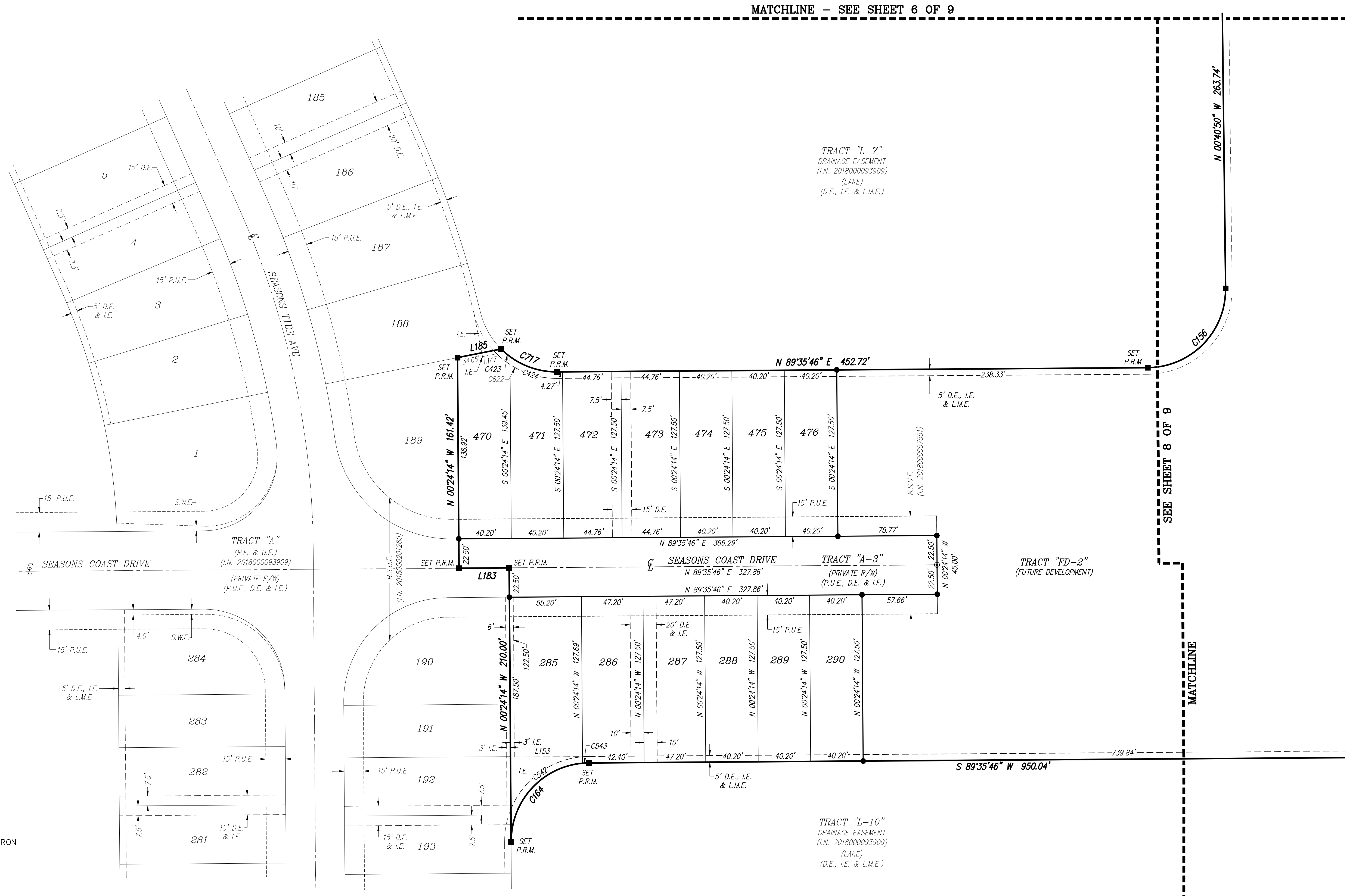
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C156	60.00'	90°16'36"	94.54'	85.06'	S 44°27'28" W
C164	60.00'	90°00'00"	94.25'	84.85'	N 44°35'46" E
C423	60.00'	08°34'06"	8.97'	8.96'	S 49°20'10" E
C424	60.00'	36°47'01"	38.52'	37.86'	S 72°00'43" E
C542	60.00'	85°24'41"	89.44'	81.39'	N 42°18'07" E
C543	60.00'	04°35'19"	4.81'	4.80'	S 87°18'07" W
C622	65.00'	45°07'10"	51.19'	49.87'	N 67°50'39" W
C717	60.00'	45°21'07"	47.49'	46.26'	S 67°43'40" E

