

**BROOKS OF BONITA
SPRINGS & BROOKS OF
BONITA SPRINGS II
COMMUNITY DEVELOPMENT
DISTRICTS**

April 28, 2021

**BOARD OF SUPERVISORS
JOINT REGULAR MEETING
AGENDA**

Brooks of Bonita Springs & Brooks of Bonita Springs II
Community Development Districts
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone (561) 571-0010•Fax (561) 571-0013•Toll-free: (877) 276-0889

April 21, 2021

ATTENDEES:

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

Boards of Supervisors
Brooks of Bonita Springs & Brooks of Bonita Springs II Community Development Districts

Dear Board Members:

The Boards of Supervisors of the Brooks of Bonita Springs & Brooks of Bonita Springs II Community Development Districts will hold a Joint Regular Meeting on April 28, 2021 at 1:00 p.m., at The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*agenda items only*)

JOINT BOARD BUSINESS ITEMS

3. Landscape Report: GulfScapes
4. Irrigation Report
 - A. Meter Usage by Clock
 - B. Year-Over-Year Water Usage
 - Rainfall Comparison
5. Consideration of SOLitude Lake Management Services Contracts for Aeration Installation
 - A. Lakes 105 – 108 and Lake 110
 - B. Lakes 111 – 113
6. Consideration of Resolutions Approving the Districts' Proposed Budgets for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date
 - A. Resolution 2021-03, *Brooks of Bonita Springs Community Development District*
 - B. Resolution 2021-04, *Brooks of Bonita Springs II Community Development District*

7. Update: Pickleball
8. Update: Cane Toad Reduction Program
9. Continued Business Items
 - A. Coconut Point Overdue Payment – Dan Cox
 - B. Pickleball Club Update – Alex Messerle
 - C. Coconut CDD Park Continued Discussion – Board of Supervisors
 - D. Irrigation Water Usage by Coconut Road and Three Oaks – GulfScapes
 - E. Clock 7 Base Water Usage from Zone and Head Analysis - GulfScapes
10. New Business Items
 - A. Irrigation Water Billing Analysis – Joe Bartoletti
 - B. 2022 Budget Discussion – Joe Bartoletti
 - C. Services to TCO, CP and TCC
 - D. Usage of RCS for BSU Recycled Water
11. Acceptance of Unaudited Financial Statements as of March 31, 2021
12. Approval of Minutes
 - A. January 27, 2021 Joint Regular Meeting
 - B. February 24, 2021 Joint Special Meeting
13. Staff Reports
 - A. District Counsel: *Dan Cox, Esquire*
 - Update: Status of Simon Group Payment
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. Operations: *Wrathell, Hunt and Associates, LLC*
 - Status Report – Field Operations

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

I. Registered Voters in Districts as of April 15, 2021

- Brooks of Bonita Springs: 2,225
- Brooks of Bonita Springs II: 1,453

II. NEXT MEETING DATE: July 28, 2021 at 1:00 P.M.

○ QUORUM CHECK – BROOKS OF BONITA SPRINGS

Phil Douglas	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
James Merritt	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Sandra Varnum	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Rollin Crawford	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Bill Docherty, Jr.	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

○ QUORUM CHECK – BROOKS OF BONITA SPRINGS II

Ray Pierce	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Ken D. Gould	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Thomas Brown	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Thomas Bertucci	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Joseph Bartoletti	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

14. Supervisors' Requests

15. Public Comments (*non-agenda items, only; four (4)-minute time limit*)

16. Adjournment

Should you have any questions, please contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

**BROOKS OF BONITA SPRINGS
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

4A

2020/2021 Water Usage													5
Clock 8													Total Average Per Meter
	October	November	December	January	February	March	April	May	June	July	August	September	
5102752	83,000	114,000	153,000	104,000	77,000	0	0	0	0	0	0	0	106,200
5102776	129,000	206,000	290,000	160,000	143,000	0	0	0	0	0	0	0	185,600
5102777	27,000	43,000	62,000	44,000	44,000	0	0	0	0	0	0	0	44,000
86582846	142,000	179,000	230,000	177,000	141,000	0	0	0	0	0	0	0	173,800
Total Monthly Usage By Clock													Total Clock Average
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	381,000	542,000	735,000	485,000	405,000	0	0	0	0	0	0	0	509,600
Total Property Usage	3,109,000	3,948,000	5,114,000	3,845,000	4,017,000	0	0	0	0	0	0	0	4,006,600
% Clock Use	12%	14%	14%	13%	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	13%

Comments:

Clock 1													Total Average Per Meter
	October	November	December	January	February	March	April	May	June	July	August	September	
5522548	63,000	122,000	172,000	86,000	84,000	0	0	0	0	0	0	0	105,400
5522562	210,000	228,000	318,000	235,000	186,000	0	0	0	0	0	0	0	235,400
5522576	129,000	193,000	309,000	149,000	129,000	0	0	0	0	0	0	0	181,800
5522678	126,000	189,000	300,000	124,000	119,000	0	0	0	0	0	0	0	171,600
Total Monthly Usage By Clock													Total Clock Average
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	528,000	732,000	1,099,000	594,000	518,000	0	0	0	0	0	0	0	694,200
Total Property Usage	3,109,000	3,948,000	5,114,000	3,845,000	4,017,000	0	0	0	0	0	0	0	4,006,600
% Clock Use	17%	19%	21%	15%	13%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	17%

Comments:

Clock 2													Total Average Per Meter
	October	November	December	January	February	March	April	May	June	July	August	September	
2326252	130,000	188,000	288,000	172,000	140,000	0	0	0	0	0	0	0	183,600
2349020	64,000	100,000	146,000	86,000	78,000	0	0	0	0	0	0	0	94,800
2396688	159,000	115,000	238,000	150,000	145,000	0	0	0	0	0	0	0	161,400
Total Monthly Usage By Clock													Total Clock Average
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	353,000	403,000	672,000	408,000	363,000	0	0	0	0	0	0	0	439,800
Total Property Usage	3,109,000	3,948,000	5,114,000	3,845,000	4,017,000	0	0	0	0	0	0	0	4,006,600
% Clock Use	11%	10%	13%	11%	9%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	11%

Comments:

Clock 3													Total Average Per Meter
	October	November	December	January	February	March	April	May	June	July	August	September	
2326249	167,000	204,000	238,000	182,000	156,000	0	0	0	0	0	0	0	189,400
2396687	105,000	158,000	325,000	116,000	105,000	0	0	0	0	0	0	0	161,800
2396690	142,000	194,000	205,000	154,000	133,000	0	0	0	0	0	0	0	165,600
Total Monthly Usage By Clock													Total Clock Average
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	414,000	556,000	768,000	452,000	394,000	0	0	0	0	0	0	0	516,800
Total Property Usage	3,109,000	3,948,000	5,114,000	3,845,000	4,017,000	0	0	0	0	0	0	0	4,006,600
% Clock Use	13%	14%	15%	12%	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	13%

Comments:

Clock 4													Total Average Per Meter
	October	November	December	January	February	March	April	May	June	July	August	September	
2941475	90,000	127,000	200,000	107,000	101,000	0	0	0	0	0	0	0	125,000
5099371	136,000	182,000	24,000	182,000	206,000	0	0	0	0	0	0	0	146,000
Total Monthly Usage By Clock													Total Clock Average
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	226,000	309,000	224,000	289,000	307,000	0	0	0	0	0	0	0	271,000
Total Property Usage	3,109,000	3,948,000	5,114,000	3,845,000	4,017,000	0	0	0	0	0	0	0	4,006,600
% Clock Use	7%	8%	4%	8%	8%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	7%

Comments:

Clock 5													Total Average Per Meter
	October	November	December	January	February	March	April	May	June	July	August	September	
2731336	60,000	82,000	53,000	52,000	125,000	0	0	0	0	0	0	0	74,400
8403813	230,000	356,000	219,000	248,000	325,000	0	0	0	0	0	0	0	275,600
8870474	191,000	296,000	179,000	195,000	272,000	0	0	0	0	0	0	0	226,600
Total Monthly Usage By Clock													Total Clock Average
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	481,000	734,000	451,000	495,000	722,000	0	0	0	0	0	0	0	576,600
Total Property Usage	3,109,000	3,948,000	5,114,000	3,845,000	4,017,000	0	0	0	0	0	0	0	4,006,600
% Clock Use	15%	19%	9%	13%	18%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	14%

Comments:

Clock 6													Total Average Per Meter
	October	November	December	January	February	March	April	May	June	July	August	September	
8110883	138,000	190,000	207,000	138,000	151,000	0	0	0	0	0	0	0	164,800
82260048	2,000	0	138,000	139,000	158,000	0	0	0	0	0	0	0	87,400
8870471	130,000	167,000	186,000	118,000	128,000	0	0	0	0	0	0	0	145,800
8870475	88,000	32,000	117,000	130,000	143,000	0	0	0	0	0	0	0	102,000
8870476	131,000	46,000	149,000	144,000	170,000	0	0	0	0	0	0	0	128,000

Total Monthly Usage By Clock													Total Clock Average
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	489,000	435,000	797,000	669,000	750,000	0	0	0	0	0	0	0	628,000
Total Property Usage	3,109,000	3,948,000	5,114,000	3,845,000	4,017,000	0	0	0	0	0	0	0	4,006,600
% Clock Use	16%	11%	16%	17%	19%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	16%

Comments:

Clock 7													Total Average Per Meter
	October	November	December	January	February	March	April	May	June	July	August	September	
6864734	57,000	89,000	113,000	59,000	168,000	0	0	0	0	0	0	0	97,200
6864737	57,000	12,000	83,000	218,000	208,000	0	0	0	0	0	0	0	115,600
8111558	108,000	100,000	136,000	157,000	163,000	0	0	0	0	0	0	0	132,800
82806008	15,000	36,000	36,000	19,000	19,000	0	0	0	0	0	0	0	25,000

Total Monthly Usage By Clock													Total Clock Average
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	237,000	237,000	368,000	453,000	558,000	0	0	0	0	0	0	0	370,600
Total Property Usage	3,109,000	3,948,000	5,114,000	3,845,000	4,017,000	0	0	0	0	0	0	0	4,006,600
% Clock Use	8%	6%	7%	12%	14%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	9%

Comments:

**BROOKS OF BONITA SPRINGS
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

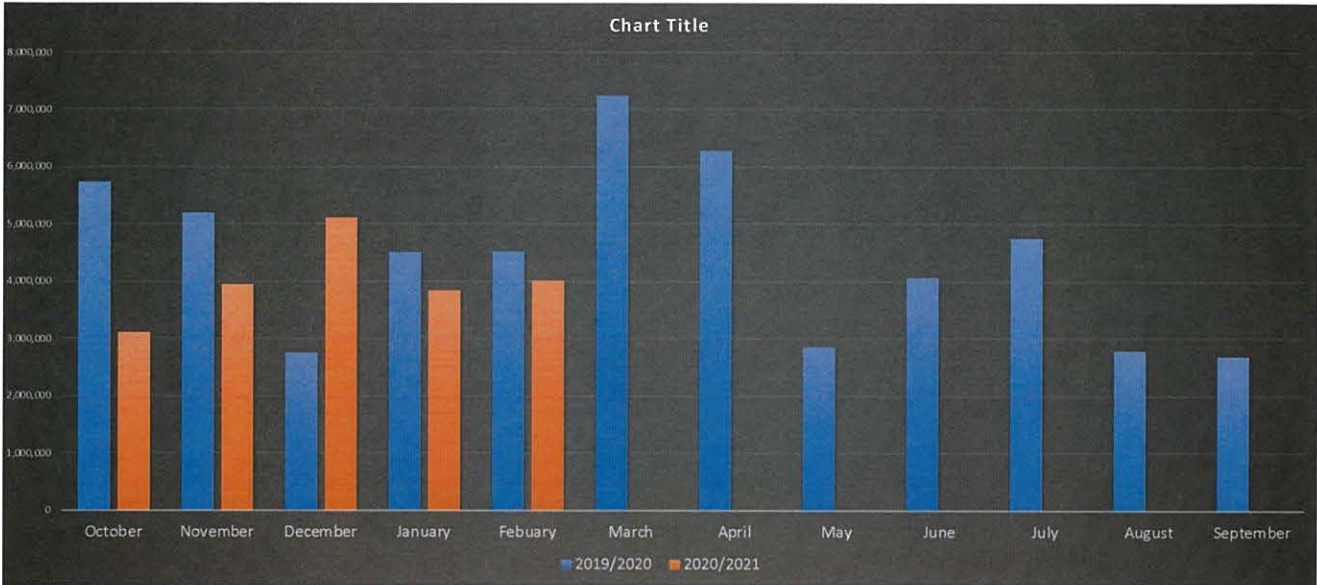
4B

Brooks YOY Water Usage

Brooks	October	November	December	January	February	March	April	May	June	July	August	September
2019/2020	5,742,000	5,197,000	2,755,000	4,508,000	4,518,000	7,242,000	6,282,000	2,853,000	4,070,000	4,753,000	2,795,000	2,690,000
2020/2021	3,109,000	3,948,000	5,114,000	3,845,000	4,017,000							
%	-46%	-24%	86%	-15%	-11%	-100%	-100%	-100%	-100%	-100%	-100%	-100%

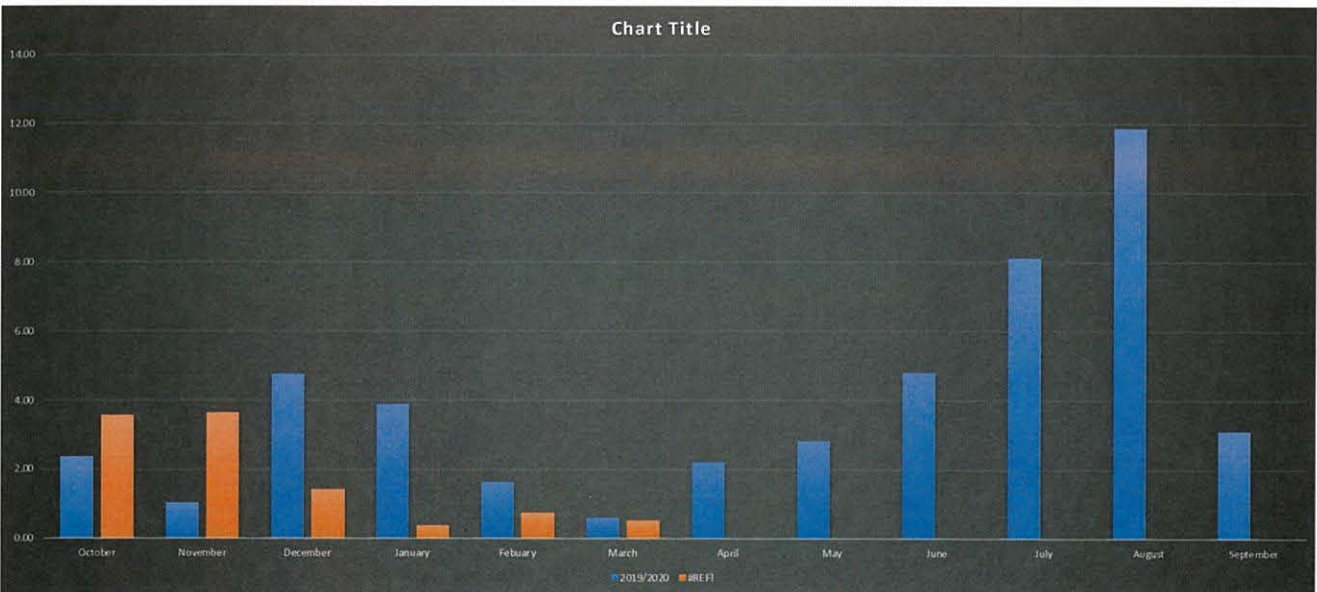
Comments:

December we had issues with the turnover from IDG to Gulfscapes and missed shutting water down the two weekends of rain.



