

**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 Regular Meeting on August 19, 2019, 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 and constituting a quorum were:

J. Wayne Everett	Chair
James Ratz	Vice Chair
Ashley Koza	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Lauren Gentry (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:09 a.m. Supervisors Everett, Ratz and Koza were present, in person. Supervisors Thomas and MacDermott were not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2019/2020 Budget**

A. Proof/Affidavit of Publication

The affidavit of publication was provided for informational purposes.

B. Consideration of Resolution 2019-05, 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

EAST BONITA BEACH ROAD CDD

August 19, 2019

Mr. Adams distributed and reviewed an updated proposed Fiscal Year 2020 budget and stated that, other than minor changes to formatting and narrative, it was unchanged since it was approved at the last meeting. He recapped the changes reflected in the updated proposed Fiscal Year 2020 budget.

Page 1, Owner: The assessment table was updated to reflect the appropriate owner names and to match their number of units.

Page 2, Management advisory services: \$40,000 was changed to \$48,000.

Page 3, Intergovernmental: shared maintenance costs, Line 4: 2019 was changed to 2020.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Adams presented an updated version of Resolution 2019-05, reflecting updated amounts under Section 2, which were updated to correspond with the budget, as follows:

SECTION 2, TOTAL GENERAL FUND: \$127,078 was changed to \$124,375

SECTION 2, TOTAL DEBT SERVICES FUND – SERIES 2018: \$32,214 was changed to \$338,897

SECTION 2, TOTAL ALL FUNDS: \$479,292 was changed to \$463,272

The General Fund portion was reduced to reflect the actual assessment level, and not the higher maximum assessment amount communicated via mailed notices.

On MOTION by Mr. Ratz and seconded by Ms. Koza, with all in favor, Resolution 2019-05, 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, 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

EAST BONITA BEACH ROAD CDD

August 19, 2019

A. Proof/Affidavit of Publication

The affidavit of publication was provided for informational purposes.

B. Mailed Notice(s) to Property Owners

These items were provided for informational purposes.

C. Consideration of Resolution 2019-06, 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 an updated version of Resolution 2019-06. He reviewed the following changes reflected in the updated Resolution:

SECTION 3: Paragraph B was changed to C.

SECTION 3: A new Paragraph "B. Direct Bill Assessments.", including a description of the direct billing breakdown, was inserted.

On MOTION by Ms. Koza and seconded by Mr. Everett, with all in favor, Resolution 2019-06, 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

Consideration of Resolution 2019-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date

Mr. Adams presented Resolution 2019-07.

On MOTION by Mr. Everett and seconded by Mr. Ratz, with all in favor, Resolution 2019-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date, was adopted.

EAST BONITA BEACH ROAD CDD

August 19, 2019

SIXTH ORDER OF BUSINESS

Consideration of Addendum No. 1 to Seasons at Bonita Community Association, Inc., Easement and Maintenance Agreement

Mr. Adams provided and presented Addendum No. 1 to the Seasons at Bonita Community Association, Inc. (SBCA), Easement and Maintenance Agreement. The document clarified the categorization of capital expenditures, which would be paid by the District, and repairs, which would be paid through the HOA budget.

On MOTION by Mr. Ratz and seconded by Mr. Thomas, with all in favor, Authorizing the Chair to execute Addendum No. 1 to the Seasons at Bonita Community Association, Inc., Easement and Maintenance Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of June 30, 2019

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2019. The first two quarters' of shared maintenance costs were invoiced. The District Engineer had already certified the project as complete with local agencies and would be authorized to certify the project as complete for purposes of the bond documents.

EIGHTH ORDER OF BUSINESS

Approval of Minutes May 20, 2019 Regular Meeting

Mr. Adams presented the May 20, 2019 Regular Meeting Minutes.

On MOTION by Mr. Everett and seconded by Mr. Ratz, with all in favor, the May 20, 2019 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Other Business

EAST BONITA BEACH ROAD CDD

August 19, 2019

Mr. Adams provided an update regarding the proposed lighting project on Bonita Beach Road. A photometrics Engineer was reviewing the project so the District could work with Florida Power & Light (FPL) to examine options for LED, dark sky approved street lighting.

TENTH ORDER OF BUSINESS

Staff Reports

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

Ms. Gentry stated revised Rules of Procedure, reflecting changes enacted during the last legislative session, would be included on a future agenda.

B. District Engineer: *Banks Engineering*

There being nothing to report, the next item followed.

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

There being nothing to report, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

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

TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Ratz and seconded by Ms. Koza, with all in favor, the meeting adjourned at 10:28 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

EAST BONITA BEACH ROAD CDD

August 19, 2019

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Chuck Adams
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Secretary/Assistant Secretary

DocuSigned by:
J Wayne Everett
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Chair/Vice Chair