LEGEND

- PG. - INDICATES PAGE
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- R.P. - INDICATES RADIUS POINT
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- R/W - INDICATES RIGHT-OF-WAY
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- LB - INDICATES LICENSED BUSINESS
- P.T. - INDICATES POINT OF TANGENCY
- R.E. - INDICATES ROADWAY EASEMENT
- D.E. - INDICATES DRAINAGE EASEMENT
- I.N. - INDICATES INSTRUMENT NUMBER
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SYMBOL LEGEND

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MATCHLINE - SEE SHEET 6 OF 9

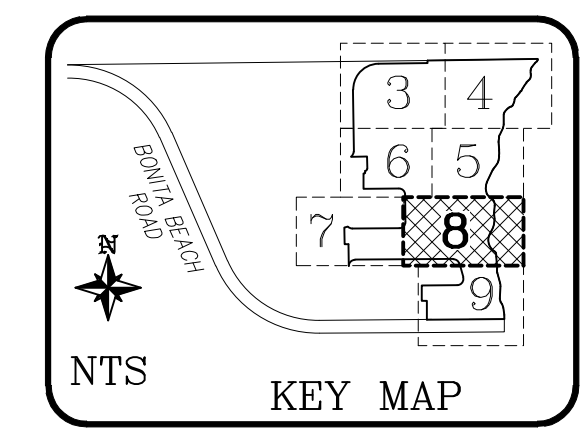
SEE SHEET 6 OF 9

MATCHLINE

TRACT "L-7"
DRAINAGE EASEMENT
(I.N. 2018000093909)
(LAKE)
(D.E., I.E. & L.M.E.)

TRACT "FD-2"
(FUTURE DEVELOPMENT)

TRACT "L-10"
DRAINAGE EASEMENT
(I.N. 2018000093909)
(LAKE)
(D.E., I.E. & L.M.E.)



SEASONS AT BONITA PHASE TWO

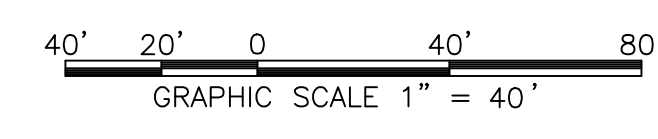
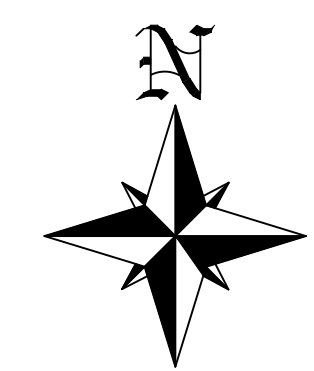
A SUBDIVISION LYING IN SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA,
BEING A REPLAT OF TRACT "B-3", TRACT "FD", TRACT "D-4",
TRACT "L-8", AND TRACT "L-9", SEASONS AT BONITA,
RECORDED IN INSTRUMENT NUMBER 2018000200311,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY:
ALLEN M. VOSE III, P.S.M. (LS7191)

BANKS ENGINEERING

PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
SERVING THE STATE OF FLORIDA
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
PHONE: 239-939-5490 FAX: 239-939-2523
FLORIDA BUSINESS CERTIFICATE NUMBER LB 6690

