

**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 April 23, 2025 at 1:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

**Present for Brooks CDD:**

James Merritt	Chair
Sandra Varnum	Vice Chair
David Garner (via telephone)	Assistant Secretary
John (Rod) Woolsey	Assistant Secretary
Edward Franklin	Assistant Secretary

**Present for Brooks II CDD:**

Joseph Bartoletti	Chair
Ken D. Gould	Vice Chair
Thomas Bertucci	Assistant Secretary
Mary O'Connor	Assistant Secretary
Lynn Bunting	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Meagan Magaldi	District Counsel
Mark Zordan	Johnson Engineering, Inc. (JEI)
Blake Grimes	GulfScapes Landscape Mgmt Services
Andy Nott	Superior Waterway Services, Inc.
Bill Kurth	Premier Lakes, Inc. (Premier)
Josh Petrosky	Copperleaf General Manager
Lisa Mason	Lighthouse Bay General Manager
Lisa Luster	Shadow Wood General Manager
George Pittman	Shadow Wood Operations Manager
Wayne Adaska	Resident
Other Residents	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:03 p.m.

For Brooks of Bonita Springs, Supervisors Woolsey, Varnum, Franklin and Merritt were present. Supervisor Garner attended via telephone.

For Brooks of Bonita Springs II, Supervisors Bartoletti, Bertucci, O'Connor, Bunting and Supervisor-Elect Ken Gould were present.

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms. Varnum, with all in favor, authorizing Mr. Garner's attendance and full participation, via telephone, due to exceptional circumstances, was approved.**

**SECOND ORDER OF BUSINESS**

**Public Comments: Agenda items only [3 minutes per person]**

Mrs. Adams stated that Resident Wayne Adaska will reserve his comments until the topic is addressed in the Agenda.

**BROOKS OF BONITA SPRINGS II ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Supervisor, Kenneth Gould - Seat 2] (the following to be provided in a separate package)**

Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Kenneth Gould. She provided the following:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum**

**FOURTH ORDER OF BUSINESS**

**Ratification of Resolution 2025-01, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Bartoletti presented Resolution 2025-01. The slate was as follows:

Joseph R. Bartoletti	Chair
Kenneth Dean Gould	Vice Chair
Lynn Bunting	Assistant Secretary
Mary V. O'Connor	Assistant Secretary
Thomas J. Bertucci	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Chesley "Chuck" Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

**On MOTION for Brooks of Bonita Springs II Mr. Bartoletti and seconded by Ms. O'Connor, with all in favor, Resolution 2025-01, Electing and Removing Officers of the District, and Providing for an Effective Date, was ratified.**

▪ **Discussion: Premier Lakes December 2024 Quality Control Lake Report**

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

The February 2025 Quality Control Lake Report was included for informational purposes.

Referring to a slide presentation with photos, resident Wayne Adaska expressed dissatisfaction with the littorals on several lakes. He presented a photo of a fish caught by a resident in Morningside in 2024 and stated that the resident is unable to fish in Oak Hammock due to the vegetation. He presented a photo of amphibious equipment used to rake out littorals at Cypress Hammock in 2024 and a photo of Cypress Hammock L-46 after the cleanup and noted that it looked very clean and left very little vegetation floating. He expressed dissatisfaction with the use of sprayed herbicides on vegetation, which leaves floating vegetation and can necessitate spraying for algae.

Mr. Adaska presented photos of Cypress Hammock condominium association Lake 45 and Lake 46 and voiced his opinion that both have very clean lake shores with no Spike Rush. He provided photos of Lake 33 and Lake 32 which were very clean, and displayed photographs of Oak Hammock Lake 112 and Lake 115, which have 25' and 15', respectively, and voiced his

opinion that these lakes are unsightly and spraying is ineffective and the fishing area is unacceptable. He presented before and after photographs of Spike Rush removal at Oak Hammock L-115 and expressed support for physical removal of littorals versus spraying, and voiced his opinion that spraying and maintenance should have been done after the removal of vegetation to eliminate the regrowth shown in the recent photos. Mr. Adaska asked for Spike Rush to be physically removed, leaving vegetation not more than 8' from the shoreline.