Yearly Rainfall

Brooks	October	November	December	January	February	March	April	May	June	July	August	September
2019/2020	2.37	1.04	4.76	3.88	1.63	0.60	2.21	2.82	4.80	8.12	11.88	3.11
2020/2021	3.57	3.64	1.41	0.38	0.74	0.52						
Inch Diff	1.20	2.60	-3.35	-3.50	-0.89	-0.08	-2.21	-2.82	-4.80	-8.12	-11.88	-3.11



**BROOKS OF BONITA SPRINGS
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

5A

SERVICES CONTRACT

CUSTOMER NAME: Cleo Adams
PROPERTY NAME: The Brooks CDD
Lakes 105/108 and 110 Aeration Install
CONTRACT DATE: April 16, 2020
SUBMITTED BY: Andy Nott

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The fee for the Services is **\$31,428.00** ~~The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.~~ For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. **NOTICE.** Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

The Brooks CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23451**

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



SCHEDULE A – AERATION SYSTEM INSTALLION

SPECIFICATIONS: Lake 105/108

Aerator Installation:

1. Contractor will install the following submersed diffused air aeration system:
Aqua Master AquaAir Ultra 9 High Flow
Includes: Four 220v ½ HP dual piston compressors
Pressure Relief Valve
Air Filter / Muffler Assembly
Stainless Steel/Lockable / Weather Proof / Sound Reducing Cabinet
Cabinet mounting pad
Cabinet Exhaust Fan
Nine (9) Air Station Bottom Diffusers
2500 ft. of ½ inch underwater self-weighted air delivery tubing
750 ft. of 1-inch underwater self-weighted air delivery tubing
All labor and parts necessary for proper installation

Included directional boring from aeration cabinet to lake bank for airlines

4. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

SPECIFICATIONS: Lake 110

Aerator Installation:

2. Contractor will install the following submersed diffused air aeration system:
Aqua Master AquaAir Ultra 4
Includes: Two 220v ½ HP dual piston compressors
Pressure Relief Valve
Air Filter / Muffler Assembly
Stainless Steel/Lockable / Weather Proof / Sound Reducing Cabinet
Cabinet mounting pad
Cabinet Exhaust Fan
Four (4) Air Station Bottom Diffusers
1200 ft. of ½ inch underwater self-weighted air delivery tubing

4. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Electric Installation for lake 105/108 and 110

2. Contractor will have licensed electrician install a new 60amp 240v electric service
Includes: concrete pedestal/ meter can/ 60-amp breaker panel with breakers/
220v 20amp weather resistant outlet and all required permits

General:

1. Company is a Aqua Master Distributor, certified by the manufacturer for sales, installation, service, and repair.
2. All electrical work performed as part of the above installation will be done in accordance with all state and local codes.
3. Company will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
4. Company will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense

Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants system for three (3) years from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants Air Station Membrane Diffusers for five (5) years from the date of installation against any defects in materials and workmanship.
4. Company warrants all labor and parts necessary for installation of the aeration system for a period of one (1) year from the date of installation.
5. The manufacturer's warranty and the SÖLitude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the aeration system during the warranty period.
 - b. The aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

**AquaAir Ultra 9 220V
Single Membrane Diffusers**

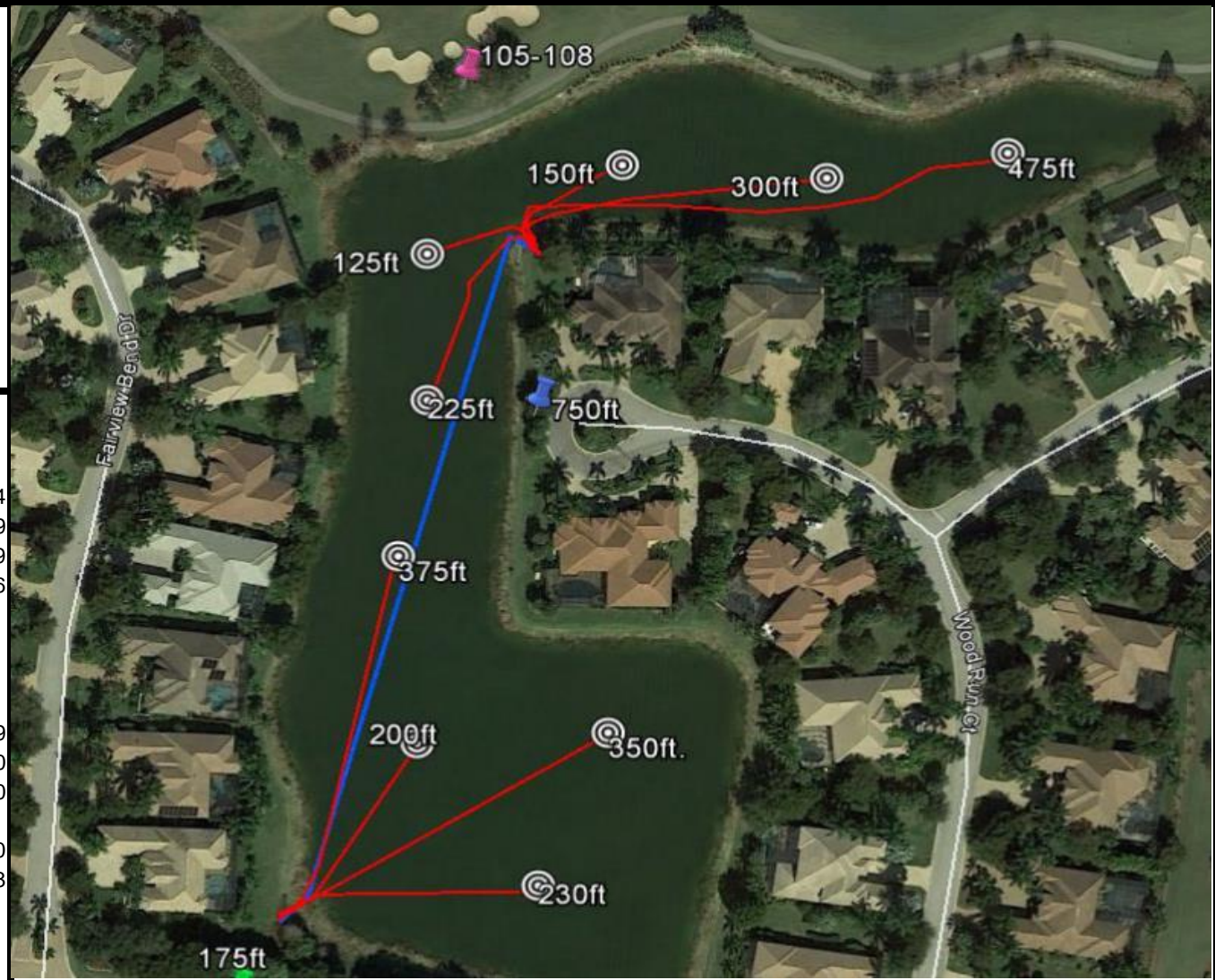


Site Information

Surface Area (acres):	6.4
Average Depth (feet):	9
Volume (gallons):	18,767,739
Volume (acre feet):	57.6

System Specifications

Total Diffusers:	9
CFM per System:	20
GPM per Diffuser:	3150
System Total Daily Pumpage (gallons):	40,824,000
Turnover per Day	2.18



**AquaAir Ultra 4 220V
Single Membrane Diffusers**



Site Information

Surface Area (acres):	3.9
Average Depth (feet):	10
Volume (gallons):	12,707,323
Volume (acre feet):	39.0

System Specifications

Total Diffusers:	4
CFM per System:	10
GPM per Diffuser:	2585
System Total Daily Pumpage (gallons):	14,889,600
Turnover per Day	1.17



**BROOKS OF BONITA SPRINGS
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

5B

SERVICES CONTRACT

CUSTOMER NAME: Cleo Adams
PROPERTY NAME: The Brooks CDD
Lakes 111, 112 and 113 Aeration Install
CONTRACT DATE: April 16, 2020
SUBMITTED BY: Andy Nott

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The fee for the Services is **\$32,342.00** ~~The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.~~ For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. **NOTICE.** Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

The Brooks CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23451**

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



SCHEDULE A – AERATION SYSTEM INSTALLION

SPECIFICATIONS: Lake 111

Aerator Installation:

1. Contractor will install the following submersed diffused air aeration system:
Aqua Master AquaAir Ultra 3
Includes: One 220v ½ HP dual piston compressors
Pressure Relief Valve
Air Filter / Muffler Assembly
Stainless Steel/Lockable / Weather Proof / Sound Reducing Cabinet
Cabinet mounting pad
Cabinet Exhaust Fan
Three (3) Air Station Bottom Diffusers
900 ft. of ½ inch underwater self-weighted air delivery tubing
All labor and parts necessary for proper installation

4. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

SPECIFICATIONS: Lake 112 and 113 shared cabinet

Aerator Installation: Lake 112

2. Contractor will install the following submersed diffused air aeration system:
Aqua Master AquaAir Ultra 4
Includes: Two 220v ½ HP dual piston compressors
Pressure Relief Valve
Air Filter / Muffler Assembly
Stainless Steel/Lockable / Weather Proof / Sound Reducing Cabinet
Cabinet mounting pad
Cabinet Exhaust Fan
Four (4) Air Station Bottom Diffusers
2000 ft. of ½ inch underwater self-weighted air delivery tubing
1200 ft. of 1-inch underwater self-weighted air delivery tubing
All labor and parts necessary for proper installation

4. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Aerator Installation: Lake 113

3. Contractor will install the following submersed diffused air aeration system:
Aqua Master AquaAir Ultra 2
Includes: Two 220v ½ HP dual piston compressors
Pressure Relief Valve
Air Filter / Muffler Assembly
Stainless Steel/Lockable / Weather Proof / Sound Reducing Cabinet
Cabinet mounting pad
Cabinet Exhaust Fan
Four (4) Air Station Bottom Diffusers
250 ft. of ½ inch underwater self-weighted air delivery tubing
1500 ft. of ¾-inch underwater self-weighted air delivery tubing
All labor and parts necessary for proper installation

Electric Installation for lake 111, 112 and 113

2. Contractor will have licensed electrician install a new 60amp 240v electric service
Includes: concrete pedestal/ meter can/ 60-amp breaker panel with breakers/
220v 20amp weather resistant outlet and all required permits

General:

1. Company is a Aqua Master Distributor, certified by the manufacturer for sales, installation, service, and repair.
2. All electrical work performed as part of the above installation will be done in accordance with all state and local codes.
3. Company will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
4. Company will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense

Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants system for three (3) years from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants Air Station Membrane Diffusers for five (5) years from the date of installation against any defects in materials and workmanship.
4. Company warrants all labor and parts necessary for installation of the aeration system for a period of one (1) year from the date of installation.
5. The manufacturer's warranty and the SOLitude Lake Management® warranty will be voided if:

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



- a. Any person not specifically authorized by the manufacturer and by SŌLitude Lake Management® performs any service, repair, or other work to the aeration system during the warranty period.
- b. The aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SŌLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SŌLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

**AquaAir Ultra 3 220V
Single Membrane Diffusers**



Site Information

Surface Area (acres):	1.9
Average Depth (feet):	8
Volume (gallons):	4,952,598
Volume (acre feet):	15.2

System Specifications

Total Diffusers:	3
CFM per System:	5
GPM per Diffuser:	2016
System Total Daily Pumpage (gallons):	8,709,120
Turnover per Day	1.76



**AquaAir Ultra 2 220V
Single Membrane Diffusers**



Site Information

Surface Area (acres):	1.33
Average Depth (feet):	8
Volume (gallons):	3,466,818
Volume (acre feet):	10.6

System Specifications

Total Diffusers:	2
CFM per System:	5
GPM per Diffuser:	2068
System Total Daily Pumpage (gallons):	5,955,840
Turnover per Day	1.72



**AquaAir Ultra 6 220V
Single Membrane Diffusers**

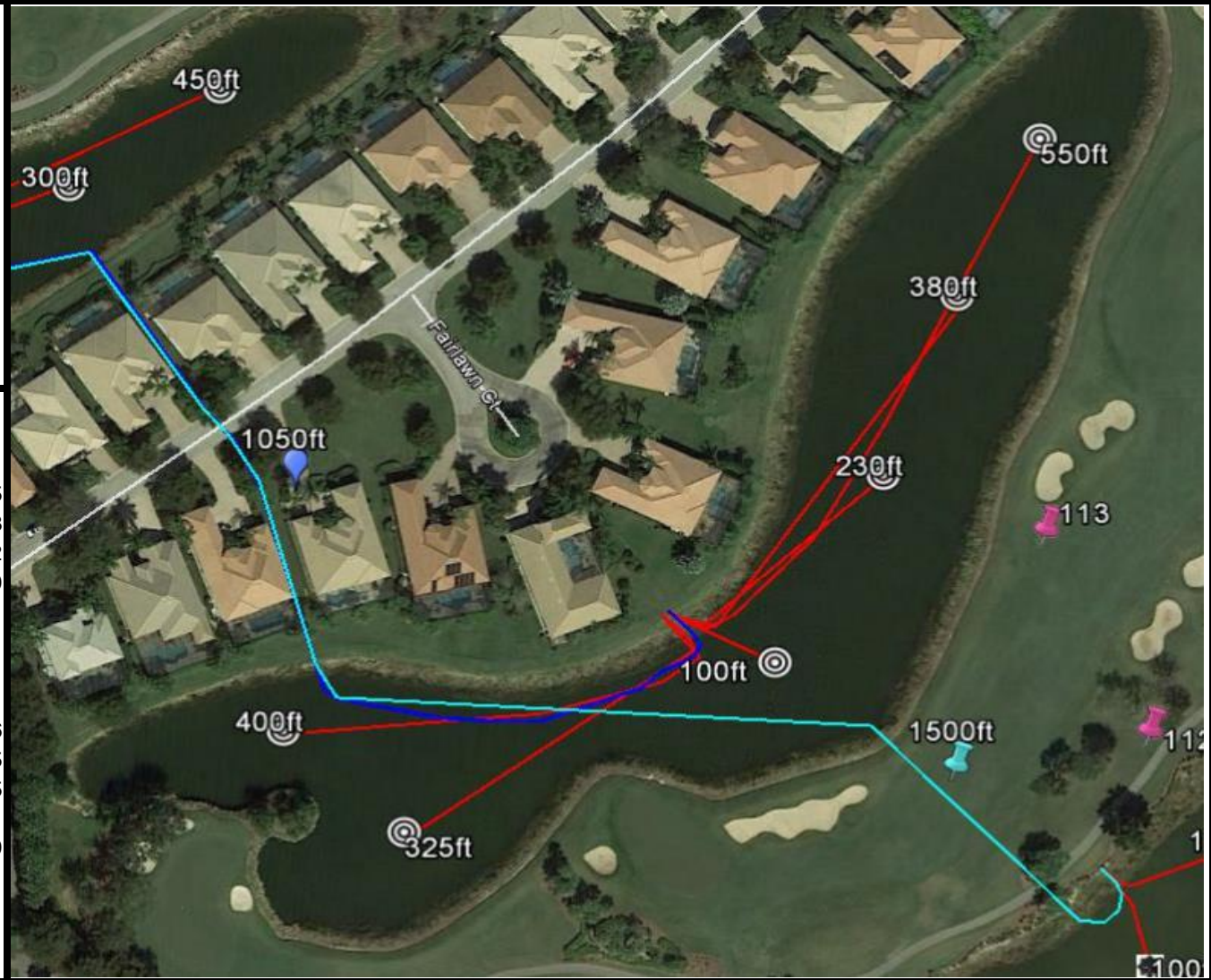


Site Information

Surface Area (acres):	5
Average Depth (feet):	8
Volume (gallons):	13,033,152
Volume (acre feet):	40.0

System Specifications

Total Diffusers:	6
CFM per System:	5
GPM per Diffuser:	2585
System Total Daily Pumpage (gallons):	22,334,400
Turnover per Day	1.71



**BROOKS OF BONITA SPRINGS
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

6

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
PROPOSED BUDGET
FISCAL YEAR 2022**

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
TABLE OF CONTENTS**

Description	Page Number(s)
Combined General Fund Budgets	1-3
Definitions of General Fund Expenditures	4-7
General Fund Budget - Brooks of Bonita Springs	8-9
General Fund Budget - Brooks of Bonita Springs II	10-11
Debt Service Fund Budget - Brooks of Bonita Springs - Series 2001 Bonds	12
Debt Service Fund Budget - Brooks II - Series 2003 Bonds	13
Debt Service Fund Budget - Brooks II - Series 2017 Bonds	14
Debt Service Fund - Brooks II - Series 2017 - Debt Service Schedule	15
Debt Service Fund Budget - Brooks of Bonita Springs - Series 2021 Loan	16
Debt Service Fund - Brooks of Bonita Springs - Series 2021 - Debt Service Schedule	17
Debt Service Fund Budget - Brooks II - Series 2021 Loan	18
Debt Service Fund - Brooks II - Series 2021 - Debt Service Schedule	19
Proposed Fiscal Year 2022 Assessments - Brooks I Series 2006	20
Proposed Fiscal Year 2022 Assessments - Brooks I Series 2021	21
Proposed Fiscal Year 2022 Assessments - Brooks II Series 2017	22
Proposed Fiscal Year 2022 Assessments - Brooks II Series 2021	23

BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2022

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Revenue & Expenditures	
REVENUES					
Assessment levy - gross	\$ 2,166,678				\$ 2,340,780
Allowable discounts (4%)	(86,667)				(93,631)
Assessment levy - net	2,080,011	\$ 1,989,001	\$ 91,010	\$ 2,080,011	2,247,149
Commons Club- share maint cost*	163,749	5,568	158,220	163,788	163,749
Coconut Road- cost sharing: mall contribution	13,000	5,360	7,640	13,000	13,000
Interest & miscellaneous	3,500	266	3,235	3,501	3,500
Total revenues	2,260,260	2,000,195	260,105	2,260,300	2,427,398
EXPENDITURES					
Professional & admin					
Supervisors	14,000	6,428	7,572	14,000	14,000
Management	91,526	45,762	45,764	91,526	91,526
Accounting	38,077	19,038	19,039	38,077	38,077
Audit	19,000	2,501	16,499	19,000	19,000
Legal	10,000	2,874	7,126	10,000	10,000
Field management	43,576	21,788	21,788	43,576	43,576
Engineering	30,000	11,859	18,141	30,000	30,000
Trustee	12,900	4,090	8,810	12,900	12,900
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Arbitrage	6,000	-	6,000	6,000	6,000
Assessment roll preparation	37,500	27,000	10,500	37,500	37,500
Telephone	1,035	517	518	1,035	1,035
Postage	1,200	370	830	1,200	1,200
Insurance	15,092	21,741	-	21,741	24,500
Printing & binding	2,277	1,139	1,138	2,277	2,277
Legal advertising	1,500	606	894	1,500	1,500
Contingencies	4,000	1,945	2,055	4,000	4,000
Settlement Payment- Lighthouse Bay	30,000	-	30,000	30,000	30,000
Annual District filing fee	350	350	-	350	350
ADA website compliance	351	210	-	210	351
Communication	1,000	-	1,000	1,000	1,000
Total professional & admin	361,384	169,218	198,674	367,892	370,792
Water management					
Contractual services	325,983	141,271	184,712	325,983	371,488
NPDES	17,000	19,574	5,000	24,574	17,000
Aquascaping	30,000	-	30,000	30,000	30,000
Aeration	65,000	-	65,000	65,000	65,000
Aeration - operating supplies	35,000	11,845	23,155	35,000	35,000
Culvert cleaning	30,000	41,400	-	41,400	45,000
Miscellaneous	5,000	-	5,000	5,000	5,000
Capital outlay - lake bank erosion repairs	200,000	6,406	193,594	200,000	100,000
Boundary exotic removal-Shared Ditch	35,000	3,344	44,000	47,344	48,000
Total water management	742,983	223,840	550,461	774,301	716,488
Lighting					
Contractual services	13,000	5,807	7,193	13,000	13,000
Electricity	28,000	13,071	14,929	28,000	28,000
Miscellaneous	2,500	884	1,616	2,500	2,500
Total lighting	43,500	19,762	23,738	43,500	43,500

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
Maintenance					
Railroad crossing lease	13,410	-	13,410	13,410	13,410
Total maintenance	13,410	-	13,410	13,410	13,410
Landscape maintenance					
Coconut Rd. & Three Oaks Parkway					
Pine-straw/soil/sand	45,000	36,345	8,655	45,000	45,000
Plant replacement supplies	80,000	16,750	63,250	80,000	80,000
Maintenance supplies	7,500	4,200	3,300	7,500	30,000
Electricity	500	207	293	500	500
Irrigation water	75,000	34,088	40,912	75,000	75,000
Electric - 41 entry feature/irrigation	10,000	5,274	4,726	10,000	10,000
Contract services	8,000	865	7,135	8,000	8,000
Irrigation repair	10,000	15,300	10,000	25,300	15,000
Landscape maintenance contract	680,000	357,173	322,827	680,000	695,000
Irrigation management	1,150	2,300	8,000	10,300	12,600
Total Coconut Rd. & Three Oaks Parkway	917,150	472,502	469,098	941,600	971,100
Parks and recreation					
Coconut Road Park					
Capital outlay	20,000	-	20,000	20,000	20,000
License fees	150	-	150	150	150
Plant replacements	12,000	-	12,000	12,000	12,000
Other maintenance supplies	4,000	785	3,215	4,000	4,000
Electric	9,000	2,822	6,178	9,000	9,000
Irrigation water	6,000	2,393	3,607	6,000	6,000
Sewer/water	3,000	1,836	1,164	3,000	3,000
Contract services	45,000	16,211	28,789	45,000	45,000
Building R&M	5,000	583	4,417	5,000	5,000
Landscape maint contract	87,720	41,067	46,653	87,720	90,000
Hardscape repairs	13,000	-	13,000	13,000	13,000
Lighting repairs	5,000	13,186	1,000	14,186	5,000
Hardscape maintenance	6,500	-	3,500	3,500	4,000
CC building landscaping	11,500	-	11,500	11,500	11,500
Total parks and recreation	227,870	78,883	155,173	234,056	227,650
Other fees and charges					
Property appraiser	4,127	3,555	572	4,127	4,127
Tax collector	5,331	3,806	1,525	5,331	5,331
Total other fees and charges	9,458	7,361	2,097	9,458	9,458
Total expenditures	2,315,755	971,566	1,412,651	2,384,217	2,352,398
Excess/(deficiency) of revenues over/(under) expenditures	(55,495)	1,028,629	(1,152,546)	(123,917)	75,000
Fund balance: beginning (unaudited)	751,296	687,611	1,716,240	687,611	563,694
Fund balance: ending (projected)					
Assigned: capital outlay projects	480,652	480,652	466,119	466,119	480,652
Unassigned	215,149	1,235,588	97,575	97,575	158,042
Fund balance: ending (projected)	\$ 695,801	\$ 1,716,240	\$ 563,694	\$ 563,694	\$ 638,694

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Revenue & Expenditures	
Cost Sharing Analysis			Assessments Per Unit		Total
	# of Units	Cost Allocation	FY '21 Per Unit	FY '22 Per Unit	
Brooks I	2,375	65.70%	\$ 599.36	\$ 647.52	\$1,537,857
Brooks II	1,240	34.30%	\$ 599.36	\$ 647.52	802,923
	<u>3,615</u>	<u>100%</u>			<u>\$2,340,780</u>

*A portion of "operation and maintenance" expenditures are offset by the Commons Club (see "Commons Club- share maint cost" in the revenue section [above]).