NOTE: ALL ADJACENT LOTS, TRACTS AND EASEMENTS, UNLESS OTHERWISE NOTED, ARE PART OF SEASONS AT BONITA, RECORDED IN INSTRUMENT NUMBER 2018000200311, PUBLIC RECORDS OF LEE COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L12	S 05°25'37" W	70.20'
L13	S 06°40'40" E	49.18'
L14	S 01°20'37" E	54.56'
L15	S 11°33'05" E	26.09'

CURVE TABLE

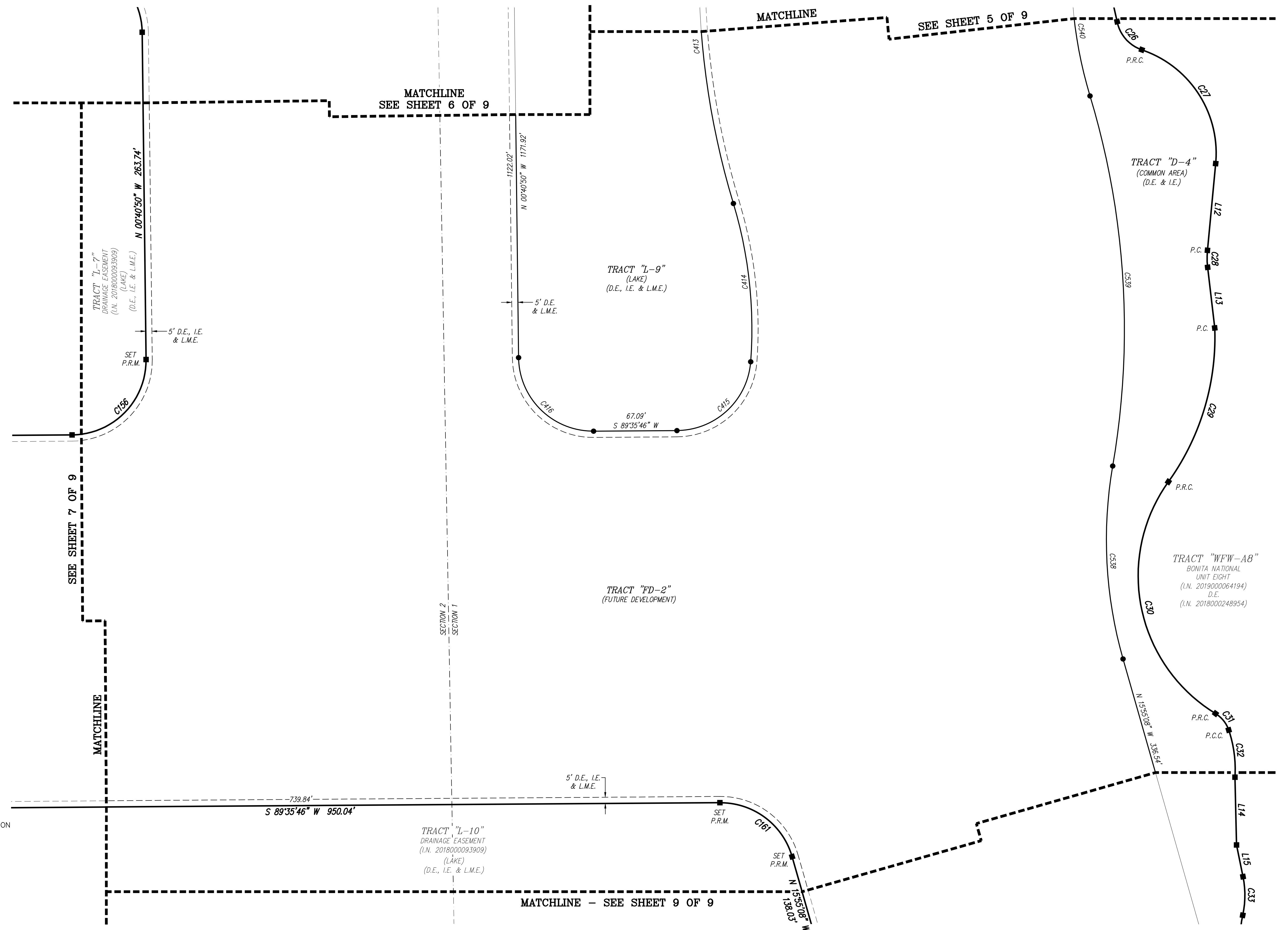
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C26	29.97'	60°21'58"	31.58'	30.14'	S 41°12'00" E
C27	88.00'	76°48'35"	117.97'	109.33'	S 32°58'41" E
C28	65.00'	120°16'17"	13.73'	13.71'	S 00°37'32" E
C29	200.00'	37°46'33"	131.86'	129.49'	S 16°45'02" W
C30	130.00'	94°14'47"	213.84'	190.53'	S 11°29'05" E
C31	25.00'	39°51'42"	17.39'	17.04'	S 38°40'38" E
C32	98.14'	22°30'23"	38.55'	38.30'	S 07°29'36" E
C33	75.00'	23°56'38"	31.34'	31.12'	S 00°25'15" W
C156	60.00'	90°16'36"	94.54'	85.06'	S 44°27'28" W
C161	60.00'	74°29'06"	78.00'	72.62'	S 53°09'41" E
C413	650.00'	31°07'36"	353.12'	348.79'	S 01°13'53" E
C414	350.00'	21°07'42"	129.06'	128.33'	S 06°13'50" E
C415	60.00'	85°15'45"	89.29'	81.27'	S 46°57'54" W
C416	60.00'	89°43'24"	93.96'	84.65'	N 45°32'32" W
C538	350.00'	25°42'02"	157.00'	155.68'	N 03°04'07" W
C539	650.00'	26°34'34"	301.50'	298.80'	N 03°30'23" W
C540	350.00'	31°07'36"	190.14'	187.81'	N 01°13'53" W