Mr. Kurth stated that opinions vary regarding Spike Rush and littorals. In his experience, the littoral shelves at L-115 and L-112 extend further out than in other lakes because the lakes are very shallow. The L-115 littoral shelf on which plants will grow extends 25' into the lake, and L-112 has areas of littoral shelf that extend halfway across the lake; while they are not currently covered with plants, they once were. While there is a need to avoid setting a precedent related to removing littorals, there have been some accommodations. Some treatments were applied on L-115 and L-112 last week; however, any healthy plants that are currently not treated are sitting on a dry littoral shelf. With Board direction, Premier Lakes (Premier) can maintain the specified width at no extra charge.

Ms. Bunting asked about littorals and why Spike Rush was used. Mr. Kurth discussed why Spike Rush outcompetes most other littorals in Southwest Florida, including its effectiveness in lake bank stabilization to prevent erosion and its tolerance of water level fluctuations.

Discussion ensued regarding littorals planted in Lighthouse Bay, including Canna, which also tolerates water fluctuations and survives dry conditions; the littoral shelf width; and establishing uniform littoral shelf width guidelines applicable throughout the CDDs.

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms. Varnum, with all in favor, directing Premier Lakes to establish and maintain littoral shelves 15' outward from the edge of the lake, was approved.**

**On MOTION for Brooks of Bonita Springs II by Mr. Gould and seconded by Mr. Bertucci, with Mr. Gould, Mr. Bertucci and Mr. Bartoletti in favor and Ms. Bunting and Ms. O'Connor dissenting, directing Premier Lakes to establish and maintain littoral shelves 15' outward from the edge of the lake was approved.  
[Motion passed 3-2]**

It was noted that removal of vegetation beyond 15' by spraying was approved in a not-to-exceed amount of \$11,000. Mr. Willis will request a revised proposal from Premier to reflect a reduction in the scope of work for reducing littoral shelves to 15'.

**JOINT BUSINESS ITEMS**

**FIFTH ORDER OF BUSINESS**

**Landscape Report: GulfScapes Landscape  
Management Services**

- **Irrigation Reports**
  - A. Meter Usage by Clock**
  - B. Year-Over-Year Water Usage**

Mr. Bartoletti asked Mr. Grimes to limit his report to the Coconut Road irrigation repairs needed as a result of the construction of the concrete sidewalks.

Mr. Grimes stated the costs were much less than the original, worst-case scenario. Overall, the irrigation repairs including those completed in April, cost approximately \$36,000; approximately three miles of the roadway was affected. Four miles of roadway will likely be affected entering Three Oaks; he estimated that up to 20% more irrigation heads will need to be replaced due to heavy use. The cost for the next phase, including a 15% contingency, will total approximately \$55,000. RCS is flushing irrigation lines and fewer clogs can be expected as a result.

The Board Members commended Mr. Grimes on his work and the CDD's appearance.

**SIXTH ORDER OF BUSINESS**

**Discussion: Premier Lakes December 2024  
Quality Control Lake Report**

This item was presented following the Fourth Order of Business.

**SEVENTH ORDER OF BUSINESS**

**Discussion/Consideration: 2025 Littoral  
Projects Overview**

Mr. Bartoletti stated that the General Managers from all four master communities gave their requirements for littorals.

Mr. Willis presented the Littoral Projects Overview PowerPoint presentation and noted the following:

- The project includes two phases. Phase 1 is dictated by the Development Order and Phase 2 is the requested plantings from the General Managers.
- The Phase 1 cost is \$14,050, as dictated by the permit, to ensure passing inspections. The contract was executed and planting is scheduled for late June.
- The Phase 2 cost is \$88,250. The CDDs currently budget \$30,000 for annual Aquascaping; the project will utilize \$60,000 budgeted in Fiscal Years 2025 and 2026. An unfunded variance of \$28,250 requires Board approval in order to plant 89,000 littoral plants in Phases 1 and 2.