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Supervisors	\$ 14,000
The amount paid to each Supervisor for time devoted to District business and monthly meetings. The amount paid is \$200 per meeting for each member of the board. The Districts anticipate five meetings, in addition to applicable taxes.	
Management	91,526
Wrathell, Hunt and Associates, LLC , specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the districts, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the communities.	
Accounting	38,077
Fees related to all aspects of accounting for the Districts' funds, including budget and financial statement preparation, cash management and accounts payable. These functions are performed by Wrathell, Hunt and Associates, LLC , on behalf of the districts.	
Audit	19,000
The Districts are required to complete annual, independent examinations of their accounting records and procedures. These audits are conducted pursuant to Florida Law and the Rules of the Florida Auditor General. The Districts currently have a contract with Grau and Associates to provide this service.	
Legal	10,000
Daniel H. Cox, PA., provides on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.	
Field management	43,576
The Field Manager is responsible for day-to-day field operations. These responsibilities include preparing and bidding of services and commodities, contract administration, preparation and implementation of operating schedules and policies, ensuring compliance with operating permits, preparing field budgets, being a resource for the Districts' programs and attending board meetings. .	
Engineering	30,000
Johnson Engineering provides an array of engineering and consulting services to the Districts, assists in developing infrastructure and improvement-related solutions, in addition to advising on facility maintenance.	
Trustee	12,900
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Dissemination agent	2,000
The Districts must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Arbitrage	6,000
To ensure the Districts' compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.	
Assessment roll preparation	37,500
The Districts have contracts with AJC Associates, Inc., to prepare and maintain the annual assessment rolls.	
Telephone	1,035
Telephone and fax machine services.	
Postage	1,200
Mailing of agenda packages, overnight deliveries, correspondence, etc.	

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Insurance	24,500
The Districts carry public officials liability, general liability and fire damage insurance. Each District has a general liability insurance limit of \$1,000,000 (\$2,000,000 general aggregate limit), a public officials liability limit of \$1,000,000 (\$2,000,000 general aggregate limit) and a fire damage liability limit of \$50,000.	
Printing & binding	2,277
Checks, letterhead, envelopes, copies, etc.	
Legal advertising	1,500
Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.	
Contingencies	4,000
Bank charges and miscellaneous expenses incurred throughout the year.	
Settlement Payment- Lighthouse Bay	30,000
Annual District filing fees	350
Annual fees paid to the Department of Economic Opportunity.	
ADA website compliance	351
Communication	1,000
Periodic written communications to residents in addition to website design and maintenance.	
Contractual services	371,488
Contracts entered into by the Districts for water management related professional services and Cane Toad Management.	
NPDES	17,000
Fees associated with maintaining water quality and compliance with the National Pollutant Discharge Elimination System's (NPDES) program standards.	
Aquascaping	30,000
Expenses incurred relating to supplemental planting of lakes and wetlands.	
Aeration	65,000
Expenses incurred in installing new aeration systems within the community. The Districts anticipate installing several new systems during the fiscal year.	
Aeration - operating supplies	35,000
Electricity, service and maintenance of the Districts' existing aeration systems.	
Culvert cleaning	45,000
Expenses for hiring a contractor to inspect and clean the Districts' drainage culvert system. Due to minimal findings the last few years of this program, the District anticipates a spot check only approach for the next few years.	
Miscellaneous	5,000
Miscellaneous expenses incurred relating to water management of the Districts.	
Capital outlay - lake bank erosion repairs	100,000
The District's has which began implemented a multi-year lake bank erosion repair program in Fiscal Year 2015. The program is geared towards insuring compliance with the District's surface water management permits and will continue to be implemented on a priority basis.	
Boundary exotic removal-Shared Ditch	48,000
Fees associated with, in accordance with regulatory permits, the removal of exotic material from the boundaries of the water management system on a periodic basis including the shared cost agreement with San Carlos Estates. Includes a quarterly bush-hogging program .	
Contractual services	13,000
Expenses for hiring a sub-contractor for electrical maintenance and repair.	
Electricity	28,000
Monthly street lighting fees paid to Florida Power & Light.	

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Miscellaneous	2,500
Unforeseen miscellaneous costs relating to lighting.	
Railroad crossing lease	13,410
Coconut Rd. & Three Oaks Parkway	
Pine-straw/soil/sand	45,000
This expense is based on the actual cost for one application of pine straw and soil as needed.	
Plant replacement supplies	80,000
For fiscal year 2021, it is anticipated that the District will need to continue to replace dead, deteriorated plant materials that are determined not to be the result of negligence on the part of the maintenance contractor.	
Maintenance supplies	30,000
This cost is based on the actual out-of-pocket expenses to continue the holiday decorations program as well as costs associated with annual sidewalk repairs.	
Electricity	500
This cost is based on the metered expenses for various fountains, irrigation, lighting and entry features.	
Irrigation water	75,000
The annual budget assumes normal weather patterns. Cost is based on actual metered volume.	
Electric - 41 entry feature/irrigation	10,000
Contract Services	8,000
This is for the cost of pressure washing/painting the entry monuments.	
Irrigation repair	15,000
Costs associated with the repair of irrigation facilities that are not covered under the maintenance contract.	
Landscape maintenance contract	695,000
Covers the routine landscape maintenance cost associated with the District's current contract with Gulfscapes Landscape Services Inc., for all areas.	
Irrigation Management	12,600
Intended to cover the costs associated with the irrigation management contract with Irrigation Design Group.	
Parks and recreation	
Coconut Road Park	
Capital outlay	20,000
Intended to address annual capital needs	
License Fees	150
Covers the annual cost of renewing the health department permit for the interactive fountain.	
Plant Replacements	12,000
Intended to cover the costs of replacing dead or deteriorated plants.	
Other Maintenance Supplies	4,000
Intended to cover the miscellaneous costs of supplies for the restrooms and playground.	
Electric	9,000
Intended to cover the electrical costs associated with the lighting and fountains.	
Irrigation Water	6,000
Intended to cover the cost of irrigation water received from RCS.	
Sewer/Water	3,000
Intended to cover the costs of water and sewer service to the restrooms and interactive fountain.	

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Contract Services	45,000
Intended to cover the costs of contractor providing routine services to the restrooms, fountains, periodic security patrol and holiday decorations.	
Building R&M	5,000
Intended to cover restroom repairs and maintenance.	
Landscape Maint Contract	90,000
Intended to cover the costs associated with maintaining the landscaping.	
Hardscape Repairs	13,000
Intended to cover the periodic costs of repairing signs/monuments, court surfaces, paver walkways etc.	
Lighting Repairs	5,000
Intended to cover the cost of periodic repairs to parking lot and walkway lighting as well as landscape lighting.	
Hardscape Maintenance	4,000
Intended to cover the periodic cost of pressure washing monument signs, walkways etc.	
CC Building Landscaping	11,500
Intended to cover the costs associated maintaining the landscaping immediately adjacent to the Commons Club buildings.	
Property appraiser	4,127
The property appraiser's fee is \$1.00 per parcel in the Districts' boundaries.	
Tax collector	5,331
The tax collector's fee is 1.5% of the total assessments levied.	
Total expenditures	<u><u>\$ 2,352,398</u></u>

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Revenue & Expenditures	
REVENUES					
Assessment levy - gross	\$ 1,423,507				\$ 1,537,892
Allowable discounts (4%)	(56,940)				(61,516)
Assessment levy - net	1,366,567	\$ 1,304,990	\$ 61,577	\$ 1,366,567	1,476,376
Commons Club- share maint cost	107,583	3,658	103,925	107,583	107,583
Coconut Road- cost sharing: mall contribution	8,541	3,522	5,019	8,541	8,541
Interest & miscellaneous	2,300	121	2,179	2,300	2,300
Total revenues	1,484,991	1,312,291	172,700	1,484,991	1,594,800
EXPENDITURES					
Professional & admin					
Supervisors	9,198	4,223	4,975	9,198	9,198
Management	60,133	30,066	30,067	60,133	60,133
Accounting	25,017	12,508	12,509	25,017	25,017
Audit	12,483	1,643	10,840	12,483	12,483
Legal	6,570	1,888	4,682	6,570	6,570
Field management	28,629	14,315	14,315	28,630	28,629
Engineering	19,710	7,791	11,919	19,710	19,710
Trustee	8,475	2,687	5,788	8,475	8,475
Dissemination Agent	1,314	657	657	1,314	1,314
Arbitrage	3,942	-	3,942	3,942	3,942
Assessment roll preparation	24,638	17,739	6,899	24,638	24,638
Telephone	680	340	340	680	680
Postage	788	243	545	788	788
Insurance	9,915	14,284	-	14,284	16,097
Printing & binding	1,496	748	748	1,496	1,496
Legal advertising	986	398	587	985	986
Contingencies	2,628	1,273	1,350	2,623	2,628
Settlement Payment- Lighthouse Bay	30,000	-	30,000	30,000	30,000
Annual District filing fee	230	230	-	230	230
ADA website compliance	231	138	-	138	231
Communication	657	-	657	657	657
Total professional & admin	247,720	111,171	140,819	251,990	253,902
Water management					
Contractual services	214,171	92,815	121,356	214,171	244,068
NPDES	11,169	12,860	3,285	16,145	11,169
Aquascaping	19,710	-	19,710	19,710	19,710
Aeration	42,705	-	42,705	42,705	42,705
Aeration - operating supplies	22,995	7,782	15,213	22,995	22,995
Culvert cleaning	19,710	27,200	-	27,200	29,565
Miscellaneous	3,285	-	3,285	3,285	3,285
Capital outlay - lake bank erosion repairs	131,400	6,406	127,191	133,597	65,700
Boundary exotic removal-Shared Ditch	22,995	-	28,908	28,908	31,536
Total water management	488,140	147,063	361,653	508,716	470,733
Lighting					
Contractual services	8,541	3,815	4,726	8,541	8,541
Electricity	18,396	8,588	9,808	18,396	18,396
Miscellaneous	1,643	581	1,062	1,643	1,643
Total lighting	28,580	12,984	15,596	28,580	28,580

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Revenue & Expenditures	
Maintenance					
Railroad crossing lease	8,810	-	8,810	8,810	8,810
Total maintenance	8,810	-	8,810	8,810	8,810
Landscape maintenance					
Coconut Rd. & Three Oaks Parkway					
Pine-straw/soil/sand	29,565	23,879	5,686	29,565	29,565
Plant replacement supplies	52,560	11,005	41,555	52,560	52,560
Maintenance supplies	4,928	2,759	2,168	4,927	19,710
Electricity	329	136	193	329	329
Irrigation water	49,275	22,396	26,879	49,275	49,275
Electric - 41 entry feature/irrigation	6,570	3,465	3,105	6,570	6,570
Contract services	5,256	568	4,688	5,256	5,256
Irrigation repair	6,570	10,052	6,570	16,622	9,855
Landscape maintenance contract	446,760	234,663	212,097	446,760	456,615
Irrigation management	756	1,511	5,256	6,767	8,278
Total Coconut Rd. & Three Oaks Parkway	602,569	310,434	308,197	618,631	638,013
Parks and recreation					
Coconut Road Park					
Capital outlay	13,140	-	13,140	13,140	13,140
License Fees	99	-	99	99	99
Plant Replacements	7,884	-	7,884	7,884	7,884
Other Maintenance Supplies	2,628	516	2,112	2,628	2,628
Electric	5,913	1,854	4,059	5,913	5,913
Irrigation Water	3,942	1,572	2,370	3,942	3,942
Sewer/Water	1,971	1,206	765	1,971	1,971
Contract Services	29,565	10,651	18,914	29,565	29,565
Building R&M	3,285	383	2,902	3,285	3,285
Landscape Maint Contract	57,632	26,981	30,651	57,632	59,130
Hardscape Repairs	8,541	-	8,541	8,541	8,541
Lighting Repairs	3,285	8,663	657	9,320	3,285
Hardscape Maintenance	4,271	-	2,300	2,300	2,628
CC Building Landscaping	7,556	-	7,556	7,556	7,556
Total parks and recreation	149,712	51,826	101,949	153,775	149,567
Other fees and charges					
Property appraiser	2,711	2,336	376	2,712	2,711
Tax collector	3,502	3,132	1,002	4,134	3,502
Total other fees and charges	6,213	5,468	1,378	6,846	6,213
Total expenditures	1,531,744	638,946	938,402	1,577,348	1,555,818
Excess/(deficiency) of revenues over/(under) expenditures	(46,753)	673,345	(765,702)	(92,357)	38,982
Fund balance: beginning (unaudited)	435,843	393,612	1,066,957	393,612	301,255
Fund balance: ending (projected)					
Assigned: capital outlay projects	315,788	315,788	301,255	301,255	315,788
Unreserved, undesignated	73,302	751,169	-	-	24,449
Fund balance: ending (projected)	\$ 389,090	\$ 1,066,957	\$ 301,255	\$ 301,255	\$ 340,237

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy - gross	\$ 743,171				\$ 802,888
Allowable discounts (4%)	(29,727)				(32,115)
Assessment levy - net	713,444	\$ 684,011	\$ 29,433	\$ 713,444	770,773
Commons Club- share maint cost	56,166	1,910	54,295	56,205	56,166
Coconut Road- cost sharing: mall contribution	4,459	1,838	2,621	4,459	4,459
Interest & miscellaneous	1,201	145	1,056	1,201	1,201
Total revenues	775,270	687,904	87,405	775,309	832,599
EXPENDITURES					
Professional & admin					
Supervisors	4,802	2,205	2,597	4,802	4,802
Management	31,393	15,696	15,697	31,393	31,393
Accounting	13,060	6,530	6,530	13,060	13,060
Audit	6,517	858	5,659	6,517	6,517
Legal	3,430	986	2,444	3,430	3,430
Field management	14,947	7,473	7,473	14,946	14,947
Engineering	10,290	4,068	6,222	10,290	10,290
Trustee	4,425	1,403	3,022	4,425	4,425
Dissemination Agent	686	343	343	686	686
Arbitrage	2,058	-	2,058	2,058	2,058
Assessment roll preparation	12,863	9,261	3,602	12,863	12,863
Telephone	355	177	178	355	355
Postage	412	127	285	412	412
Insurance	5,177	7,457	-	7,457	8,404
Printing & binding	781	391	390	781	781
Legal advertising	515	208	307	515	515
Contingencies	1,372	672	705	1,377	1,372
Annual District filing fee	120	120	-	120	120
ADA website compliance	120	72	-	72	120
Communication	343	-	343	343	343
Total professional & admin	113,666	58,047	57,855	115,902	116,893
Water management					
Contractual services	111,812	48,456	63,356	111,812	127,420
NPDES	5,831	6,714	1,715	8,429	5,831
Aquascaping	10,290	-	10,290	10,290	10,290
Aeration	22,295	-	22,295	22,295	22,295
Aeration - operating supplies	12,005	4,063	7,942	12,005	12,005
Culvert cleaning	10,290	14,200	-	14,200	15,435
Miscellaneous	1,715	-	1,715	1,715	1,715
Capital outlay - lake bank erosion repairs	68,600	-	66,403	66,403	34,300
Boundary exotic removal-Shared Ditch	12,005	3,344	15,092	18,436	16,464
Total water management	254,843	76,777	188,808	265,585	245,755
Lighting					
Contractual services	4,459	1,992	2,467	4,459	4,459
Electricity	9,604	4,483	5,121	9,604	9,604
Miscellaneous	858	303	554	857	858
Total lighting	14,921	6,778	8,142	14,920	14,921