LEGEND

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DOST17-40184-BOS / PLT17-43368-BOS

THIS INSTRUMENT WAS PREPARED BY:
ALLEN M. VOSE III, P.S.M. (LS7191)

BANKS ENGINEERING

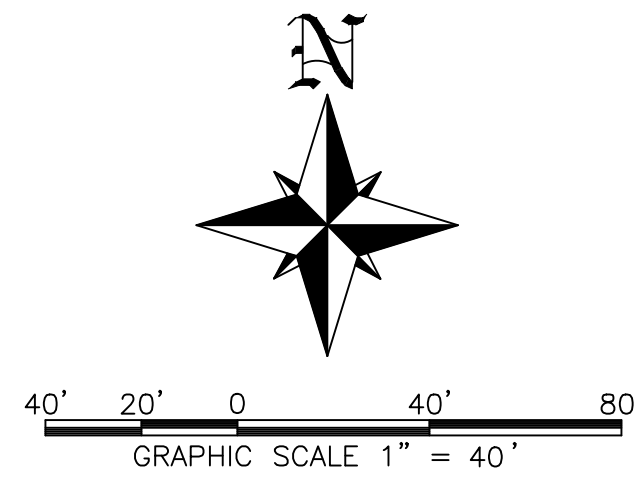
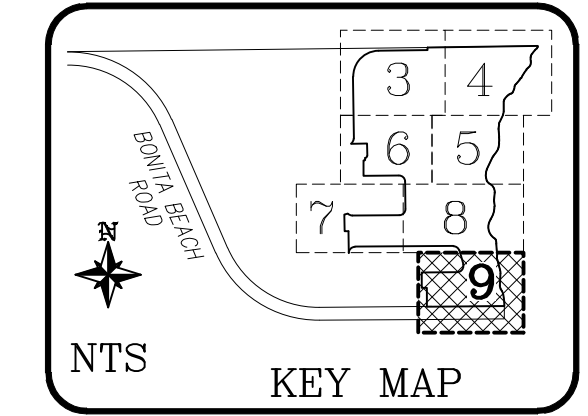
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SEASONS AT BONITA PHASE TWO