Discussion ensued regarding lake counts, scope of work, growth of littoral shelves and County and South Florida Water Management District (SFWMD) permitting.

Mr. Kurth responded to questions and suggested additional plants be added in those areas where sand was regraded to enhance stabilization of lake bank erosion repairs.

Mr. Adams discussed available funding and advised against delaying Phase 2.

Mr. Bartoletti suggested doubling Phase 2 to \$30,000. He presented a slide showing geotube erosion repairs at Copperleaf Hole #2, Lake 130, two years ago, where no littorals were planted and all the sand washed away. It was noted that the deficit can be funded now using unassigned fund balance.

**A. Consideration: EarthBalance Price Quote for Littoral Enhancement**

**On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Ms. Bunting, with all in favor, completing the entire Phase 1 and Phase 2 Littoral Enhancement Project, increasing Phase 1 to \$30,00, and funding the deficit from unassigned fund balance, was approved.**

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms. Varnum, with all in favor, completing the entire Phase 1 and Phase 2 Littoral Enhancement Project, increasing Phase 1 to \$30,00, and funding the deficit from unassigned fund balance, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Discussion/ Consideration: Brooks  
Hardwood Removals**

Ms. Bunting reviewed the presentation in the agenda and distributed and reviewed the presentation that she, Mr. Woolsey and Mr. Grimes presented to Mr. David Wilhelm and Ms. Mary Gibb, of the Village of Estero, after the January meeting. In discussing the proposed removal

of damaged and overcrowded trees and trees too close to the curb or the sidewalk, Mr. Wilhelm and Ms. Gibb were quick to approve the project. They stated that they wanted to review the trees proposed for removal individually. Of the 28 trees originally proposed for removal, 27 were approved. Mr. Grimes revised the proposal further to remove only 25 trees. Mr. Wilhelm and Ms. Gibb suggested that, when the proposal is presented for final approval, the nine additional trees in close proximity to light posts be included. Mr. Wilhelm and Ms. Gibb were supportive of the project and agreed that the area was overplanted; they asked for each tree's proximity to the curb to be included.

Ms. Bunting noted that some trees are closer to the sidewalk than to the curb. She thanked Mr. Grimes for his assistance and stated they did the best they could to focus on maintaining the aesthetic of the tree canopy. GulfScapes bid \$55,000. The Village asked for bushes or hedges to be installed wherever trees are removed.

Mrs. Adams stated that Johnson's Tree Service bid \$19,450 for removal of 34 trees; with stump grinding, the bid increased to \$22,850. GulfScapes bid \$4,719 to replant shrubs.

Mr. Woolsey recommended waiting to remove the trees by the light posts, because it is unclear what the Village will approve and the total number of lights needed.

Mr. Merritt asked if the removal will impact the newly installed sidewalks on Coconut Road. Mr. Adams stated it will not, as the work will be done from the side of the road.

Mrs. Adams stated that Staff will obtain updated pricing to reflect the removal of 25 trees.

**On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Ms. Bunting, with all in favor, the proposals discussed for removal of 25 trees, and replanting shrubs, in an amount not-to-exceed \$28,000, were approved.**

**On MOTION for Brooks of Bonita Springs by Mr. Woolsey and seconded by Mr. Merritt, with all in favor, the proposals discussed for removal of 25 trees, and replanting of shrubs, in an amount not-to-exceed \$28,000, were approved.**

Mr. Gould asked for a communication to be sent to the residents.

Mr. Bartoletti asked for an updated map to be included and stated that he and Mr. Woolsey will draft a communication and submit it to Staff.

- **Discussion Resumed: Premier Lakes December 2024 Quality Control Lake Report**

Mr. Kurth presented the February 2025 Quality Control Lake Report. All Vallisneria weeds that were treated are no longer present in the nine lakes. Some littoral plants are propagating well in Copperleaf. No submersed weed issues exist other than at the driving range, which was treated.