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
Maintenance					
Railroad crossing lease	4,600	-	4,600	4,600	4,600
Total maintenance	4,600	-	4,600	4,600	4,600
Landscape maintenance					
Coconut Rd. & Three Oaks Parkway					
Pine-straw/soil/sand	15,435	12,466	2,969	15,435	15,435
Plant replacement supplies	27,440	5,745	21,695	27,440	27,440
Maintenance supplies	2,573	1,441	1,132	2,573	10,290
Electricity	172	71	100	171	172
Irrigation water	25,725	11,692	14,033	25,725	25,725
Electric - 41 entry feature/irrigation	3,430	1,809	1,621	3,430	3,430
Contract services	2,744	297	2,447	2,744	2,744
Irrigation repair	3,430	5,248	3,430	8,678	5,145
Landscape maintenance contract	233,240	122,510	110,730	233,240	238,385
Irrigation management	394	789	2,744	3,533	4,322
Total Coconut Rd. & Three Oaks Parkway	314,583	162,068	160,901	322,969	333,088
Parks and recreation					
Coconut Road Park					
Capital outlay	6,860	-	6,860	6,860	6,860
License Fees	51	-	51	51	51
Plant Replacements	4,116	-	4,116	4,116	4,116
Other Maintenance Supplies	1,372	269	1,103	1,372	1,372
Electric	3,087	968	2,119	3,087	3,087
Irrigation Water	2,058	821	1,237	2,058	2,058
Sewer/Water	1,029	630	399	1,029	1,029
Contract Services	15,435	5,560	9,875	15,435	15,435
Building R&M	1,715	200	1,515	1,715	1,715
Landscape Maint Contract	30,088	14,086	16,002	30,088	30,870
Hardscape Repairs	4,459	-	4,459	4,459	4,459
Lighting Repairs	1,715	4,523	343	4,866	1,715
Hardscape Maintenance	2,230	-	1,201	1,201	1,372
CC Building Landscaping	3,945	-	3,945	3,945	3,945
Total parks and recreation	78,160	27,057	53,224	80,281	78,084
Other fees and charges					
Property appraiser	1,416	1,219	196	1,415	1,416
Tax collector	1,829	674	523	1,197	1,829
Total other fees and charges	3,245	1,893	719	2,612	3,245
Total expenditures	784,018	332,620	474,249	806,869	796,586
Excess/(deficiency) of revenues over/(under) expenditures	(8,748)	355,284	(386,844)	(31,560)	36,013
Fund balance: beginning (unaudited)	315,453	293,999	649,283	293,999	262,439
Fund balance: ending (projected)					
Assigned: capital outlay projects	164,864	164,864	164,864	164,864	164,864
Unreserved, undesignated	141,841	484,419	97,575	97,575	133,588
Fund balance: ending (projected)	\$ 306,705	\$ 649,283	\$ 262,439	\$ 262,439	\$ 298,452

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2001 BONDS
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: on-roll - gross	\$ 108,453				\$ -
Allowable discounts (4%)	(4,338)				-
Assessment levy: on-roll - net	104,115	\$ 99,425	\$ 4,690	\$ 104,115	-
Interest Income	-	4	-	4	-
Total revenues	104,115	99,429	4,690	104,119	-
EXPENDITURES					
Debt service					
Principal	50,000	-	50,000	50,000	-
Principal prepayment	-	5,000	740,000	745,000	-
Interest	54,115	27,058	26,886	53,944	-
Total debt service	104,115	32,058	816,886	848,944	-
Other fees & charges					
Tax collector	-	238	(238)	-	-
Total other fees & charges	-	238	(238)	-	-
Total expenditures	104,115	32,296	816,648	848,944	-
Excess/(deficiency) of revenues over/(under) expenditures	-	67,133	(811,958)	(744,825)	-
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	735,250	-	735,250	-
Transfers out	-	-	(103,768)	(103,768)	-
Total other financing sources/(uses)	-	735,250	(103,768)	631,482	-
Net change in fund balances	-	802,383	(915,726)	(113,343)	-
Beginning fund balance (unaudited)	108,060	113,343	915,726	113,343	-
Ending fund balance (projected)	\$108,060	\$ 915,726	\$ -	\$ -	-
Use of fund balance					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2022					-
Projected fund balance surplus/(deficit) as of September 30, 2022					\$ -

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2003 BONDS
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: on-roll - gross	\$ 120,671				\$ -
Allowable discounts (4%)	(4,827)				-
Assessment levy: on-roll - net	115,844	\$ 111,050	\$ 4,794	\$ 115,844	-
Interest & miscellaneous	-	3	-	3	-
Total revenues	115,844	111,053	4,794	115,847	-
EXPENDITURES					
Debt service					
Principal	50,000	-	50,000	50,000	-
Principal prepayment	-	10,000	1,025,000	1,035,000	-
Interest	65,844	32,922	32,922	65,844	-
Total debt service	115,844	42,922	1,107,922	1,150,844	-
Other fees & charges					
Tax collector	-	108	(108)	-	-
Total other fees & charges	-	108	(108)	-	-
Total expenditures	115,844	43,030	1,107,814	1,150,844	-
Excess/(deficiency) of revenues over/(under) expenditures	-	68,023	(1,103,020)	(1,034,997)	-
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	1,020,250	-	1,020,250	-
Transfers out	-	-	(123,009)	(123,009)	-
Total other financing sources/(uses)	-	1,020,250	(123,009)	897,241	-
Net change in fund balances	-	1,088,273	(1,226,029)	(137,756)	-
Beginning fund balance (unaudited)	131,187	137,756	1,226,029	137,756	-
Ending fund balance (projected)	\$ 131,187	\$ 1,226,029	\$ -	\$ -	-
Use of Fund Balance					
Debt Service Reserve Account Balance (Required)					-
Interest Expense - November 1, 2022					-
Projected fund balance surplus/(deficit) as of September 30, 2022					\$ -

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017 BONDS (REFUNDED SERIES 2006)
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: on-roll - gross	\$ 1,140,414				\$ 1,140,414
Allowable discounts (4%)	(45,617)				(45,617)
Assessment levy: on-roll - net	1,094,797	\$ 1,049,627	\$ 45,170	\$ 1,094,797	1,094,797
Interest & miscellaneous	-	13	-	13	-
Total Revenues	1,094,797	1,049,640	45,170	1,094,810	1,094,797
EXPENDITURES					
Debt Service					
Principal	791,000	-	791,000	791,000	816,000
Interest	316,262	158,131	158,131	316,262	291,741
Total debt service	1,107,262	158,131	949,131	1,107,262	1,107,741
Other fees & charges					
Tax collector	-	1,023	(1,023)	-	-
Total other fees & charges	-	1,023	(1,023)	-	-
Total expenditures	118,813	159,154	948,108	1,107,262	1,107,741
Excess/(deficiency) of revenues over/(under) expenditures	975,985	890,486	(902,938)	(12,452)	(12,944)
Beginning fund balance (unaudited)	511,711	541,635	-	541,635	529,183
Ending fund balance (projected)	<u>\$1,487,696</u>	<u>\$ 1,432,121</u>	<u>\$ (902,938)</u>	<u>\$ 529,183</u>	<u>529,183</u>
Use of fund balance					
Debt service reserve account balance (required)					(273,970)
Interest expense - November 1, 2021					(145,871)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u>\$ 109,342</u>

Brooks II

Community Development District
Series 2017 (Refunded Series 2006)
\$12,444,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-	-	145,870.50	145,870.50
05/01/2022	816,000.00	3.100%	145,870.50	961,870.50
11/01/2022	-	-	133,222.50	133,222.50
05/01/2023	842,000.00	3.100%	133,222.50	975,222.50
11/01/2023	-	-	120,171.50	120,171.50
05/01/2024	868,000.00	3.100%	120,171.50	988,171.50
11/01/2024	-	-	106,717.50	106,717.50
05/01/2025	891,000.00	3.100%	106,717.50	997,717.50
11/01/2025	-	-	92,907.00	92,907.00
05/01/2026	924,000.00	3.100%	92,907.00	1,016,907.00
11/01/2026	-	-	78,585.00	78,585.00
05/01/2027	953,000.00	3.100%	78,585.00	1,031,585.00
11/01/2027	-	-	63,813.50	63,813.50
05/01/2028	983,000.00	3.100%	63,813.50	1,046,813.50
11/01/2028	-	-	48,577.00	48,577.00
05/01/2029	1,014,000.00	3.100%	48,577.00	1,062,577.00
11/01/2029	-	-	32,860.00	32,860.00
05/01/2030	1,046,000.00	3.100%	32,860.00	1,078,860.00
11/01/2030	-	-	16,647.00	16,647.00
05/01/2031	1,074,000.00	3.100%	16,647.00	1,090,647.00
Total	\$10,202,000.00	-	\$1,995,005.00	\$12,197,005.00

**BROOKS OF BONITA SPRINGS I
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 LOAN (REFUNDED SERIES 2001)
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 86,198
Allowable discounts (4%)	-				(3,448)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	82,750
Interest & miscellaneous	-	-	-	-	-
Total revenues	-	-	-	-	82,750
EXPENDITURES					
Debt service					
Principal	-	-	-	-	55,000
Principal prepayment	-	-	-	-	-
Interest	-	-	-	-	27,750
Total debt service	-	-	-	-	82,750
Other fees & charges					
Tax collector	-	-	-	-	-
Total other fees & charges	-	-	-	-	-
Total expenditures	-	-	-	-	82,750
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	-
OTHER FINANCING SOURCES/(USES)					
Proceeds on refunding bonds	-	740,000	-	740,000	-
Cost of issuance	-	(4,750)	(3,500)	(8,250)	-
Transfers out	-	(735,250)	-	(735,250)	-
Transfers in	-	-	103,768	103,768	-
Total other financing sources/(uses)	-	-	100,268	100,268	-
Net change in fund balances	-	-	100,268	100,268	-
Beginning fund balance (unaudited)	-	-	-	-	100,268
Ending fund balance (projected)	\$ -	\$ -	\$ 100,268	\$ 100,268	100,268
Use of Fund Balance					
Debt Service Reserve Account Balance (Required)					(19,000)
Interest Expense - November 1, 2022					(12,844)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 68,424</u>

Brooks I

Community Development District

Series 2021

\$740,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
05/01/2021			-	-
11/01/2021	-	-	13,875.00	13,875.00
05/01/2022	55,000.00	3.750%	13,875.00	68,875.00
11/01/2022	-	-	12,843.75	12,843.75
05/01/2023	55,000.00	3.750%	12,843.75	67,843.75
11/01/2023	-	-	11,812.50	11,812.50
05/01/2024	60,000.00	3.750%	11,812.50	71,812.50
11/01/2024	-	-	10,687.50	10,687.50
05/01/2025	65,000.00	3.750%	10,687.50	75,687.50
11/01/2025	-	-	9,468.75	9,468.75
05/01/2026	70,000.00	3.750%	9,468.75	79,468.75
11/01/2026	-	-	8,156.25	8,156.25
05/01/2027	75,000.00	3.750%	8,156.25	83,156.25
11/01/2027	-	-	6,750.00	6,750.00
05/01/2028	80,000.00	3.750%	6,750.00	86,750.00
11/01/2028	-	-	5,250.00	5,250.00
05/01/2029	85,000.00	3.750%	5,250.00	90,250.00
11/01/2029	-	-	3,656.25	3,656.25
05/01/2030	95,000.00	3.750%	3,656.25	98,656.25
11/01/2030	-	-	1,875.00	1,875.00
05/01/2031	100,000.00	3.750%	1,875.00	101,875.00
Total	\$740,000.00		\$168,750.00	\$908,750.00

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 LOAN (REFUNDED SERIES 2003)
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 97,331
Allowable discounts (4%)	-				(3,893)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	93,438
Interest & miscellaneous	-	-	-	-	-
Total revenues	-	-	-	-	93,438
EXPENDITURES					
Debt service					
Principal	-	-	-	-	55,000
Principal prepayment	-	-	-	-	-
Interest	-	-	-	-	38,438
Total debt service	-	-	-	-	93,438
Other fees & charges					
Tax collector	-	-	-	-	-
Total other fees & charges	-	-	-	-	-
Total expenditures	-	-	-	-	93,438
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	-
OTHER FINANCING SOURCES/(USES)					
Proceeds on refunding bonds	-	1,025,000	-	1,025,000	-
Cost of issuance	-	(4,750)	(3,500)	(8,250)	-
Transfers out	-	(1,020,250)	-	(1,020,250)	-
Transfers in	-	-	123,009	123,009	-
Total other financing sources/(uses)	-	-	119,509	119,509	-
Net change in fund balances	-	-	119,509	119,509	-
Beginning fund balance (unaudited)	-	-	-	-	119,509
Ending fund balance (projected)	\$ -	\$ -	\$ 119,509	\$ 119,509	119,509
Use of Fund Balance					
Debt Service Reserve Account Balance (Required)					(22,000)
Interest Expense - November 1, 2022					(18,188)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 79,321</u>

Brooks II

Community Development District

Series 2021

\$1,025,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
05/01/2021				-
11/01/2021	-	-	19,218.75	19,218.75
05/01/2022	55,000.00	3.750%	19,218.75	74,218.75
11/01/2022	-	-	18,187.50	18,187.50
05/01/2023	55,000.00	3.750%	18,187.50	73,187.50
11/01/2023	-	-	17,156.25	17,156.25
05/01/2024	60,000.00	3.750%	17,156.25	77,156.25
11/01/2024	-	-	16,031.25	16,031.25
05/01/2025	65,000.00	3.750%	16,031.25	81,031.25
11/01/2025	-	-	14,812.50	14,812.50
05/01/2026	70,000.00	3.750%	14,812.50	84,812.50
11/01/2026	-	-	13,500.00	13,500.00
05/01/2027	75,000.00	3.750%	13,500.00	88,500.00
11/01/2027	-	-	12,093.75	12,093.75
05/01/2028	75,000.00	3.750%	12,093.75	87,093.75
11/01/2028	-	-	10,687.50	10,687.50
05/01/2029	80,000.00	3.750%	10,687.50	90,687.50
11/01/2029	-	-	9,187.50	9,187.50
05/01/2030	85,000.00	3.750%	9,187.50	94,187.50
11/01/2030	-	-	7,593.75	7,593.75
05/01/2031	90,000.00	3.750%	7,593.75	97,593.75
11/01/2031	-	-	5,906.25	5,906.25
05/01/2032	100,000.00	3.750%	5,906.25	105,906.25
11/01/2032	-	-	4,031.25	4,031.25
05/01/2033	105,000.00	3.750%	4,031.25	109,031.25
11/01/2033	-	-	2,062.50	2,062.50
05/01/2034	110,000.00	3.750%	2,062.50	112,062.50
Total	\$1,025,000.00	-	\$300,937.50	\$1,325,937.50

**Brooks of Bonita Springs
Community Development District
2021 - 2022 Preliminary Assessments**

2006 Series Bond Issue (REFINANCED Series 1998)

Lee County PAID IN FULL

Neighborhood	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2021-2022 tax payment
Orchid Ridge	Est SF	\$ -	\$ 647.52	\$ 647.52	\$ -
Magnolia Bend	Est SF 2	\$ -	\$ 647.52	\$ 647.52	\$ -
Summerfield	Stand SF	\$ -	\$ 647.52	\$ 647.52	\$ -
Cedar Glen	Stand SF	\$ -	\$ 647.52	\$ 647.52	\$ -
Sycamore Grove	Stand SF	\$ -	\$ 647.52	\$ 647.52	\$ -
Idlewilde	Stand SF 2	\$ -	\$ 647.52	\$ 647.52	\$ -
Tamarind Trace	Patio 1 (a)	\$ -	\$ 647.52	\$ 647.52	\$ -
Ginger Pointe	Patio 1 (b)	\$ -	\$ 647.52	\$ 647.52	\$ -
Sweet Bay	Patio 1 (c)	\$ -	\$ 647.52	\$ 647.52	\$ -
Laurel Meadow	Patio 2	\$ -	\$ 647.52	\$ 647.52	\$ -
Oak Strand	Patio 2 (a)	\$ -	\$ 647.52	\$ 647.52	\$ -
Morningside	Coach 1	\$ -	\$ 647.52	\$ 647.52	\$ -
Cypress Hammock	Coach 2	\$ -	\$ 647.52	\$ 647.52	\$ -
Silver/Shady/Whisper/Willow Creek	D-Villa	\$ -	\$ 647.52	\$ 647.52	\$ -
Sabal Cove/Coral Cove	A-Villa	\$ -	\$ 647.52	\$ 647.52	\$ -
Autumn Lake/Hidden Lakes	Carriage H	\$ -	\$ 647.52	\$ 647.52	\$ -
Streamside/Sunset/Winding Stream	Garden C	\$ -	\$ 647.52	\$ 647.52	\$ -
Copperleaf - Wisteria Point Bldg 11	Carriage H	\$ -	\$ 647.52	\$ 647.52	\$ -
Lighthouse Bay	PAID IN FULL	\$ -	\$ 647.52	\$ 647.52	\$ -

**Brooks of Bonita Springs
Community Development District
2021 - 2022 Preliminary Assessments**

2021 Series Loan (REFINANCED Series 2001)

Lee County 9 years remaining

Neighborhood	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2021-2022 tax payment
Foxtail Creek (lots 26-51)	D-Villa	\$ 853.83	\$ 647.52	\$1,501.35	\$ 6,785.23
Jasmine Lake (lots 7-30)	D-Villa	\$ 853.83	\$ 647.52	\$1,501.35	\$ 6,785.23
Winding Stream (Bldgs 30, 31, 32)	Garden C	\$ 556.84	\$ 647.52	\$1,204.36	\$ 4,425.14
Lighthouse Bay	PAID IN FULL	\$	\$ 647.52	\$647.52	\$
Town Ctr Bldg #1	Comm	\$ 10,741.35	\$ 12,950.37	\$23,691.72	\$ 85,359.60
Fitness Center	PAID IN FULL	\$	\$ 3,237.59	\$3,237.59	\$
Restaurant	PAID IN FULL	\$	\$ 3,237.59	\$3,237.59	\$
Community Bldg	PAID IN FULL	\$	\$ 1,942.56	\$1,942.56	\$
Balance of Town Ctr	Comm	\$ 16,059.85	\$ 19,425.56	\$ 35,485.41	\$ 127,624.70