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INSTRUMENT NUMBER _____

SHEET 9 OF 9



LINE TABLE

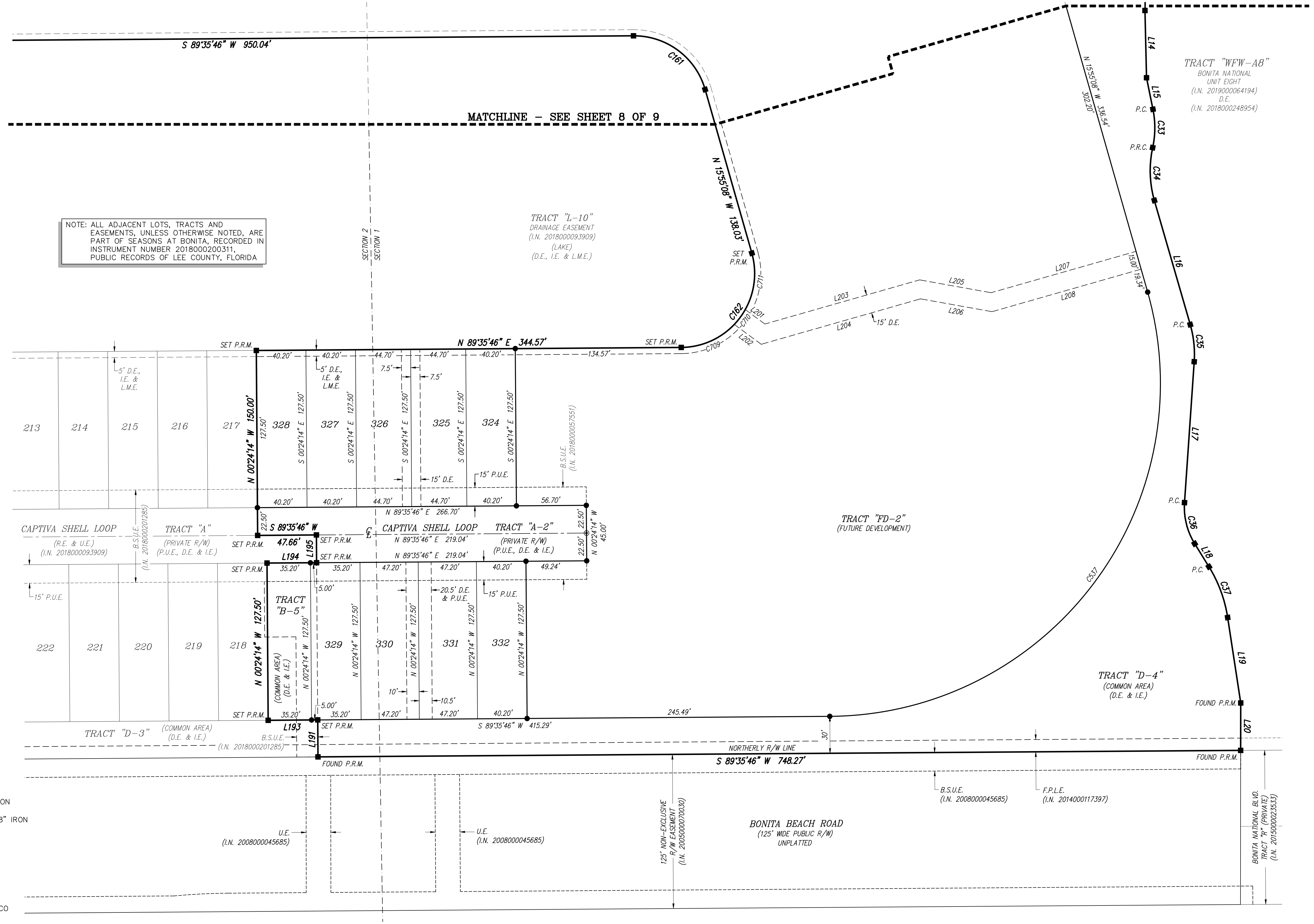
LINE	BEARING	DISTANCE
L14	S 01°20'37" E	54.56'
L15	S 11°33'05" E	26.09'
L16	S 16°06'30" E	104.81'
L17	S 03°55'16" W	114.57'
L18	S 31°43'00" E	22.00'
L19	S 08°42'31" E	70.09'
L20	S 00°04'22" W	38.50'
L191	N 00°24'14" W	30.00'
L193	S 89°35'46" W	40.20'
L194	N 89°35'46" E	40.20'
L195	N 00°24'14" W	22.50'
L201	S 53°36'45" E	19.75'
L202	S 53°36'45" E	27.11'
L203	N 74°04'52" E	130.48'
L204	N 74°04'52" E	134.37'
L205	S 79°48'46" E	58.88'
L206	S 79°48'46" E	58.88'
L207	N 74°04'52" E	122.24'
L208	N 74°04'52" E	125.71'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C33	75.00'	23°56'38"	31.34'	31.12'	S 00°25'15" W
C34	87.00'	28°30'04"	43.28'	42.83'	S 01°51'28" E
C35	87.00'	20°01'46"	30.41'	30.26'	S 06°05'37" E
C36	56.00'	35°38'16"	34.83'	34.27'	S 13°53'52" E
C37	110.00'	23°00'29"	44.17'	43.88'	S 20°12'46" E
C162	60.00'	105°30'54"	110.50'	95.53'	S 36°50'19" W
C537	270.00'	105°30'54"	497.23'	429.88'	N 36°50'19" E
C709	60.00'	46°01'40"	48.20'	46.91'	N 66°34'56" E
C710	60.00'	14°21'41"	15.04'	15.00'	N 36°23'15" E
C711	60.00'	45°07'33"	47.26'	46.04'	S 06°38'38" W
C161	60.00'	74°29'06"	78.00'	72.62'	S 53°09'41" E