Mr. Kurth asked which irrigation lake has snail issues. Mr. Grimes stated snails were discovered between Williams and Shadow Wood, adjacent to Three Oaks Parkway. Mr. Kurth stated he performs snail treatments for RCS; since treatments began, there are significantly fewer issues in Shadow Wood.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolutions Approving the Districts' Proposed Budgets for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

**A. Resolution 2025-03, Brooks of Bonita Springs Community Development District**

**B. Resolution 2025-02, Brooks of Bonita Springs II Community Development District**

Mr. Adams stated that the proposed Fiscal Year 2026 budget, in its current form, does not anticipate any assessment increase. The increase to fund balance was initiated last year. Revisions can be made between now and the Public Hearing. Contractual line items match the contracts awarded, including Premier and GulfScapes.

The Board and Staff discussed various line items and expenditures.

Mrs. Adams stated that, as of March 31, 2025, Assessments are 95% collected.

Mr. Adams will check on the payment for the Coconut Road cost sharing contribution.

The following changes were made to the proposed Fiscal Year 2026 budget:

- Page 3: Delete entire note: “\*A portion of “operation and maintenance...”
- Page 1: Increase “Legal” to “20,000”

Ms. Bunting stated that pictures are being taken of every lake in Shadow Wood. She expressed concern about budgeting adequately for lake bank repairs. It was noted that vertical drops of 9” or greater are restored and lake banks are maintained at a 4:1 slope. Each year,



\$100,000 is allocated for lake bank restoration. Mr. Adams stated, if the scope of work is expanded, additional funds can be budgeted.

Discussion ensued regarding ensuring a quorum for the Public Hearing. It was noted that, if a CDD #1 Board Member needs to fly in to ensure quorum, reimbursement can be made. Between now and the June meeting, the Public Hearing can be rescheduled if necessary.

The consensus was to keep the assessments flat, year-over-year.

**On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Ms. O'Connor, with all in favor, Resolution 2025-02, Approving the Districts' Proposed Budgets for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 27, 2025 at 1:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Woolsey, with all in favor, Resolution 2025-03, Approving the Districts' Proposed Budgets for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 27, 2025 at 1:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

#### **TENTH ORDER OF BUSINESS**

#### **Discussion/Consideration of Johnson Engineering, Inc. Proposal for Annual Lake Bank Restoration/25 Lakes Bank Observation/Littoral Audit)**

Mr. Willis presented the review of 25 lakes requested at the previous meeting. It is anticipated that the restorations noted will be completed by the end of the month.

Mr. Merritt discussed his photos of Lakes 28-A and 52. He voiced his opinion that Lake 28-A looks terrible and that trip hazards are present at Lake 52.

Mr. Bartoletti voiced his opinion that the dropoff at Lake 130, Hole #2, needs to be addressed due to drop off and exposed geotube. Mr. Willis stated that Lake 130 was never a part of this project; he will inspect the area.

Discussion ensued regarding the need to inspect the lake banks frequently and to bring in sand or pump sand from the lake bottom for lake bank remediations.

Mr. Willis will inspect Lake 130; when the project is completed next week, all the lakes will have been pumped and the sod replaced. There are areas in need of mitigation for erosion and irrigation breaks, and some areas where the sod died. These items are tracked on a punchlist; when complete, field inspections are performed to track progress. When the permit is reported complete, the State and the County perform a final review.

Mr. Merritt commended Mr. Kurth on the progress of the lakes and asked for his opinion regarding lakes such as Lakes 28-A and 52. Mr. Kurth stated that it is difficult for him to comment because he was not there since the beginning of the project. He noted the difficulty achieving a 4:1 slope at Lake 52, given the 5' vertical drop, and voiced his opinion that some banks were not built to 4:1 specifications. He supports installing littorals to address the erosion issues.