**Brooks of Bonita Springs II
Community Development District
2021 - 2022 Preliminary Assessments**

2017 Series Bond Issue (REFINANCED Series 2006)

Lee County 9 years remaining

Neighborhood	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2021-2022 tax payment
Lake Forest	\$ 36,213.77	Estate SF	\$ 2,208.89	\$647.52	\$2,856.41	\$ 16,648.07
Oak Brook	\$ 36,213.77	Estate SF	\$ 2,208.89	\$647.52	\$2,856.41	\$ 16,648.07
The Reserve	\$ 36,213.77	Estate SF	\$ 2,208.89	\$647.52	\$2,856.41	\$ 16,648.07
Glen Lakes - C (lots 10-12)	\$ 30,178.14	Standard SF-IV	\$ 1,840.74	\$647.52	\$2,488.26	\$ 13,873.39
Glen Lakes - B (lots 7-9,13-22)	\$ 24,142.51	Standard SF-III	\$ 1,472.59	\$647.52	\$2,120.11	\$ 11,098.71
Glen Lakes - A (lots 1-6, 23-35)	\$ 19,314.01	Standard SF	\$ 1,178.08	\$647.52	\$1,825.60	\$ 8,878.97
Willow Walk	\$ 19,314.01	Standard SF	\$ 1,178.08	\$647.52	\$1,825.60	\$ 8,878.97
Banyan Cove	\$ 19,314.01	Standard SF	\$ 1,178.08	\$647.52	\$1,825.60	\$ 8,878.97
Chartwell	\$ 19,314.01	Standard SF	\$ 1,178.08	\$647.52	\$1,825.60	\$ 8,878.97
Fairview	\$ 19,314.01	Standard SF	\$ 1,178.08	\$647.52	\$1,825.60	\$ 8,878.97
Northridge	\$ 16,296.20	Villa 55	\$ 994.00	\$647.52	\$1,641.52	\$ 7,491.63
Glenview	\$ 13,881.94	SF I	\$ 846.74	\$647.52	\$1,494.26	\$ 6,381.75
Woodmont	\$ 13,881.94	SF I	\$ 846.74	\$647.52	\$1,494.26	\$ 6,381.75
Kenwood	\$ 14,485.51	SF II	\$ 883.56	\$647.52	\$1,531.08	\$ 6,659.23
Mahogany Cove	\$ 10,260.57	Patio	\$ 625.85	\$647.52	\$1,273.37	\$ 4,716.95
Hawthorne	\$ 12,071.26	Patio II	\$ 736.30	\$647.52	\$1,383.82	\$ 5,549.36
Longleaf	\$ 11,467.69	Patio I	\$ 699.48	\$647.52	\$1,347.00	\$ 5,271.89
Indigo Isle	\$ 9,053.44	Coach	\$ 552.22	\$647.52	\$1,199.74	\$ 4,162.01
Palmetto Ridge	\$ 9,053.44	Coach	\$ 552.22	\$647.52	\$1,199.74	\$ 4,162.01
Oak Hammock	\$ 9,053.44	Coach	\$ 552.22	\$647.52	\$1,199.74	\$ 4,162.01
Whispering Ridge	\$ 19,314.01	75" SF	\$ 1,178.07	\$647.52	\$1,825.59	\$ 8,878.97
Copper Lakes	\$ 19,314.01	75" SF	\$ 1,178.07	\$647.52	\$1,825.59	\$ 8,878.97
Stillwater Cay	\$ 18,106.88	65" SF	\$ 1,104.45	\$647.52	\$1,751.97	\$ 8,324.03
Juniper Walk	\$ 18,106.88	65" SF	\$ 1,104.45	\$647.52	\$1,751.97	\$ 8,324.03
Caraway Lakes	\$ 18,106.88	65" SF	\$ 1,104.45	\$647.52	\$1,751.97	\$ 8,324.03
Sage Meadow	\$ 16,899.76	D-Villas	\$ 1,030.82	\$647.52	\$1,678.34	\$ 7,769.10
Cinnamon Ridge	\$ 16,899.76	D-Villas	\$ 1,030.82	\$647.52	\$1,678.34	\$ 7,769.10
Foxtail Creek (lots 1-25, 52-68)	\$ 16,899.76	D-Villas	\$ 1,030.82	\$647.52	\$1,678.34	\$ 7,769.10
Jasmine Lakes (lots 1-6)	\$ 16,899.76	D-Villas	\$ 1,030.82	\$647.52	\$1,678.34	\$ 7,769.10
Wisteria Pointe (except bldg 11)	\$ 12,071.26	Carriage	\$ 736.30	\$647.52	\$1,383.82	\$ 5,549.36
Sago Pointe	\$ 12,071.26	Carriage	\$ 736.30	\$647.52	\$1,383.82	\$ 5,549.36

**Brooks of Bonita Springs II
Community Development District
2021 - 2022 Preliminary Assessments**

2021 Series Loan

Lee County 12 years remaining
--

Neighborhood	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2021-2022 tax payment
Woodsedge (lots 1-5,11-17,24-26)	\$38,285.49	Estate SF A	\$ 2,284.75	\$647.52	\$2,932.27	\$ 22,769.95
Woodsedge (lots 7,10,18,19,20,21)	\$44,666.41	Estate SF B	\$ 2,665.55	\$647.52	\$3,313.07	\$ 26,564.95
Woodsedge (lots 6,8,9,22,23)	\$51,047.32	Estate SF C	\$ 3,046.34	\$647.52	\$3,693.86	\$ 30,359.94
Plumbago Pointe	\$14,038.01	SF - 65	\$ 837.74	\$647.52	\$1,485.26	\$ 8,348.98
Bay Crest	\$14,038.01	SF - 65	\$ 837.74	\$647.52	\$1,485.26	\$ 8,348.98

**BROOKS OF BONITA SPRINGS
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

6A

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Brooks of Bonita Spring Community Development District (“**District**”) prior to June 15, 2021, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 25, 2021

HOUR: 1:00 p.m.

LOCATION: The Commons Club at The Brooks Enrichment Center
9930 Coconut Road
Bonita Springs, Florida 34135

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County, Florida at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28th DAY OF APRIL, 2021.

ATTEST:

**BROOKS OF BONITA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2021/2022 Proposed Budget

**BROOKS OF BONITA SPRINGS
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

6B

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Brooks of Bonita Spring Community Development District II ("**District**") prior to June 15, 2021, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT II:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 25, 2021

HOUR: 1:00 p.m.

LOCATION: The Commons Club at The Brooks Enrichment Center
9930 Coconut Road
Bonita Springs, Florida 34135

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County, Florida at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28th DAY OF APRIL, 2021.

ATTEST:

**BROOKS OF BONITA COMMUNITY
DEVELOPMENT DISTRICT II**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2021/2022 Proposed Budget

**BROOKS OF BONITA SPRINGS
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

7

**ORDER OF MAGNITUDE COST ESTIMATE
FOR
THE BROOKS
PICKLEBALL COURT EXPANSION**

ON-SITE IMPROVEMENTS					
ITEM NO.	DESCRIPTION	EST QTY	UNIT	UNIT PRICE	AMOUNT
I	SITE WORK				
I-1	EROSION CONTROL MEASURES	1	LS	\$1,500.00	\$1,500.00
I-2	SITE PREP AND GRADING	1	LS	\$10,000.00	\$10,000.00
I-3	SOD (BAHIA)	1,600	SY	\$2.75	\$4,400.00
I-4	PARKING LOT	1,500	SY	\$30.00	\$45,000.00
I-5	BRICK PAVER SIDEWALK	300	SY	\$40.00	\$12,000.00
I-6	SIGNING & MARKING	1	LS	\$2,500.00	\$2,500.00
I-7	DRAINAGE PIPE (RCP)	240	LF	\$100.00	\$24,000.00
I-8	DRAINAGE STRUCTURES (TYPE C INLET)	2	EA	\$4,000.00	\$8,000.00
I-9	TRENCH DRAIN	150	LF	\$125.00	\$18,750.00
SITE WORK SUB TOTAL					\$126,150.00
II	ELECTRICAL				
II-1	MISC. ELECTRICAL	1	LS	\$2,500.00	\$2,500.00
II-2	PICKLEBALL COURT LIGHTING	1	LS	\$50,000.00	\$50,000.00
II-3	PARKING LOT LIGHTING	1	LS	\$10,000.00	\$10,000.00
ELECTRICAL SUB TOTAL					\$62,500.00
III	LANDSCAPE				
III-1	SITE FURNISHINGS	1	LS	\$7,500.00	\$7,500.00
III-2	LANDSCAPING	1	LS	\$10,000.00	\$10,000.00
III-3	SITE IRRIGATION	1	LS	\$2,500.00	\$2,500.00
III-4	PICKLEBALL COURTS W/FENCING	6	EA	\$30,000.00	\$180,000.00
LANDSCAPE SUB TOTAL					\$200,000.00
IV	BUILDING				
IV-1	SHADE STRUCTURES	3	EA	\$30,000.00	\$90,000.00
BUILDING SUB TOTAL					\$90,000.00
TOTAL ON-SITE IMPROVEMENTS:					\$478,650.00
10% CONTINGENCY:					\$47,865.00
GRAND TOTAL:					\$526,515.00

ASSUMPTIONS

- SITE PREP AND GRADING INCLUDES ALL DEMOLITION, FILLING AND GRADING
- SOD QTY IS ESTIMATED BASED ON IMPACTED AREA
- PARKING LOT UNIT PRICE INCLUDES 12" LBR40 SUBGRADE, 8" LIMEROCK BASE AND 1.5" ASPHALT
- SHADE STRUCTURES ASSUME 10'X20' OPE AIR STRUCTURES
- CONSTRUCTION MANAGEMENT FEES ARE NOT INCLUDED IN THIS OMCE

\\johnson\eng\jason\2023\230814-001\230814-001.dwg (Project) (Drawing) (Drawing) 23/08/24 09:51:27 AM (User) (User) (User) 23/08/24 09:51:27 AM - 11/25mm



SHEET NUMBER
1 OF 1

SITE PLAN &
AERIAL
PHOTOSHAPH

DATE: 08/23/2023
PROJECT NO.: 230814-001
TITLE: BROOKS PICKLEBALL COURT ADDITION
SCALE: AS SHOWN

NO.	DESCRIPTION	DATE

THE VILLAGE OF ESTERO
LEE COUNTY, FLORIDA

THE BROOKS PICKLEBALL
COURT ADDITION

JOHNSON
ENGINEERING
INC.
2377 SANDHURST DRIVE
PALM BEACH, FLORIDA 33411
(561) 841-1111
F.L. 00011516.0001

Brooks Pickleball Club Implementation Plan

BPC used members' experiences and consulted with a retired lawyer on the content and wording of documents. BPC was advised by a tax professional, a CPA and a community General Manager on fiscal items. BPC will use best practices from organizations with similar tasks.

Bylaws for Brooks Pickleball Club

Rules of Play

Incorporate Club as Non Profit that absorbs liability responsibility and achieve desired fiscal capabilities; requires annual tax filing obligation

Open bank account

Require members and guests to sign Liability Waiver in favor of BPC and CDD's

HOLDMYCOURT reservation system will be changed to a Chelsea reservation system...achieves fairness for all BPC members to court reservation opportunities.

Pickleball Club Directors will observe the amenity situation and adjust appropriately.

Use The Commons Club administration to issue new BPC cards.

As needed, hire a Pickleball Professional as a part time, independent contractor.

The BPC Implementation Plan contains documents that collectively position the Brooks pickleball community to benefit from the CDDs' execution of the physical upgrades to the Brooks CDD Courts.

Brooks Pickleball Club: Bylaws

Purpose: establish pickleball management and operations guidelines, and organize play and lesson programs, define membership process.

Membership: open to owners and residents of the Brooks communities and limited others; process to make membership application; and standards of conduct. Members, residents and guests must sign a Liability Waiver; membership termination circumstances.

Dues, Budget, Bank Account: dues are set by the Board of Directors; Board prepares annual budget approved by membership; bank account guidelines; BPC must operate as non-profit; fiscal year Oct.1 to Sept. 30.

Board of Directors and Officers: 7 Directors elected from the 4 Brooks communities (now has 300 BPC members [500 total pickleball players]); 2 year terms; 2 consecutive terms limit for Directors; election process defined; and Annual Membership Meeting in March.

Officer Responsibilities: Officer (4) responsibilities are delineated; non-Officers (3) lead BPC committees. The Treasurer is a key figure in the fiscal processes needed for the successful operation of the Club.

Board of Directors Duties: set operations policy, create and staff committees, meet between October and April, provide appropriate communications with the CDD Boards of Supervisors and with the Brooks communities.

Amendments: can be proposed by the Board or by a members' written petition; outlined the process to advise members of proposed Bylaw amendments; and that amendments must be voted on by the membership at the next Annual Meeting.

Brooks Pickleball Club: Rules of Play

BPC Goals: promote and encourage pickleball in the Brooks communities

Membership: Brooks residents and property owners; Non-Brooks people pay \$500 annual membership fee; membership termination circumstances; signed Liability Waiver required of all court users.

Court Usage: 7 days a week, 7 am – 9 pm;

Describes BPC organized Club hours, special events, wet court safety practices, and the Open Play rotational system.

Court Reservation System: uses HOLDMYCOURT; usage restrictions delineated.

Guest Policy: no guests permitted during open play; guests are only allowed during periods where a member has reserved a court; guests need a Guest Card obtained by the member from the Enrichment Center.

Open Play Rotational System: no guests allowed; need membership card; no friends-only games.

Dress Code, Facilities and Equipment: recommended shoes; availability of paddles and balls; restroom and water station location.

Court Etiquette: good sportsmanship is the rule.

Lessons and Skill Training: Beginner training occurs in season on Monday, Wednesday and Friday mornings and is open to all Brooks residents.

Social Activities: the social committee organizes activities such as recreational pickleball play with food, evenings at dance clubs, barbeques at the beach, holiday parties, etc.

Competitive Team Guidelines: 6 to 8 teams represent Brooks in Estero Open League; League Coordinator and team captains responsibilities described.

BPC Rules Enforcement: violators of BPC Rules should be reported in writing to a BPC Director. Warning for first violation; for second offences suspension of court access for 30 to 90 days; multiple violations can result in removal of court privileges.

Brooks Pickleball Club Incorporation

BPC will incorporate in the State of Florida and apply for 501(c)(3) Federal status, as these are important steps to fully achieve our goals for a Brooks pickleball community.

As a 501(c)(3) nonprofit, BPC will be able to apply for grants and accept donations, be exempt from federal corporate income tax, and limit the liability of BPC's Directors.

The BPC's Florida Incorporation application has been completed and reviewed by a person with legal experience. It will be submitted to Florida after the CDD I and II Boards of Supervisors commit to expand the number of Brooks CDD courts.

Financial Aspects of the Brooks Pickleball Club

- The BPC will be incorporated as a Non Profit Florida entity. It will open a bank account for BPC financial transactions.
- Annual dues payments to BPC must be inserted by the member into a lock box in the Commons Club. Then the member will be issued a new BPC card valid only for the upcoming year.
- The Treasurer shall deposit the payments into the BPC bank account. The Treasurer will maintain a list of current members and provide a membership list to the BPC Board of Directors upon request.
- The Treasurer shall assist in the preparation of any required tax documents.
- The President and the Treasurer shall both sign any checks written against the BPC banking account.

Liability Waiver

The Liability Waiver was drawn up with the assistance of a person with legal experience. Each person, including guests, that want to use the BPC courts, must have signed the Waiver. The Waiver includes statements to the effect:

- Recognize the nature of play on the BPC courts may expose one to hazards or risk.
- The signer accepts all risks to the signer's health or property.
- Releases the BPC, its Directors, officers, agents, employees and independent contractors, and the Brooks CDD I and Brooks CDD II from any and all liability to the signer and the signer's agents, heirs, etc., from liability because of the signer's participation in BPC activities.

**BROOKS OF BONITA SPRINGS
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

9C

From: Joseph Archazki <JosephA@thecommonsclub.com>

Sent: Wednesday, March 31, 2021 4:14 PM

To: Chuck Adams <adamsc@whhassociates.com>

Subject: Coconut Park Property Purchase

Good afternoon, Chuck:

Both my past board (pre 3.22.21) and my new board have discussed the possibility of purchasing/leasing the Coconut Park property. Results: the Commons Club will take a pass – there is no interest with repurchasing the parcel.