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TRACT "L-10"
DRAINAGE EASEMENT
(I.N. 2018000093909)
(LAKE)
(D.E., I.E. & L.M.E.)

TRACT "FD-2"
(FUTURE DEVELOPMENT)

TRACT "D-4"
(COMMON AREA)
(D.E. & I.E.)

BONITA BEACH ROAD
(125' WIDE PUBLIC R/W)
UNPLATTED

125' NON-EXCLUSIVE
R/W EASEMENT
(I.N. 2005000070030)

B.S.U.E.
(I.N. 20080000045685)

F.P.L.E.
(I.N. 2014000117397)

BONITA NATIONAL BLVD.
TRACT "B" (PRIVATE)
(I.N. 2015000002353)

DOST17-40184-BOS / PLT17-43368-BOS

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

7

**EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2020**

**EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
OCTOBER 31, 2020**

	General Fund	Debt Service Series 2018	Capital Projects Series 2018	Total Governmental Funds
ASSETS				
Cash	\$ 477	\$ -	\$ -	\$ 477
Reserve 2018	-	169,062	-	169,062
Revenue 2018	-	226,068	-	226,068
Construction 2018	-	-	2,903	2,903
Assessments receivable				
SHR Bonita Springs LLC	59,577	-	-	59,577
Due from general fund	-	122	-	122
Total assets	<u>\$ 60,054</u>	<u>\$ 395,252</u>	<u>\$ 2,903</u>	<u>\$ 458,209</u>
LIABILITIES & FUND BALANCES				
Liabilities:				
Accounts payable	\$ 39,823	\$ -	\$ -	\$ 39,823
Due to other funds				
Debt service	122	-	-	122
Total liabilities	<u>39,945</u>	<u>-</u>	<u>-</u>	<u>39,945</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	59,577	-	-	59,577
Total deferred inflows of resources	<u>59,577</u>	<u>-</u>	<u>-</u>	<u>59,577</u>
Fund balances:				
Restricted for:				
Debt service	-	395,252	-	395,252
Capital projects	-	-	2,903	2,903
Unassigned	(39,468)	-	-	(39,468)
Total fund balances	<u>(39,468)</u>	<u>395,252</u>	<u>2,903</u>	<u>358,687</u>
Total liabilities, deferred inflow of resources and fund balances	<u>\$ 60,054</u>	<u>\$ 395,252</u>	<u>\$ 2,903</u>	<u>\$ 458,209</u>

**EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ -	\$ 68,471	0%
Assessment levy: off-roll	-	-	62,988	0%
Total revenues	<u>-</u>	<u>-</u>	<u>131,459</u>	0%
EXPENDITURES				
Professional & administrative fees				
Management fees	4,000	4,000	48,000	8%
Supervisor fees	200	200	600	33%
Audit	-	-	5,000	0%
Dissemination agent fees	83	83	1,000	8%
Trustee	4,031	4,031	5,000	81%
Arbitrage rebate calculation	-	-	1,200	0%
Legal fees	-	-	12,000	0%
Engineering	-	-	5,000	0%
Postage	-	-	200	0%
Insurance	5,381	5,381	5,300	102%
Legal advertising	-	-	1,000	0%
Other current charges	65	65	685	9%
Annual district filing fee	-	-	175	0%
Website	705	705	705	100%
ADA website compliance	-	-	200	0%
Preserve maint., monitoring & reporting	-	-	15,000	0%
Intergovernmental: shared maintenance costs	-	-	29,680	0%
Total professional & administrative fees	<u>14,465</u>	<u>14,465</u>	<u>130,745</u>	11%
Other fees and charges				
Tax collector	-	-	426	0%
Property appraiser	-	-	284	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>710</u>	0%
Total expenditures	<u>14,465</u>	<u>14,465</u>	<u>131,455</u>	11%
Excess/(deficiency) of revenues over/(under) expenditures	(14,465)	(14,465)	4	
Fund balance - beginning	<u>(25,003)</u>	<u>(25,003)</u>	<u>16,089</u>	
Fund balance - ending	<u>\$ (39,468)</u>	<u>\$ (39,468)</u>	<u>\$ 16,093</u>	

**EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: SERIES 2018
FOR THE PERIOD ENDED OCTOBER 31, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll	\$ -	\$ -	338,836	0%
Interest	<u>2</u>	<u>2</u>	<u>-</u>	N/A
Total revenues	<u>2</u>	<u>2</u>	<u>338,836</u>	0%
EXPENDITURES				
Principal	-	-	90,000	0%
Interest	<u>-</u>	<u>-</u>	<u>245,506</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>335,506</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	2	2	3,330	
Fund balance - beginning	<u>395,250</u>	<u>395,250</u>	<u>394,269</u>	
Fund balance - ending	<u><u>\$ 395,252</u></u>	<u><u>\$ 395,252</u></u>	<u><u>\$ 397,599</u></u>	

**EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: SERIES 2018
FOR THE PERIOD ENDED OCTOBER 31, 2020**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES	 \$ -	 \$ -
Total expenditures	-	-
 Excess/(deficiency) of revenues over/(under) expenditures	 -	 -
 Fund balance - beginning	 2,903	 2,903
Fund balance - ending	\$ 2,903	\$ 2,903

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

8A

DRAFT

**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	Chair
Ashley Koza	Assistant Secretary
Landon Thomas	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jennifer Kilinski	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*)

38 The Engineer's Report was unchanged from when it was last presented on September
39 30, 2020.

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

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

44 **C. Affidavit/Proof of Publication**

45 The affidavit of publication was included for informational purposes.

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

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

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

58 Ms. Kilinski noted the following:

59 ➤ When levying the master lien, the Board is setting the maximum assessment levels
60 based on the maximum benefit on the property, subject to the master lien.

61 ➤ In the Engineer's Report, Mr. Underhill previously set forth the cost estimate as
62 supplemental and outlined that those costs are both reasonable and proper and confirmed that
63 the District may carry out the plan set forth in the Report.

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

66

67

68 Mr. Adams opened the Public Hearing.

69 No members of the public spoke.

70 Mr. Adams closed the Public Hearing.

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

72

<p>73 On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, 74 Resolution 2021-01, Making Certain Findings; Authorizing an Improvement 75 Plan For Assessment Area Two; Updating the Master Improvement Plan; 76 Providing an Estimated Cost of Improvements; Adopting an Assessment Area 2 77 Assessment Report; Equalizing, Approving, Confirming and Levying Debt 78 Assessments on Assessment Area Two; Addressing the Finalization of Special 79 Assessments; Addressing the Payment of Debt Assessments and the Method of 80 Collection; Providing for the Allocation of Debt Assessments and True-Up 81 Payments; Addressing Government Property and Transfers of Property To 82 Units of Local, State and Federal Government; Authorizing an Assessment 83 Notice; and Providing for Severability, Conflicts and an Effective Date, was 84 adopted.</p>
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86

87 **FOURTH ORDER OF BUSINESS**

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

88

89

90 Mr. Adams presented the Unaudited Financial Statements as of September 30, 2020.

91 Mr. Everett asked for an update on the streetlights. Mr. Adams stated the agreement with
92 Florida Power & Light (FPL), which is a four-party agreement, would be considered at an
93 upcoming Beach Road Golf Estates CDD meeting, as it is the lead CDD. A \$55,000 check would
94 be submitted on behalf of the CDD and FPL could commence the process sometime thereafter.

95 The financials were accepted.

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97 **FIFTH ORDER OF BUSINESS**

Approval of Minutes

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

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

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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**

137 ▪ November 9, 2020 at 10:30 A.M., Landowners' Meeting (*Board is not*
138 *required to attend*)

139 ▪ May 17, 2021 at 10:30 A.M., Regular Meeting

140 ○ QUORUM CHECK

141

142 **EIGHTH ORDER OF BUSINESS**

**Audience
Requests**

Comments/Supervisors'

143

144

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

146

147 **NINTH ORDER OF BUSINESS**

Adjournment

148

149 There being nothing further to discuss, the meeting adjourned.

150

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

8B

DRAFT

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

A Landowners' Meeting of the East Bonita Beach Road Community Development District was held on Tuesday, November 9, 2020 at 10:30 a.m., at the offices of D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966.

Present at the meeting was:

Chuck Adams	District Manager
J. Wayne Everett	Proxy Holder

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:35 a.m. He and Mr. J. Wayne Everett, Proxy Holder, were present, in person.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was provided for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Everett agreed to Mr. Adams serving as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seats 1, 2 & 4]

A. Nominations

Mr. Everett nominated the following:

Seat 1	Michael Bone
Seat 2	J. Wayne Everett
Seat 4	Tim Martin

No other nominations were made.

36 **B. Casting of Ballots**

37 **I. Determine Number of Voting Units Represented**

38 A total of 67 voting units were represented.

39 **II. Determine Number of Voting Units Assigned by Proxy**

40 A total of 67 voting units were assigned, by proxy to Mr. Everett, by D.R. Horton, Inc.

41 Mr. Everett cast the following votes:

42 Seat 1 Michael Bone 67 Votes

43 Seat 2 J. Wayne Everett 67 Votes

44 Seat 4 Tim Martin 66 Votes

45 **III. Ballot Tabulation and Results**

46 Mr. Adams reported the following ballot tabulation, results and term lengths:

47 Seat 1 Michael Bone 67 Votes 4-year Term

48 Seat 2 J. Wayne Everett 67 Votes 4-year Term

49 Seat 4 Tim Martin 66 Votes 2-year Term

50

51 **FIFTH ORDER OF BUSINESS**

Landowners' Questions/Comments

52

53 There being no Landowners' questions or comments, the next item followed.

54

55 **SIXTH ORDER OF BUSINESS**

Adjournment

56

57 There being no further business to discuss, the meeting adjourned at 10:37 a.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT**

10C

EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

office of D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 6, 2020	Public Hearings and Special Meeting	10:00 AM
November 9, 2020	Landowners' Meeting	10:30 AM
December 14, 2020	Special Meeting	11:00 AM
May 17, 2021	Regular Meeting	10:30 AM
August 16, 2021	Public Hearing & Regular Meeting	10:30 AM