It was noted that Mr. Zordan and Mr. Willis will review the lake bank restoration projects, evaluate the status of the project and develop a schedule for the next phase of work when work resumes following the end of the rainy season.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Discussion: Bid Results for Aeration Services**

The Board and Staff discussed the proposal, for bidding purposes. Mr. Nott discussed factors that contributed to the cost for each lake's installation price, including the number of diffusers and compressors, size of the lake, number of points of electricity needed, lot size, proximity of the lot to the transformers, etc. Aeration prevents stagnation and contributes to the long-term health of the lakes, benefits the fish populations, helps with odors and phosphorus and helps reduce algae blooms.

Mr. Bartoletti noted the need to justify installing aeration in every lake. Mr. Adams stated that a very voluminous report was developed years ago; he will share the report, which can be linked on the CDD website.

Mr. Kurth discussed the benefits of installing aerators for lake health and noted that he and/or Mr. Nott will provide a summary report to Mr. Bartoletti.

Mr. Bartoletti noted a discrepancy between the heading of the Twelfth Order of Business and the information included in the agenda related to the Magnolia Bend Fence Install Request/Presentation. He asked for an update.

Ms. Magaldi stated she had several email correspondences with Attorney Jane Graham. At the last meeting, approval was given for Staff to work with Shadow Wood to draft and enter into an Agreement that would allow Shadow Wood to do the installation, provided they agree to the ongoing maintenance. Her understanding is that Shadow Wood has not agreed yet or negotiations might still be underway. She will not draft an Agreement until clarification is received.

Ms. Bunting stated the Community Association is waiting for a response from Magnolia Bend.

## **TWELFTH ORDER OF BUSINESS**

### **Update: Sidewalk Replacement Project**

Mr. Zordan stated the Coconut Road portion of the project is complete. The contractor had to stop and wait for the Lee County Limited Development Order (LDO), which was finally approved and issued. Only then could the Right-of-Way (ROW) Permit be applied for. Lee County has now requested a bond be issued to Lee County. However, Bonness already secured a bond with the Village of Estero, and the bond company will not issue two bonds for the same project. As of this morning, the Lee County Attorney is reviewing the matter. The ROW Permit will not be issued until the matter is resolved.

Mr. Adams stated the CDD actually has responsibility for the sidewalk, lighting, upgraded landscaping, maintaining the roadway and drainage serving that roadway so, for the County to seek a bond, seems a bit out of bounds.

It was noted that Bonness is staged and unable to proceed and the clock on the 180-day limit has stopped for now.

Mr. Bartoletti thanked Mr. Zordan for the results of the compression test. He asked for the concrete mix test data. It was noted that further clarification is needed.

Mr. Adams stated that he forwarded the Interlocal Agreement to Ms. Magaldi. The CDD retained responsibility for sidewalks, landscaping and upgraded lighting. The County is

responsible for the asphalt and the drainage that serves the asphalt. He suggested the Agreement be forwarded to the County in order to proceed with the permit.

Mr. Zordan read from an email from the CDI Director stating that the inspector is verifying the concrete mix design every day, for every load; he concluded that the testing was done. Mr. Bartoletti asked for someone to confirm that the bid contract included all the required testing. Mr. Zordan stated that he will check on it.

**THIRTEENTH ORDER OF BUSINESS**

**Update: Roadway Lighting Project**

Mr. Bertucci distributed and displayed a presentation and gave an update on the project. He met with Madrid CPWG (Madrid) several times. Madrid has developed a proposal and cost estimates for several infrastructure replacement scenarios. The meetings served to develop the project to the point that a Request for Proposals (RFP) can be developed. He discussed the scope of work, benefits of being grandfathered in and the three scopes of work and cost proposals.

Discussion ensued regarding the wind rating of the light poles, the proposals and potential future expansion of the roadways, including Three Oaks.

Mr. Bertucci expressed support for accepting the recommendation of Mr. Bartoletti and Mr. Bertucci and suggested the consultant meet with Lee County to determine its specifications and requirements and to determine the future plans for Three Oaks.