Thank you,

Joe

Joseph Archazki, CCM CEC CAM

General Manager

The Commons Club at The Brooks

9930 Coconut Rd, Estero, FL 34135

Office (239) 949-3804 Fax (239) 948-4901

Cell (239) 565-7016

josepha@thecommonsclub.com | www.thecommonsclub.com

**BROOKS OF BONITA SPRINGS
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

11

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2021**

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
MARCH 31, 2021**

	General Funds	Debt Service Funds	Total Governmental Funds
	<u> </u>	<u> </u>	<u> </u>
ASSETS			
Cash & investments	\$1,785,984	\$3,503,971	\$ 5,289,955
Deposits	525	-	525
Accounts receivable	19,116	-	19,116
Due from other funds			
Brooks I			
General fund	-	4,647	4,647
Brooks II			
General fund	-	65,258	65,258
Total assets	<u>\$ 1,805,625</u>	<u>\$ 3,573,876</u>	<u>\$ 5,379,501</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Due to other funds			
Brooks I			
Debt service - series 2001	4,647	-	4,647
Brooks II			
Debt service - series 2003	6,244	-	6,244
Debt service - series 2017	59,014	-	59,014
Due to clearing fund	364	-	364
Total liabilities	<u>70,269</u>	<u>-</u>	<u>70,269</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	19,116	-	19,116
Total deferred inflows of resources	<u>19,116</u>	<u>-</u>	<u>19,116</u>
Fund balances:			
Restricted for:			
Debt service	-	3,573,876	3,573,876
Unassigned	1,716,240	-	1,716,240
Total fund balances	<u>1,716,240</u>	<u>3,573,876</u>	<u>5,290,116</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,805,625</u>	<u>\$ 3,573,876</u>	<u>\$ 5,379,501</u>

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUNDS
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 24,750	\$ 1,989,001	\$ 2,080,006	96%
Commons Club - share maint cost	-	5,568	163,749	3%
Coconut Road - cost sharing (mall contribution)	-	5,360	13,000	41%
Interest & miscellaneous	31	266	3,500	8%
Total revenues	<u>24,781</u>	<u>2,000,195</u>	<u>2,260,255</u>	88%
EXPENDITURES				
Administrative				
Supervisors	-	6,428	14,000	46%
Management	7,627	45,762	91,526	50%
Accounting	3,173	19,038	38,077	50%
Audit	2,501	2,501	19,000	13%
Legal	885	2,874	10,000	29%
Field management	3,632	21,788	43,576	50%
Engineering	10,325	11,859	30,000	40%
Trustee	-	4,090	12,900	32%
Dissemination agent	166	1,000	2,000	50%
Arbitrage rebate calculation	-	-	6,000	0%
Assessment roll preparation	-	27,000	37,500	72%
Telephone	87	517	1,035	50%
Postage	29	370	1,200	31%
Insurance	-	21,741	15,092	144%
Printing and binding	190	1,139	2,277	50%
Legal advertising	235	606	1,500	40%
Contingencies	870	1,945	3,999	49%
Settlement payment-lighthouse bay	-	-	30,000	0%
Annual district filing fee	-	350	350	100%
ADA website compliance	-	210	351	60%
Communication	-	-	1,000	0%
Total administrative	<u>29,720</u>	<u>169,218</u>	<u>361,383</u>	47%
Water management				
Contractual services	33,923	141,271	325,983	43%
NPDES permit	898	19,574	17,000	115%
Aquascaping	-	-	30,000	0%
Aeration	-	-	65,000	0%
Aeration operating supplies	2,282	11,845	35,000	34%
Culvert cleaning	-	41,400	30,000	138%
Capital outlay-lake bank erosion	-	-	200,000	0%
Boundary exotic removal	-	9,750	35,000	28%
Miscellaneous	-	-	5,000	0%
Total water management	<u>37,103</u>	<u>223,840</u>	<u>742,983</u>	30%

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUNDS
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	-	5,807	13,000	45%
Electricity	2,650	13,071	28,000	47%
Miscellaneous	192	884	2,500	35%
Total lighting services	<u>2,842</u>	<u>19,762</u>	<u>43,500</u>	45%
Maintenance				
Railroad crossing lease	-	-	13,410	0%
Total maintenance	<u>-</u>	<u>-</u>	<u>13,410</u>	0%
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	36,345	45,000	81%
Plant replacement supplies	-	16,750	80,000	21%
Maintenance supplies	-	4,200	7,500	56%
Electricity	41	207	500	41%
Irrigation water	7,001	34,088	75,000	45%
Electric - 41 entry feature/irrigation	1,099	5,274	10,000	53%
Contract services	220	865	8,000	11%
Irrigation repairs	1,530	15,300	9,999	153%
Landscape maintenance contract	50,684	357,173	680,000	53%
Irrigation management	-	2,300	1,150	200%
Total Coconut Rd. & Three Oaks Parkway	<u>60,575</u>	<u>472,502</u>	<u>917,149</u>	52%
Coconut Road Park				
Capital outlay - lighting	-	-	20,000	0%
License fees	-	-	150	0%
Plant replacements	-	-	12,000	0%
Other maintenance supplies	272	785	4,000	20%
Electric	620	2,822	9,000	31%
Irrigation water	1,029	2,393	6,000	40%
Sewer/water	409	1,836	3,000	61%
Contract services	2,880	16,211	45,000	36%
Building R&M	583	583	5,000	12%
Landscape maint contract	5,437	41,067	87,720	47%
Hardscape repairs	-	-	13,000	0%
Lighting repairs	4,957	13,186	5,000	264%
Hardscape maintenance	-	-	6,500	0%
CC building landscaping	-	-	11,500	0%
Total parks and recreation	<u>16,187</u>	<u>78,883</u>	<u>227,870</u>	35%

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUNDS
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
Other fees and charges				
Property appraiser	-	3,555	4,127	86%
Tax collector	-	3,806	5,331	71%
Total other fees and charges	-	7,361	9,458	78%
Total expenditures	146,427	971,566	2,315,753	42%
 Excess/(deficiency) of revenues over/(under) expenditures	 (121,646)	 1,028,629	 (55,498)	
 Fund balances - beginning	 1,837,886	 687,611	 751,296	
Assigned: capital outlay projects	480,652	480,652	480,652	
Unassigned	1,235,588	1,235,588	215,138	
Fund balances - ending	<u>\$ 1,716,240</u>	<u>\$ 1,716,240</u>	<u>\$ 695,798</u>	

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GENERAL FUND
MARCH 31, 2021**

	Balance
ASSETS	
SunTrust	\$ 1,015,615
Centennial Bank	26,691
Finemark: MMF	29,012
Deposits	525
Accounts receivable	12,559
Total assets	\$ 1,084,402
 LIABILITIES & FUND BALANCES	
Liabilities:	
Due to other funds	
Brooks I	
Debt service - series 2001	4,647
Due to clearing fund	239
Total liabilities	4,886
 DEFERRED INFLOWS OF RESOURCES	
Deferred receipts	12,559
Total deferred inflows of resources	12,559
 Fund balances:	
Unassigned	1,066,957
Total fund balances	1,066,957
Total liabilities, deferred inflows of resources and fund balances	\$ 1,084,402

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 13,103	\$ 1,304,990	\$ 1,366,564	95%
Commons Club - share maint cost	-	3,658	107,583	3%
Coconut Road - cost sharing (mall contribution)	-	3,522	8,541	41%
Interest & miscellaneous	13	121	2,300	5%
Total revenues	<u>13,116</u>	<u>1,312,291</u>	<u>1,484,988</u>	88%
EXPENDITURES				
Administrative				
Supervisors	-	4,223	9,198	46%
Management	5,011	30,066	60,133	50%
Accounting	2,085	12,508	25,017	50%
Audit	1,643	1,643	12,483	13%
Legal	581	1,888	6,570	29%
Field management	2,386	14,315	28,629	50%
Engineering	6,784	7,791	19,710	40%
Trustee	-	2,687	8,475	32%
Dissemination agent	109	657	1,314	50%
Arbitrage rebate calculation	-	-	3,942	0%
Assessment roll preparation	-	17,739	24,638	72%
Telephone	57	340	680	50%
Postage	19	243	788	31%
Insurance	-	14,284	9,915	144%
Printing and binding	125	748	1,496	50%
Legal advertising	154	398	986	40%
Contingencies	570	1,273	2,628	48%
Settlement payment-lighthouse bay	-	-	30,000	0%
Annual district filing fee	-	230	230	100%
ADA website compliance	-	138	231	60%
Communication	-	-	657	0%
Total administrative	<u>19,524</u>	<u>111,171</u>	<u>247,720</u>	45%
Water management				
Contractual services	22,288	92,815	214,171	43%
NPDES permit	590	12,860	11,169	115%
Aquascaping	-	-	19,710	0%
Aeration	-	-	42,705	0%
Aeration operating supplies	1,499	7,782	22,995	34%
Culvert cleaning	-	27,200	19,710	138%
Capital outlay-lake bank erosion	-	-	131,400	0%
Boundary exotic removal	-	6,406	22,995	28%
Miscellaneous	-	-	3,285	0%
Total water management	<u>24,377</u>	<u>147,063</u>	<u>488,140</u>	30%

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	-	3,815	8,541	45%
Electricity	1,741	8,588	18,396	47%
Miscellaneous	126	581	1,643	35%
Total lighting services	<u>1,867</u>	<u>12,984</u>	<u>28,580</u>	45%
Maintenance				
Railroad crossing lease	-	-	8,810	0%
Total maintenance	<u>-</u>	<u>-</u>	<u>8,810</u>	0%
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	23,879	29,565	81%
Plant replacement supplies	-	11,005	52,560	21%
Maintenance supplies	-	2,759	4,928	56%
Electricity	27	136	329	41%
Irrigation water	4,600	22,396	49,275	45%
Electric - 41 entry feature/irrigation	722	3,465	6,570	53%
Contract services	145	568	5,256	11%
Irrigation repairs	1,005	10,052	6,570	153%
Landscape maintenance contract	33,299	234,663	446,760	53%
Irrigation management	-	1,511	756	200%
Total Coconut Rd. & Three Oaks Parkway	<u>39,798</u>	<u>310,434</u>	<u>602,569</u>	52%
Coconut Road Park				
Capital outlay - lighting	-	-	13,140	0%
License fees	-	-	99	0%
Plant replacements	-	-	7,884	0%
Other maintenance supplies	179	516	2,628	20%
Electric	407	1,854	5,913	31%
Irrigation water	676	1,572	3,942	40%
Sewer/water	269	1,206	1,971	61%
Contract services	1,892	10,651	29,565	36%
Building R&M	383	383	3,285	12%
Landscape maint contract	3,572	26,981	57,632	47%
Hardscape repairs	-	-	8,541	0%
Lighting repairs	3,257	8,663	3,285	264%
Hardscape maintenance	-	-	4,271	0%
CC building landscaping	-	-	7,556	0%
Total parks and recreation	<u>10,635</u>	<u>51,826</u>	<u>149,712</u>	35%

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Property appraiser	-	2,336	2,711	86%
Tax collector	-	3,132	3,502	89%
Total other fees & charges	-	5,468	6,213	88%
Total expenditures	96,201	638,946	1,531,744	42%
Excess/(deficiency) of revenues over/(under) expenditures	(83,085)	673,345	(46,756)	
Fund balances - beginning	1,150,042	393,612	435,843	
Assigned: capital outlay projects	315,788	315,788	315,788	
Unassigned	751,169	751,169	73,299	
Fund balances - ending	<u>\$ 1,066,957</u>	<u>\$ 1,066,957</u>	<u>\$ 389,087</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GENERAL FUND
MARCH 31, 2021**

	Balance
ASSETS	
BankUnited	\$ 101,049
SunTrust	561,832
Centennial Bank	51,785
Accounts receivable	6,557
Total assets	\$ 721,223
 LIABILITES & FUND BALANCES	
Liabilities:	
Due to other funds	
Brooks II	
Debt service - series 2003	6,244
Debt service - series 2017	59,014
Due to clearing fund	125
Total liabilities	65,383
 DEFERRED INFLOWS OF RESOURCES	
Deferred receipts	6,557
Total deferred inflows of resources	6,557
 Fund balances:	
Unassigned	649,283
Total fund balances	649,283
Total liabilities, deferred inflows of resources and fund balances	\$ 721,223

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 11,647	\$ 684,011	\$ 713,442	96%
Commons Club - share maint cost	-	1,910	56,166	3%
Coconut Road - cost sharing (mall contribution)	-	1,838	4,459	41%
Interest & miscellaneous	18	145	1,201	12%
Total revenues	<u>11,665</u>	<u>687,904</u>	<u>775,268</u>	89%
EXPENDITURES				
Administrative				
Supervisors	-	2,205	4,802	46%
Management	2,616	15,696	31,393	50%
Accounting	1,088	6,530	13,060	50%
Audit	858	858	6,517	13%
Legal	304	986	3,430	29%
Field management	1,246	7,473	14,947	50%
Engineering	3,541	4,068	10,290	40%
Trustee	-	1,403	4,425	32%
Dissemination agent	57	343	686	50%
Arbitrage rebate calculation	-	-	2,058	0%
Assessment roll preparation	-	9,261	12,863	72%
Telephone	30	177	355	50%
Postage	10	127	412	31%
Insurance	-	7,457	5,177	144%
Printing and binding	65	391	781	50%
Legal advertising	81	208	515	40%
Contingencies	300	672	1,372	49%
Annual district filing fee	-	120	120	100%
ADA website compliance	-	72	120	60%
Communication	-	-	343	0%
Total administrative	<u>10,196</u>	<u>58,047</u>	<u>113,666</u>	51%
Water management				
Contractual services	11,635	48,456	111,812	43%
NPDES permit	308	6,714	5,831	115%
Aquascaping	-	-	10,290	0%
Aeration	-	-	22,295	0%
Aeration operating supplies	783	4,063	12,005	34%
Culvert cleaning	-	14,200	10,290	138%
Capital outlay-lake bank erosion	-	-	68,600	0%
Boundary exotic removal	-	3,344	12,005	28%
Miscellaneous	-	-	1,715	0%
Total water management	<u>12,726</u>	<u>76,777</u>	<u>254,843</u>	30%

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	-	1,992	4,459	45%
Electricity	909	4,483	9,604	47%
Miscellaneous	66	303	858	35%
Total lighting services	<u>975</u>	<u>6,778</u>	<u>14,921</u>	45%
Maintenance				
Railroad crossing lease	-	-	4,600	0%
Total maintenance	<u>-</u>	<u>-</u>	<u>4,600</u>	0%
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	12,466	15,435	81%
Plant replacement supplies	-	5,745	27,440	21%
Maintenance supplies	-	1,441	2,573	56%
Electricity	14	71	172	41%
Irrigation water	2,401	11,692	25,725	45%
Electric - 41 entry feature/irrigation	377	1,809	3,430	53%
Contract services	75	297	2,744	11%
Irrigation repairs	525	5,248	3,430	153%
Landscape maintenance contract	17,385	122,510	233,240	53%
Irrigation management	-	789	394	200%
Total Coconut Rd. & Three Oaks Parkway	<u>20,777</u>	<u>162,068</u>	<u>314,583</u>	52%
Coconut Road Park				
Capital outlay - lighting	-	-	6,860	0%
License fees	-	-	51	0%
Plant replacements	-	-	4,116	0%
Other maintenance supplies	93	269	1,372	20%
Electric	213	968	3,087	31%
Irrigation water	353	821	2,058	40%
Sewer/water	140	630	1,029	61%
Contract services	988	5,560	15,435	36%
Building R&M	200	200	1,715	12%
Landscape maint contract	1,865	14,086	30,088	47%
Hardscape repairs	-	-	4,459	0%
Lighting repairs	1,700	4,523	1,715	264%
Hardscape maintenance	-	-	2,230	0%
CC building landscaping	-	-	3,945	0%
Total parks and recreation	<u>5,552</u>	<u>27,057</u>	<u>78,160</u>	35%

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Property appraiser	-	1,219	1,416	86%
Tax collector	-	674	1,829	37%
Total other fees & charges	-	1,893	3,245	58%
Total expenditures	<u>50,226</u>	<u>332,620</u>	<u>784,018</u>	42%
 Excess/(deficiency) of revenues over/(under) expenditures	 (38,561)	 355,284	 (8,750)	
 Fund balances - beginning	 687,844	 293,999	 315,453	
Assigned: capital outlay projects	<u>164,864</u>	<u>164,864</u>	<u>164,864</u>	
Unassigned	484,419	484,419	141,839	
Fund balances - ending	<u>\$ 649,283</u>	<u>\$ 649,283</u>	<u>\$ 306,703</u>	

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2001
MARCH 31, 2021**

	Balance
ASSETS	
Investments:	
Revenue	\$ 112,585
Reserve	63,244
Prepayment	735,250
Due from other funds	
Brooks I	
General fund	4,647
Total assets	\$ 915,726
 LIABILITIES & FUND BALANCES	
Liabilities:	\$ -
Total liabilities	-
 Fund balances:	
Restricted for:	
Debt service	915,726
Total fund balances	915,726
 Total liabilities & fund balances	\$ 915,726

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2001
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 998	\$ 99,425	\$ 104,115	95%
Interest	1	4	-	N/A
Total revenues	<u>999</u>	<u>99,429</u>	<u>104,115</u>	95%
EXPENDITURES				
Debt service				
Principal	-	-	50,000	0%
Interest	-	27,058	54,115	50%
Principal prepayment	-	5,000	-	N/A
Total debt service	<u>-</u>	<u>32,058</u>	<u>104,115</u>	31%
Other fees and charges				
Tax collector	-	238	-	N/A
Total other fees and charges	<u>-</u>	<u>238</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>32,296</u>	<u>104,115</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	999	67,133	-	
OTHER FINANCING SOURCES/(USES)				
Transfer in	735,250	735,250	-	N/A
Total other financing sources/(uses)	<u>735,250</u>	<u>735,250</u>	<u>-</u>	N/A
Net change in fund balances	736,249	802,383	-	
Fund balances - beginning	179,477	113,343	111,485	
Fund balances - ending	<u>\$ 915,726</u>	<u>\$ 915,726</u>	<u>\$ 111,485</u>	

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2001)
MARCH 31, 2021**

	Balance
ASSETS	
Investments:	\$ -
Total assets	\$ -
 LIABILITIES & FUND BALANCES	
Liabilities:	
Total liabilities	\$ -
 Fund balances:	
Restricted for:	
Debt service	-
Total fund balances	-
 Total liabilities & fund balances	\$ -

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2001)
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date
REVENUES	<u>-</u>	<u>-</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service		
Cost of issuance	4,750	4,750
Total debt service	<u>4,750</u>	<u>4,750</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (4,750)	 (4,750)
 OTHER FINANCING SOURCES/(USES)		
Transfers out	(735,250)	(735,250)
Proceeds of refunding bonds	740,000	740,000
Total other financing sources/(uses)	<u>4,750</u>	<u>4,750</u>
 Net change in fund balances	 -	 -
 Fund balances - beginning	 -	 -
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2003
MARCH 31, 2021**

	Balance
ASSETS	
Investments:	
Revenue	\$ 118,977
Reserve	80,093
Prepayment	1,020,715
Brooks II	
General fund	6,244
Total assets	\$ 1,226,029
 LIABILITIES & FUND BALANCES	
Liabilities:	\$ -
Total liabilities	-
 Fund balances:	
Restricted for:	
Debt service	1,226,029
Total fund balances	1,226,029
Total liabilities & fund balances	\$ 1,226,029

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2003
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 1,891	\$ 111,050	\$ 115,844	96%
Interest	-	3	-	N/A
Total revenues	<u>1,891</u>	<u>111,053</u>	<u>115,844</u>	96%
EXPENDITURES				
Debt service				
Principal	-	-	50,000	0%
Interest	-	32,922	65,844	50%
Principal prepayment	-	10,000	-	N/A
Total debt service	<u>-</u>	<u>42,922</u>	<u>115,844</u>	37%
Other fees and charges				
Tax collector	-	108	-	N/A
Total other fees and charges	<u>-</u>	<u>108</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>43,030</u>	<u>115,844</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	1,891	68,023	-	
OTHER FINANCING SOURCES/(USES)				
Transfer in	<u>1,020,250</u>	<u>1,020,250</u>	-	N/A
Total other financing sources/(uses)	<u>1,020,250</u>	<u>1,020,250</u>	-	N/A
Net change in fund balances	1,022,141	1,088,273	-	
Fund balances - beginning	203,888	137,756	133,943	
Fund balances - ending	<u>\$ 1,226,029</u>	<u>\$ 1,226,029</u>	<u>\$ 133,943</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2017 (REFUNDED SERIES 2006)
MARCH 31, 2021**

	Balance
ASSETS	
Investments:	
Revenue	\$ 1,098,487
Prepayment	649
Reserve	273,970
Interest	1
Brooks II	
General fund	59,014
Total assets	\$ 1,432,121
 LIABILITIES & FUND BALANCES	
Liabilities:	\$ -
Total liabilities	-
 Fund balances:	
Restricted for:	
Debt service	1,432,121
Total fund balances	1,432,121
Total liabilities & fund balances	\$ 1,432,121

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017 (REFUNDED SERIES 2006)
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 17,872	\$ 1,049,627	\$ 1,094,797	96%
Interest	1	13	-	N/A
Total revenues	<u>17,873</u>	<u>1,049,640</u>	<u>1,094,797</u>	96%
EXPENDITURES				
Debt service				
Principal	-	-	791,000	0%
Interest	-	158,131	316,262	50%
Total debt service	<u>-</u>	<u>158,131</u>	<u>1,107,262</u>	14%
Other fees & charges				
Tax collector	-	1,023	-	N/A
Total other fees & charges	<u>-</u>	<u>1,023</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>159,154</u>	<u>1,107,262</u>	14%
Excess/(deficiency) of revenues over/(under) expenditures	17,873	890,486	(12,465)	
Net change in fund balances	17,873	890,486	(12,465)	
Fund balances - beginning	1,414,248	541,635	536,771	
Fund balances - ending	<u>\$ 1,432,121</u>	<u>\$ 1,432,121</u>	<u>\$ 524,306</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2003)
MARCH 31, 2021**

	Balance
ASSETS	
Investments:	\$ -
Total assets	\$ -
 LIABILITIES & FUND BALANCES	
Liabilities:	\$ -
Total liabilities	-
 Fund balances:	
Restricted for:	
Debt service	-
Total fund balances	-
Total liabilities & fund balances	\$ -

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2003)
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date
REVENUES	-	-
Total revenues	-	-
EXPENDITURES	-	-
Debt service		
Cost of issuance	4,750	4,750
Total debt service	4,750	4,750
Excess/(deficiency) of revenues over/(under) expenditures	(4,750)	(4,750)
OTHER FINANCING SOURCES/(USES)		
Transfers out	(1,020,250)	(1,020,250)
Proceeds of refunding bonds	1,025,000	1,025,000
Total other financing sources/(uses)	4,750	4,750
Net change in fund balances	-	-
Fund balances - beginning	-	-
Fund balances - ending	\$ -	\$ -

**BROOKS OF BONITA SPRINGS
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

12A

DRAFT

**MINUTES OF MEETING
BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

The Boards of Supervisors of the Brooks of Bonita Springs & Brooks of Bonita Springs II Community Development Districts held a Joint Regular Meeting on January 27, 2021 at 1:00 p.m., at The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135.

Present for Brooks CDD were:

James Merritt	Chair
Jim Ward	Vice Chair
Phil Douglas	Assistant Secretary
Rollin Crawford (via telephone)	Assistant Secretary
Sandra Varnum	Assistant Secretary

Present for Brooks II CDD were:

Joseph Bartoletti	Chair
Ray Pierce	Vice Chair
Ken D. Gould	Assistant Secretary
Thomas Brown (via telephone)	Assistant Secretary
Thomas Bertucci	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Tammie Smith	Operations Manager
Dan H. Cox (via telephone)	District Counsel
Brent Burford (via telephone)	District Engineer
Blake Grimes	GulfScapes (GS)
Mark Grimes	GulfScapes (GS)
Bill Docherty, Jr.	Supervisor-Appointee
Ed Shinouskis	Non-Resident
Alex Meserley	Resident
Ed Piper	Resident
Cindy Nelson	Resident
Tom Schuck	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. For Brooks of Bonita Springs, Supervisors Merritt, Ward, Douglas and Varnum were present, in person. Supervisor Crawford

45 was attending via telephone. For Brooks of Bonita Springs II, Supervisors Pierce, Gould, Bertucci
46 and Bartoletti were present, in person. Supervisor Brown was attending via telephone.

47

48 **SECOND ORDER OF BUSINESS**

Public Comments (*agenda items only*)

49

50 There being no public comments, the next item followed.

51

52 **BROOKS OF BONITA SPRINGS ITEMS**

53 **THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly
Elected Supervisors, Phil Douglas [Seat 1],
James Merritt [Seat 2] and Sandra Varnum
[Seat 3], (*the following will be provided in
a separate package*)**

54

55

56

57

58

59 Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath
60 of Office to Mr. Douglas, Mr. Merritt and Ms. Varnum. She provided the following items:

61 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

62 **B. Membership, Obligations and Responsibilities**

63 **C. Chapter 190, Florida Statutes**

64 **D. Financial Disclosure Forms**

65 **a. Form 1: Statement of Financial Interests**

66 **b. Form IX: Amendment to Form 1, Statement of Financial Interests**

67 **c. Form 1F: Final Statement of Financial Interests**

68 **E. Form 8B: Memorandum of Voting Conflict**

69

70 **FOURTH ORDER OF BUSINESS**

**Consideration Resignation of Supervisor
James Ward, Seat 5, Term Expires
November, 2022**

71

72

73

74 Mrs. Adams presented Mr. Ward's resignation.

75

76 **On MOTION by for Brooks of Bonita Springs by Mr. Merritt and seconded by**
77 **Ms. Varnum, with all in favor, the resignation of Mr. James Ward, from Seat 5,**
78 **was accepted.**

79

80

81 **FIFTH ORDER OF BUSINESS**

**Discussion/Consideration: Appointment to
Unexpired Term of Seat 5**

82
83
84 Mr. Adams stated that he received a resume from Spring Run resident Mr. Bill Docherty.
85 Mr. Docherty gave a brief summary of his professional background and discussed his
86 interest in serving the Brooks community.
87 Ms. Varnum nominated Mr. Bill Docherty, Jr., to fill Seat 5. No other nominations were
88 made.

89
90 **On MOTION by for Brooks of Bonita Springs by Ms. Varnum and seconded by**
91 **Mr. Douglas, with all in favor, the appointment of Mr. Bill Docherty, Jr., to fill**
92 **Seat 5, was approved.**

- 93
94
95 • **Administration of Oath of Office to Newly Appointed Board Member**
96 Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath
97 of Office to Mr. Docherty. She briefly explained the Code of Ethics and Sunshine Laws to Mr.
98 Docherty. Asked if he would like to receive compensation, Mr. Docherty replied affirmatively.

99
100 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-01,
Designating a Chair, a Vice Chair, a
Secretary, Assistant Secretaries, a
Treasurer and an Assistant Treasurer of the
District, and Providing for an Effective Date**

101
102
103
104
105
106 Mr. Adams presented Resolution 2021-01. Mr. Douglas nominated Mr. Merritt for Chair,
107 Ms. Varnum for Vice Chair and the remaining slate unchanged. The slate was as follows:

108	Chair	James Merritt
109	Vice Chair	Sandra Varnum
110	Secretary	Chuck Adams
111	Assistant Secretary	Phil Douglas
112	Assistant Secretary	Rollin Crawford
113	Assistant Secretary	Bill Docherty
114	Assistant Secretary	Craig Wrathell
115	Treasurer	Craig Wrathell

116 Assistant Treasurer Jeff Pinder

117 No other nominations were made.

118

119 **On MOTION by for Brooks of Bonita Springs by Mr. Douglas and seconded by**
120 **Mr. Merritt, with all in favor, Resolution 2021-01, Designating a Chair, a Vice**
121 **Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer**
122 **of the District, as nominated, and Providing for an Effective Date, was adopted.**

123

124

125 **BROOKS OF BONITA SPRINGS II ITEMS**

126 **SEVENTH ORDER OF BUSINESS**

**Administration of Oath of Office to Newly
Elected Supervisors, Ray Pierce [Seat 1]
and Kenneth Gould [Seat 2] (*the following
will be provided in a separate package*)**

127

128

129

130

131 Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath
132 of Office to Mr. Pierce and Mr. Gould. She provided and briefly explained the following items:

133 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

134 **B. Membership, Obligations and Responsibilities**

135 **C. Chapter 190, Florida Statutes**

136 **D. Financial Disclosure Forms**

137 **I. Form 1: Statement of Financial Interests**

138 **II. Form IX: Amendment to Form 1, Statement of Financial Interests**

139 **III. Form 1F: Final Statement of Financial Interests**

140 **IV. Form 8B: Memorandum of Voting Conflict**

141

142 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-02,
Designating a Chair, a Vice Chair, a
Secretary, Assistant Secretaries, a
Treasurer and an Assistant Treasurer of the
District, and Providing for an Effective Date**

143

144

145

146

147

148 Mrs. Adams presented Resolution 2021-02. Mr. Bertucci nominated the existing slate of
149 officers, as follows:

150 Chair Joe Bartoletti

151 Vice Chair Ray Pierce

152	Secretary	Chuck Adams
153	Assistant Secretary	Thomas Brown
154	Assistant Secretary	Thomas Bartoletti
155	Assistant Secretary	Kenneth Gould
156	Assistant Secretary	Craig Wrathell
157	Treasurer	Craig Wrathell
158	Assistant Treasurer	Jeff Pinder

159 No other nominations were made.

160

161 **On MOTION by for Brooks of Bonita Springs II by Mr. Bertucci and seconded by**
162 **Mr. Gould, with all in favor, Resolution 2021-02, Designating a Chair, a Vice**
163 **Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer**
164 **of the District, as nominated, and Providing for an Effective Date, was adopted.**

165

166

167 **JOINT BOARD BUSINESS ITEMS**

168 **NINTH ORDER OF BUSINESS**

Presentation: Calussa Waterkeepers

169

170 Mr. Ed Shinouskis discussed his strong science and environmental conservation
171 background and stated that he was invited to discuss the poor water quality in the area and
172 Calussa Waterkeepers (CW), a very strong, science-based water quality advocacy organization.
173 He stated that The Brooks and its neighboring communities are part of the same ecosystem and
174 everything eventually collects in Estero Bay, causing significant issues. Estero Bay and all of its
175 tributaries are officially designated by the State as an Outstanding Florida Water (OFW),
176 meaning it has the highest level of legal protection and no individual or entity is allowed to
177 discharge harmful contaminants into it. Despite this designation, the Estero Bay and its
178 neighboring waterways have become polluted and have subsequently been labeled “Verified
179 Impaired (VI)”, by the Florida Department of Environmental Protection (FDEP), for indicator
180 bacteria copper and iron. Between 2008 and 2017, the nutrient level in the Bay has increased
181 by 300% on an annual basis, the pH has decreased and the overall temperature increased by 5°
182 Fahrenheit, rendering the water body exceptionally acidic and unsafe. He discussed the reasons
183 for the water quality deterioration, CW’s advocacy work to counter the damage and how the
184 CDD and HOA Board Members can assist in the effort to improve water quality in Estero Bay.

185 Discussion ensued regarding landscaping, fertilization, littoral plantings and the need to stay
186 informed and engaged about this matter. Mr. Douglas thanked Mr. Shinouskis for his
187 presentation. Mr. Adams would provide Board Members with copies of the slide presentation.

188

189 **TENTH ORDER OF BUSINESS**

**Presentation: Resident Use of Pickleball
Courts and the Facility's Current and
Future Impact and Importance to Shadow
Wood, Lighthouse Bay, Spring Run and
Copperleaf**

190

191

192

193

194

195 Referencing slides, Mr. Alex Meserley stated The Brooks CDD courts are the only
196 pickleball amenity in Shadow Wood, Lighthouse Bay, Spring Run and Copperleaf and are in need
197 of upgrades and potential expansion. He discussed the history of pickleball in The Brooks,
198 growth of pickleball play in the recent years, fastest growing segment of pickleball players in
199 the nation are individuals 55 and over and how pickleball has become well established in
200 Southwest Florida.

201 Mr. Meserley explained the difference between the Pickleball Club (PC) and the
202 Pickleball Club Committee (PCC) and their roles, a typical day on The Brooks pickleball court,
203 court reservations and drop-ins. As players, the PC governing committee monitors and adjusts
204 the state of play on the court to ensure fairness and safety and promotes the social aspect of
205 pickleball. To enhance the pickleball experience for current and future resident, the PC
206 recommended constructing several additional pickleball courts and a social area.

207 Resident Ed Piper stated he is a pickleball instructor and voiced his opinion that The
208 Brooks has a robust and active program that has become crowded and reached its capacity;
209 therefore, the CDDs should consider expanding the program to support the reputation of The
210 Brooks' active lifestyle.

211 Resident Cindy Nelson stated pickleball league play has become very popular with
212 Brooks residents and she felt that it would continue to grow. She described the social aspect of
213 pickleball in the community, The Brooks Cup, a monthly competition and neighborhood drop-in
214 days. In her opinion, The Brooks is in desperate need of additional pickleball courts, which is
215 paramount in servicing residents.

216 Resident Tom Schuck stated pickleball participation has skyrocketed in recent years and
217 he believed that an expansion would increase property values. He voiced his opinion that The

218 Brooks is losing home sales to neighboring communities with better pickleball amenities and
219 realtors informed him that The Brooks is not meeting the pickleball demand.

220 Discussion ensued regarding the need to upgrade and expand the pickleball amenities,
221 the current number of pickleball courts and overcrowding. Mr. Bartoletti stated, to consider
222 the proposed expansion, the Boards would require the PC to provide a survey of the area to
223 determine the maximum number of courts that could be constructed and additional
224 information regarding the social area.

225 Discussion ensued regarding the protected status for non-resident play, charging non-
226 residents, leasing the club, noise considerations, expansion costs and scheduling a separate
227 meeting regarding pickleball expansion.

228 **The meeting recessed and reconvened.**

229

230 **ELEVENTH ORDER OF BUSINESS**

Landscape Report: GulfScapes

231

232 Mr. Blake Grimes reported the following:

- 233 ➤ Trimming of the trees and palms was completed.
- 234 ➤ Pine straw and mulch applications were completed.
- 235 ➤ Irrigation run times were reduced by 10% to 15% due to the change in weather.
- 236 ➤ Boring damage was caused across from Lighthouse Bay, on Imperial Parkway. Mrs.
237 Adams arranged a meeting with the Lee County Department of Transportation (DOT) Project
238 Manager.

239 ➤ The mainline irrigation repairs were completed.

240 ➤ Duranta replacement was scheduled for the next week.

241 Discussion ensued regarding sod, turf, trees and the need to install root barriers in areas
242 adjacent to the sidewalks.

243

244 **TWELFTH ORDER OF BUSINESS**

Irrigation Report

245

246 **A. Meter Usage by Clock**

247 **B. Rainfall Comparison**

248 **C. Year-Over-Year Water Usage**

249 These items were provided for informational purposes.

250 Mr. Blake Grimes stated that three reports were prepared based on Mr. Bartoletti's
251 previous request to organize charts by the roads; the goal is to conserve water by using it in the
252 correct areas. Mr. Blake Grimes discussed water usage, water conservation, water meters,
253 clock use, factoring percentages, rainfall, flower irrigation, flow sensors, cable issues, pumps
254 and Rainbird.

255

256 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of Irrigation Design Group &
257 Associates, Inc., Letter of Contract
258 Cancellation**

259

260 Mrs. Adams presented the Irrigation Design Group & Associates, Inc., Letter of Contract
261 Cancellation, which was provided for informational purposes. The rain gauge and rainfall
262 reports were discussed. Mrs. Adams would review the contract to determine who paid for the
263 rain gauge.

264

265 **FOURTEENTH ORDER OF BUSINESS**

**Consideration of GulfScapes Irrigation
266 Management Services Proposal #2311**

267

268 Mrs. Adams presented GulfScapes Irrigation Management Services Proposal #2311.

269

270 **On MOTION for Brooks of Bonita Springs by Mr. Douglas and seconded by Ms.**
271 **Varnum, with all in favor, GulfScapes Irrigation Management Services Proposal**
272 **#2311 for Irrigation Management, in a not-to-exceed amount of \$12,600, was**
273 **approved.**

274

275

276 **On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by**
277 **Mr. Pierce, with all favor, GulfScapes Irrigation Management Services Proposal**
278 **#2311, for Irrigation Management, in a not-to-exceed amount of \$12,600, was**
279 **approved.**

280

281

282 **FIFTEENTH ORDER OF BUSINESS**

**Discussion/Consideration: Pesky Varmints,
283 LLC, Cane Toad Information and Removal**

284

285 **A. Options and Pricing Analysis**

286 **B. Additional Literature**

287 Referencing the Cane Toad Population Reduction Option and Pricing Analysis, Mr.
288 Bartoletti discussed the three options and recommended proceeding with Option #3, for two or
289 three years, and then transitioning to Option #1, which would involve mainly maintenance.
290 Discussion ensued regarding a recent Shadow Wood Community Association (SWCA) meeting
291 and their decision to not participate in the program, the CDDs' responsibility to maintain the
292 lakes and protect wildlife, cane toads as an invasive species, program implementation, costs,
293 funding source and alerting Shadow Wood of the Boards' decision. Mr. Adams stated the
294 contract would commence with the breeding season. He suggested monitoring the contractor's
295 reports.

296

297 **On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms.**
298 **Varnum, with all in favor, the Pesky Varmints LLC Option #3 for Cane Toad**
299 **Control, in the amount of \$53,650, was approved.**

300

301

302 **On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by**
303 **Mr. Bertucci, with Mr. Bartoletti, Mr. Bertucci and Mr. Brown in favor and Mr.**
304 **Gould and Mr. Pierce dissenting, the Pesky Varmints LLC Option #3 for Cane**
305 **Toad Control, in the amount of \$53,650, was approved. (Motion passed 3-2)**

306

307

308 **SIXTEENTH ORDER OF BUSINESS**

**Discussion/Consideration: Term Letter
from FineMark Bank**

309

310

311 Mr. Adams presented the Term Letter from FineMark Bank. The interest rate reductions
312 would be significant, with Brooks I going from 6.85% to 3.75% and Brooks II going from 6.25%
313 to 3.75%. Discussion ensued regarding the requirements, coverage, the terms, cost-savings,
314 anticipated closing date and operating accounts.

315

316 **On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by**
317 **Mr. Bertucci, with all in favor, the FineMark Bank Term Letter, was approved.**

318

319

320 **On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms.**
321 **Varnum, with all in favor, the FineMark Bank Term Letter, was approved.**

322

323

324 **SEVENTEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
325 **Statements as of December 31, 2020**

326
327 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2020. He
328 responded to questions regarding capital outlay projects, operating capital and the SunTrust
329 General Fund account. The financials were accepted.

330
331 **EIGHTEENTH ORDER OF BUSINESS** **Approval of October 28, 2020 Joint Regular**
332 **Meeting Minutes**

333
334 Mr. Bartoletti presented the October 28, 2020 Joint Regular Meeting Minutes. The
335 following changes were made:

336 Lines 135 through 140: Delete paragraph that starts with "Mr. Bartoletti"

337 Mr. Bartoletti stated that the GulfScapes information belongs on future agendas and not
338 in the minutes.

339 Line 159: Change "Century Lake" to "Century Link"

340 Line 186: Change "eradication" to "remediation"

341

342 **On MOTION for Brooks of Bonita Springs by Ms. Varnum and seconded by Mr.**
343 **Douglas, with all in favor, the October 28, 2020 Joint Regular Meeting Minutes,**
344 **as amended, were approved.**

345

346

347 **On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by**
348 **Mr. Pierce, with all in favor, October 28, 2020 Joint Regular Meeting Minutes,**
349 **as amended, were approved.**

350

351

352 **NINETEENTH ORDER OF BUSINESS** **Staff Reports**

353

354 **A. District Counsel: *Dan Cox, Esquire***

355 **I. Update: Status of Simon Group Payment**

356 Mr. Cox stated that the Simon Group had not filed for bankruptcy and pursuit of
357 payment was ongoing. Asked when the Districts can expect the payment, Mr. Cox stated
358 payment could be expected within the next 60 to 90 days. Discussion ensued regarding the
359 Villas IV Tenants Association, Anchor Marine, lake bank repairs and a waiver.

360 **B. District Engineer: *Johnson Engineering Inc.***

361 There being no report, the next item followed.

362 **C. Operations: *Wrathell, Hunt and Associates, LLC***

363 **I. Landscape Maintenance Activities**

364 **II. Lake Maintenance Activities**

365 **III. Aeration Summary Replacement Schedule**

366 Ms. Smith presented the January Field Operations Report and responded to questions
367 regarding the pending accident report from a recent motor vehicle accident that caused
368 property damage and sod replacement. Mrs. Adams stated she is awaiting a project status
369 update from Lykins-Signtek (Lykins) regarding the current refurbishments taking place at The
370 Commons Club.

371 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

372 **NEXT MEETING DATE: April 28, 2021 at 1:00 P.M.**

373 ○ **QUORUM CHECK – BROOKS OF BONITA SPRINGS**

374 ○ **QUORUM CHECK – BROOKS OF BONITA SPRINGS II**

375 The next meeting will be held on February 24, 2021 at 1:00 p.m., rather than on April 28,
376 2021.

377

378 **TWENTIETH ORDER OF BUSINESS**

Supervisors' Requests

379

380 Mr. Pierce stressed that information must be provided to Board Members as far in
381 advance as possible when an item will impact the budget and require a vote. He used the Cane
382 Toad discussion as an example.

383

384 **TWENTY-FIRST ORDER OF BUSINESS**

**Public Comments (*non-agenda items, only;*
four (4)-minute time limit)**

385

386

387 There being no public comments, the next item followed.

388

389 **TWENTY-SECOND ORDER OF BUSINESS**

Adjournment

390

391 There being nothing further to discuss, the meeting adjourned at 4:30 p.m.

392 **FOR BROOKS OF BONITA SPRINGS:**

393

394

395

396

397 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

398

399

400 **FOR BROOKS OF BONITA SPRINGS II:**

401

402

403

404

405 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

**BROOKS OF BONITA SPRINGS
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

12B

DRAFT

**MINUTES OF MEETING
BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

The Boards of Supervisors of the Brooks of Bonita Springs & Brooks of Bonita Springs II Community Development Districts held a Joint Special Meeting on February 24, 2021 at 1:00 p.m., at The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135 and via Zoom at <https://us02web.zoom.us/j/85774150830>, and telephonically at 1-929-205-6099, Meeting ID 857 7415 0830, for both.

Present for Brooks CDD were:

James Merritt	Chair
Sandra Varnum	Vice Chair
Phil Douglas	Assistant Secretary
Rollin Crawford	Assistant Secretary
Bill Docherty	Assistant Secretary

Present for Brooks II CDD were:

Joseph Bartoletti	Chair
Ray Pierce	Vice Chair
Ken D. Gould	Assistant Secretary
Thomas Brown (via Zoom)	Assistant Secretary
Thomas Bertucci	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Tammie Smith	Operations Manager
Dan H. Cox (via Zoom)	District Counsel
Joe Archazki	Commons Club General Manager
Lindsey Floyd	Pesky Varmints
Alex Meserley	Resident/Pickleball Club Member

Others present in person or via Zoom:

Mark Stanis	Mike Ziggler	Lisa Mason	Rod Wolfson
Gail Hillburn	Ray Comray	Tim Forbes	Jim Rock
Bob Lack	George _____		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

45 Mr. Bartoletti called the meeting to order at 1:00 p.m. For Brooks of Bonita Springs,
46 Supervisors Merritt, Varnum, Douglas and Docherty were present, in person. Supervisor
47 Crawford was not present at roll call. For Brooks of Bonita Springs II, Supervisors Pierce, Gould,
48 Bertucci and Bartoletti were present, in person. Supervisor Brown was attending virtually.

49

50 **SECOND ORDER OF BUSINESS**

Public Comments (*agenda items only*)

51

52 There being no public comments, the next item followed.

53

54 **JOINT BOARD BUSINESS ITEMS**

55 **▪ Discussion: Pickleball**

56 **This item, previously the Fourth Order of Business, was presented out of order.**

57 Mr. Bartoletti welcomed all meeting attendees and stated this item was a continuation
58 of the pickleball discussion at the last CDD meeting. There would be a brief presentation by Mr.
59 Meserley, followed by discussions that should include construction of additional courts and the
60 issues therein, court management and other options to be considered.

61 **Mr. Crawford arrived at the meeting.**

62 Mr. Meserley highlighted the following items discussed at the previous meeting:

63 ➤ Nationally, the pickleball player count has increased by a factor of 10, to 3.3 million
64 players, in the last five years, with most players being 55 and over.

65 ➤ The Pickleball Club at The Brooks is managing the courts for the benefit of residents. On
66 most days, there are few open court slots and non-resident play is negligible because of that.

67 ➤ The Brooks community has one court per 2,131 residents; whereas, 18 surrounding and
68 competing communities have one court per 364 residents, meaning The Brooks community is at
69 a 6 to 1 disadvantage.

70 ➤ Realtors confirmed that many current buyers demand pickleball facilities with resort
71 settings.

72 ➤ The Brooks should upgrade and expand its pickleball courts to be competitive in the
73 real estate market and to increase resident health, vitality and friendships.

74 Referencing the “Inputs from the Pickleball Club at The Brooks” slide presentation, Mr.
75 Meserley reviewed the following:

76 ➤ Information Requested by CDD Supervisors: This recapped the information requested
77 by CDD Supervisors.

78 ➤ Pickleball Amenity Numbers Chart: The Brooks and Local Communities: This chart
79 compared The Brooks with other communities, on a variety of factors related to each
80 community's pickleball amenity.

81 ➤ Lessons Learned from Regional Facilities: This information covered various aspects of
82 the pickleball programs at Pelican Sound, Corkscrew Shores, Valencia and Pelican Landing,
83 which are all experiencing growth in pickleball participation.

84 ➤ In summary, an appropriately sized social area and facilities are important.

85 ➤ Recommendations: With expansion to nine courts and player growth to 1,000 members
86 would necessitate a part-time paid pickleball supervisor or manager, with instructor skills, from
87 October through April, who would be responsible for new member registration, issuance of
88 club cards, etc., at a salary of \$20,000.

89 ➤ Social Area Concepts: In conjunction with increasing the number of courts in The Brooks,
90 a minimum of two separate social areas, in convenient locations, would be appropriate. Each
91 social area should comfortably accommodate at least 12 people and provide shade at all times
92 of the day.

93 ➤ Preferred Recommendation: Add six new courts and two larger, shaded social areas.

94 ➤ Less Preferred Alternative: Add three new courts and two larger, shaded social areas.

95 ➤ Existing Courts Enhancement: Add low-level fencing.

96 ➤ Court Configurations, Parking and Drainage: This discussed engaging an Engineer to with
97 regard to these items to maximize the quantity of pickleball courts.

98 ➤ Non-Resident Situation: This discussed use of courts by non-residents and
99 recommended fee(s) for non-residents.

100 ➤ Presentation Summary Request: Add six courts, convert/partition three existing courts
101 and create two larger social areas by January 2022.

102 Mr. Adams responded to previously submitted questions from Mr. Gould about
103 environmental constraints, in terms of impervious versus pervious areas, the assessments that
104 would be levied to pay for the additional courts, surplus fund balance, The Commons Club
105 Maintenance Agreement with the CDDs, relationship between the CDDs and the Pickleball Club
106 and permitting. Asked if the CDDs already approved installation of new pickleball courts, Mr.

107 Adams stated the Boards approved a design by Johnson Engineering, which was submitted to
108 the Village of Estero. A permit was issued, which is valid for five years, and there are two more
109 years left on it. Asked if all residents would be charged for the additional courts built on CDD
110 lands, Mr. Adams stated all door fronts would be assessed.

111 Discussion ensued regarding drainage, Johnson Engineering, nearby conservation area,
112 multi-family unit changing the non-resident activity, tax-exempt and non-tax-exempt financing
113 in relation to pickleball exclusivity, charging fees to non-residents, the Pickleball Club, HOLD MY
114 RESERVATION program, outdoor furniture in the shaded areas, issuing bonds to finance court
115 construction, the bond process, interest rates and construction costs. It was noted that the first
116 three courts cost \$130,000, which was paid from surplus fund balance and the three additional
117 courts would cost approximately \$140,000, including lighting but not including shaded areas.

118 The consensus was that there is an immediate need for more pickleball courts and the
119 building permit should be activated to construct three new courts. Discussion ensued regarding
120 obtaining a bank loan from FineMark Bank, the financing terms, authorizing Johnson
121 Engineering to begin planning the expansion project, parking considerations and requirements,
122 purchasing the facilities from The Commons Club and pickleball court management. Mr. Adams
123 would confer with Johnson Engineering regarding the construction details and anchored
124 benches in pervious areas; a financing packet would be prepared and construction proposals
125 would be obtained in advance of the April meeting.

126

127 **THIRD ORDER OF BUSINESS**

**Continued Discussion: Cane Toad
Reduction Program**

128

129

130 Ms. Lindsay Floyd, of Pesky Varmints (PV), stated that the PV team was familiarized with
131 the grounds and they would be working on reducing The Brooks' cane toad population in the
132 coming week.

133 Mr. Bartoletti voiced his concern about lights flashing in the community at night. Ms.
134 Floyd stated that PV is an experienced, family-owned business and the majority of its business
135 involves nighttime work in gated communities. The PV team would check in and out with the
136 security guards, wear yellow reflective vests and perform most of the work in and around the
137 lakes. She responded to questions regarding her and her team's background and experience,
138 trustworthiness, the cane toad breeding process, tadpoles, cane toad trapping and disposal

139 process and the duration of the project. A Spring Run resident asked how the trappers would
140 gain access to the Spring Run community. Mr. Mike Ziggler would alert security and provide
141 Ms. Floyd with the gatehouse code for after-hours visits. Ms. Floyd discussed cane toad hiding
142 places, educating homeowners about how to reduce the cane toad population, the cane toad
143 mating call and day visits to the golf course to trap tadpoles.

144

145 **FOURTH ORDER OF BUSINESS**

Discussion: Pickleball

146

147 This item was addressed following the Second Order of Business.

148

149 **FIFTH ORDER OF BUSINESS**

**Continued Discussion/Consideration of
Certain Documents to Refinance Brooks
2001 and Brooks II 2003 Series Bonds**

150

151

152

153 Mr. Adams presented the Refinancing Scenarios, which reflected the savings discussed
154 at the last meeting and stated that, per the Boards' direction, Management executed the letter
155 with the Bank and the Bank's Counsel was coordinating with District Counsel to finalize the
156 document package. Mr. Cox presented the refinancing Resolutions that were previously
157 prepared and transmitted to the Boards. The resolutions acknowledge that the CDDs would be
158 refunding the bonds by issuing a new bond with FineMark Bank. He recommended adoption.

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Crawford, with all in favor, Resolution 2021-02, Approving the Sale and Terms of Sale of the District's Capital Improvement Revenue Refunding Bonds, Series 2021 (The "Bonds"); Establishing the Interest Rate, Maturity Date, and Redemption Provisions Thereof; Approving a Private Placement for the Bonds; Authorizing Certain Officials and Employees of the District to Take All Actions Required and Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; Authorizing the Refunding of the District's outstanding Capital Improvement Revenue Bonds, Series 2001 (The "Refunded Bonds"); Authorizing Certain Officials and Employees of the District to Take All Actions and Enter Into All Agreements Required in Connection with the Refunding of the Refunded Bonds; Specifying the Application of the Proceeds of the Bonds; Providing Certain Other Details With Respect to the Bonds; and Providing An Effective Date., was adopted.

175

176

177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Pierce, with all in favor, Resolution 2021-03, Approving the Sale and Terms of Sale of the District’s Capital Improvement Revenue Refunding Bonds, Series 2021 (The “Bonds”); Establishing the Interest Rate, Maturity Date, and Redemption Provisions Thereof; Approving a Private Placement for the Bonds; Authorizing Certain Officials and Employees of the District to Take All Actions Required and Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; Authorizing the Refunding of the District’s outstanding Capital Improvement Revenue Bonds, Series 2001 (The “Refunded Bonds”); Authorizing Certain Officials and Employees of the District to Take All Actions and Enter Into All Agreements Required in Connection with the Refunding of the Refunded Bonds; Specifying the Application of the Proceeds of the Bonds; Providing Certain Other Details With Respect to the Bonds; and Providing An Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 3:34 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

201 **FOR BROOKS OF BONITA SPRINGS:**

202

203

204

205 _____

206 Secretary/Assistant Secretary

207

208

209 **FOR BROOKS OF BONITA SPRINGS II:**

210

211

212

213 _____

214 Secretary/Assistant Secretary

Chair/Vice Chair

Chair/Vice Chair

**BROOKS OF BONITA SPRINGS
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

13C



Wrathell, Hunt and Associates, LLC

TO: Brooks I & II Board of Supervisors

FROM: Cleo Adams – Assistant District Manager

DATE: April 28, 2021

SUBJECT: Status Report – Field Operations

Bank Restoration Projects: Staff has scheduled a meeting with LHB - Villas IV on Monday, April 19th to review the Lakes 71 & 72 required repairs due to washouts caused by heavy rain events last summer. Once repairs have been completed planting of littorals will be scheduled. **Lake 39:** Bank restoration required to this pond due to sever washouts that occurred after the improvements had been completed due to heavy rain events. Cost \$6,250.00. Schedule has not yet been received.

Note: Staff will be reviewing LHB this Spring, as outlined in the agreement for additional required restoration projects, as well as other areas within the Districts.

Cane Toad Projects: As approved at the January 27th Board meeting at a cost not to exceed \$53,650.00. Expense to be paid out of the Capital Outlay-Bank Restoration line item of the Budget - \$200K.

Culvert Inspections/Cleaning: Spring Run and Lighthouse Bay Drainage cleaning was completed in November 2020 for a cost of \$41,400.00 as approved by the Boards on August 26, 2020. The current budget allocates \$30K for this exercise, placing us over budget by \$11,400.00.

Lake Maintenance Contract: For Budget purposes, the Boards approved Solitude Lake Maintenance in August of last year for a two-year contract at a cost of \$316,488.00. This contract is set to expire August 30, 2022.

Aeration New Installs: Lakes identified for new installs includes Lakes 105/108, 110 thru 113 – cost \$63,770. This project was placed on hold last year due to budget constraints - this is an agenda item for Board consideration. The budget for this expense is \$65K

Aeration Bi-Annual Inspections: Inspections completed in February. Required aeration repairs \$11,990.

I-75 Boundary Exotic Removals: Quarterly maintenance events continue, with the entire berm maintained twice per year, and Pebble Point maintained four times per year. (June/September/December/March) Total cost per year: \$28K.

Note: San Carlos Estates Water Control District: Reimbursement for the annual canal cleaning, exotic removals, etc. \$20K has been paid. This is the drainage ditch located on the South side of Spring Run and LHB and adjacent to Bonita Bill St.

Note: For Budget purposes, we have allocated \$35K and will need to adjust to reflect \$48K.

Landscape Maintenance: Updates to be provided by GulfScapes.

Landscape Maintenance Contract: For Budget purposes: Expires November 30, 2022.

- Three Oaks/Coconut Road: \$679,271.00
- Enrichment Center/Commons: \$87,878.00

Irrigation Manager: GulfScapes Management contract as approved at the January meeting – February 1, 2021 thru January 31, 2022 - \$12,600.00.

- Scope of services include programming and monitoring of IQ Cloud based irrigation controllers. Provide necessary irrigation management reports including year over year water usage, monthly water usage, monthly weather data and monitor and evaluate flow sensors.

Note: For budget purposes, we have allocated \$1,150.00 and will need to adjust to reflect \$12,600.00.

**BROOKS OF BONITA SPRINGS
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

13DI

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2021

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2021
Babcock Ranch	0
Bayside Improvement	2,956
Bay Creek	748
Beach Road Golf Estates	1,127
Bonita Landing	321
Brooks I of Bonita Springs	2,225
Brooks II of Bonita Springs	1,453
East Bonita Beach	163
Mediterra	454
Moody River Estates	1,137
Parklands Lee	525
Parklands West	570
River Hall	1,534
River Ridge	1,454
Stonewater	0
Stoneybrook	1,721
Verandah East	779
Verandah West	937
University Square	0
University Village	0
Waterford Landing	1,298
WildBlue	228

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

**BROOKS OF BONITA SPRINGS
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

13DII

BROOKS OF BONITA SPRINGS AND BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICTS		
BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 JOINT MEETING SCHEDULE		
LOCATION		
<i>The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road Bonita Springs, Florida 34135</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2020*	Regular Meeting	1:00 PM
Join Zoom Meeting: https://us02web.zoom.us/j/84445658997 Meeting ID: 844 4565 8997 Dial by your location: 1-929-205-6099 Meeting ID: 844 4565 8997		
January 27, 2021	Regular Meeting	1:00 PM
February 24, 2021	Special Meeting	1:00 PM
April 28, 2021	Regular Meeting	1:00 PM
July 28, 2021	Regular Meeting	1:00 PM
August 25, 2021	Public Hearing & Regular Meeting	1:00 PM

* **Meeting location:** *The Village of Estero, 2nd Floor Executive Conference Room, 9401 Corkscrew Palms Circle, Estero, Florida 33928*