Mr. Bertucci stated they will meet with Lee County. He suggested eliminating the first cost proposal and noted that the base cost would be for replacing 127 new poles, arms and hardware. According to the August 24, 2024 minutes, the Boards agreed to design for the wind load specification of both the Village and the County.

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms. Varnum, with all in favor, progressing as recommended, absent Item 1A, was approved.**

**On MOTION for Brooks of Bonita Springs II by Mr. Bertucci and seconded by Mr. Bartoletti, with all in favor, progressing as recommended, absent Item 1A, was approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolutions Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date**

- A. Resolution 2025-04, Brooks of Bonita Springs Community Development District**
- B. Resolution 2025-03, Brooks of Bonita Springs II Community Development District**

Mr. Adams stated these Resolutions and the Budget Amendment will help the avoid an audit finding. Appropriations need to be adjusted upward due to unbudgeted expenses; financing was issued during the year to offset those capital projects.

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms. Varnum, with all in favor, Resolution 2025-04, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date, was adopted.**

**On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Ms. O'Connor, with all in favor, Resolution 2025-03, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date, was adopted.**

Ms. O'Connor left the meeting.

**FIFTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2025**

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms. Varnum, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.**

**On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Gould, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.**

**SIXTEENTH ORDER OF BUSINESS**

**Approval of January 22, 2025 Joint Regular Meeting Minutes**

The following changes were made:

Line 34: Change “Shadow Wood” to “Manolia Bend”

Lines 12 and 109: Change “Vice Chair” to “Assistant Secretary”

Line 13 and 112: Change “Assistant Secretary” to “Vice Chair”

Line 178: Insert “Master” before “HOAs”

Line 166: Change “Village of Estero” to “Developer”

Line 169: Insert “existing” after “two”

Line 162: Change “slanting” to “a barrier”

Line 196: Insert “assigning an Easement Agreement to the Shadow Wood Community Association,” after “favor,”

Line 246: Change “hurting” to “herding”

Line 269: Insert “irrigation” before “project”

Line 298: Change “discuss a meeting he attended” to “attend a meeting”

**On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Bertucci, with all in favor, the January 22, 2025 Joint Regular Meeting Minutes, as amended and to include any additional changes submitted to Management, were approved.**

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms. Varnum, with all in favor, the January 22, 2025 Joint Regular Meeting Minutes, as amended and to include any additional changes submitted to Management, were approved.**

**SEVENTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

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

There were no District Counsel or District Engineer reports.

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

- **Monthly Status Report – Field Operations**

The Field Operations Report was included for informational purposes.

Several Board Members did not recall approving 50% cleaning of Culvert Inspections. Mrs. Adams noted that percentages have varied. Mr. Bartoletti thinks it should be based on what is correct and not what the budget allows. He thinks 35% is what the Boards have always stated.

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

- **NEXT MEETING DATE: June 25, 2025 at 1:00 PM [Presentation of Annual Audit]**
  - **QUORUM CHECK – BROOKS OF BONITA SPRINGS**
  - **QUORUM CHECK – BROOKS OF BONITA SPRINGS II**

**EIGHTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There were no Supervisors' requests.

**NINETEENTH ORDER OF BUSINESS**

**Public Comments: Non-Agenda items only  
[3 minutes per person]**

No members of the public spoke.

**TWENTIETH ORDER OF BUSINESS**

**Adjournment**

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms. Varnum, with all in favor, the meeting adjourned at 3:52 p.m.**

**On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Ms. Bunting with all in favor, the meeting adjourned at 3:52 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**BROOKS OF BONITA SPRINGS &  
BROOKS OF BONITA SPRINGS II CDDS  
FOR BROOKS OF BONITA SPRINGS:**

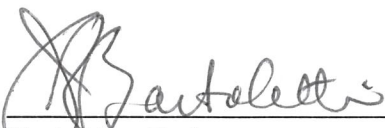
**April 23, 2025**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair

**FOR BROOKS OF BONITA SPRINGS II:**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair