

**BROOKS OF BONITA
SPRINGS & BROOKS OF
BONITA SPRINGS II**

**COMMUNITY DEVELOPMENT
DISTRICTS**

July 23, 2025

BOARD OF SUPERVISORS

**JOINT REGULAR
MEETING AGENDA**

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

**AGENDA
LETTER**

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

July 16, 2025

ATTENDEES:

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

NOTE: Meeting Location

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 July 23, 2025 at 1:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *Agenda items only [3 minutes per person]*

JOINT BUSINESS ITEMS

3. Discussion: Premier Lakes June 2025 Quality Control Lake Report
4. Landscape Report: *GulfScapes Landscape Management Services*
 - Irrigation Reports
 - A. Meter Usage by Clock
 - B. Year-Over-Year Water Usage
5. Update: Lakes Bank Restoration Projects
6. Discussion: Rule Making Process
7. Discussion/Update: Capital Improvements [20 Year Bond]
8. Update: Sidewalk Project
9. Update: Street Light Project
10. Update: Tree removal Project

11. Acceptance of Unaudited Financial Statements as of June 30, 2025

- Coconut Road Invoice Payment

12. Approval of June 25, 2025 Joint Regular Meeting Minutes

13. Staff Reports

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

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

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

- Monthly Status Report - Field Operations

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

I. Registered Voters in Districts as of April 15, 2025

- Brooks of Bonita Springs: 2,167
- Brooks of Bonita Springs II: 1,483

II. NEXT MEETING DATE: August 27, 2025 at 1:00 PM [Adoption of FY2026 Budget]

○ QUORUM CHECK: BROOKS OF BONITA SPRINGS

SEAT 1	ED FRANKLIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JAMES MERRITT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	SANDRA VARNUM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOHN (ROD) WOOLSEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	DAVID GARNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

○ QUORUM CHECK: BROOKS OF BONITA SPRINGS II

SEAT 1	LYNN BUNTING	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	KEN D. GOULD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	MARY O'CONNOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	THOMAS BERTUCCI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	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 [3 minutes per person]*

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

PARTICIPANT PASSCODE: 709 724 7992

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

3

The Brooks CDD June 2025 Quality Control Lake Report

Lake #	Brooks Community	Treatment or Inspection Performed	Target	Treatment Date	Observations/ Add'l Tasks
L1	Front Entrance 1	Inspected			
L2	Front Entrance 1	Inspected			
L3	Spring Run 1	Inspected			
L4	Spring Run 1	Treated	Grasses & Shoreline weeds	6/17/2025	
L5	Spring Run 1	Treated	Grasses & Shoreline weeds	6/17/2025	
L6	Spring Run 1	Treated	Grasses & Shoreline weeds	6/17/2025	
L7	Spring Run 1	Treated	Grasses & Shoreline weeds	6/17/2025	
L8	Spring Run 1	Treated	Grasses & Shoreline weeds	6/17/2025	
L9	Spring Run 1	Treated	Grasses & Shoreline weeds	6/17/2025	
L10	Spring Run 1	Treated	Grasses & Shoreline weeds	6/2/2025, 6/17/2025	
L11	Spring Run 1	Treated	Grasses & Shoreline weeds	6/2/2025, 6/17/2025	
L12	Spring Run 1	Treated	Grasses & Shoreline weeds	6/2/2025, 6/17/2025	
L13	Spring Run 1	Treated	Grasses & Shoreline weeds	6/2/2025, 6/17/2025	
L14	Spring Run 1	Treated	Grasses & Shoreline weeds	6/2/2025, 6/17/2025	
L15	Spring Run 1	Treated	Grasses & Shoreline weeds	6/2/2025, 6/17/2025	
L16	Spring Run 1	Treated	Grasses & Shoreline weeds	6/2/2025, 6/17/2025	

L17	Spring Run 1	Treated	Grasses & Shoreline weeds	6/2/2025, 6/17/2025	
L18	Spring Run 1	Treated	Grasses & Shoreline weeds	6/2/2025, 6/17/2025	
L19	Spring Run 1	Treated	Grasses & Shoreline weeds	6/2/2025, 6/17/2025	
L20	Spring Run 1	Treated	Grasses & Shoreline weeds	6/2/2025, 6/17/2025	
L21	Spring Run 1	Treated	Grasses & Shoreline weeds	6/2/2025, 6/17/2025	
L22	Spring Run 1	Treated	Grasses & Shoreline weeds	6/2/2025, 6/17/2025	
L23	Spring Run 1	Treated	Grasses & Shoreline weeds	6/2/2025, 6/17/2025	
L24	Spring Run 1	Treated	Grasses & Shoreline weeds	6/2/2025, 6/17/2025	
L150	Spring 1	Treated	Grasses & Shoreline weeds	6/2/2025	
L25	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025, 6/17/2025, 6/24/2025	
L26	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025, 6/17/2025, 6/24/2025	
L27	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025, 6/17/2025, 6/24/2025	
L28	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025, 6/17/2025	
L28A	Shadow Wood 1	Treated	Torpedo grass and weeds	6/24/2025	
L29	Shadow Wood 1	Inspected			
L30	Shadow Wood 1	Inspected			

L31	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025, 6/17/2025, 6/24/2025	
L32	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025, 6/17/2025, 6/24/2025	
L33	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025, 6/24/2025	
L34	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025	
L35	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025, 6/17/2025, 6/24/2025	
L36	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025, 6/17/2025	
L37	Shadow Wood 1	Inspected			
L38	Shadow Wood 1	Inspected			
L39	Shadow Wood 1	Inspected			
L40	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025, 6/17/2025, 6/24/2025	
L41	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025, 6/17/2025, 6/24/2025	
L42	Shadow Wood 1	Treated	Torpedo grass and weeds	6/17/2025, 6/24/2025	
L43	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025, 6/17/2025, 6/24/2025	
L44	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025, 6/17/2025	

L45	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025, 6/17/2025, 6/24/2025	
L46	Shadow Wood 1	Treated	Torpedo grass and weeds	6/24/2025	
L47	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025	
L48	Shadow Wood 1	Inspected			
L49	Shadow Wood 1	Inspected			
L50	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025, 6/24/2025	
L51	Shadow Wood 1	Inspected			
L52	Shadow Wood 1	Treated	Torpedo grass and weeds	6/2/2025, 6/17/2025, 6/24/2025	
L53	Shadow Wood 1	Treated	Torpedo grass and weeds	6/17/2025, 6/24/2025	
L54	Shadow Wood 1	Treated	Torpedo grass and weeds	6/17/2025, 6/24/2025	
L55	Shadow Wood 1	Treated	Torpedo grass and weeds	6/17/2025, 6/24/2025	
L56	Shadow Wood 1	Inspected			
L57	Shadow Wood 1	Treated	Torpedo grass and weeds	6/17/2025, 6/24/2025	
L58	Shadow Wood 1	Treated	Torpedo grass and weeds	6/17/2025, 6/24/2025	

L59	Shadow Wood 1	Treated	Torpedo grass and weeds	6/17/2025, 6/24/2025	
L60	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	6/24/2025, 6/30/2025	6/24 midges noted on the perimeter of ponds
L61	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	6/24/2025	6/24 midges noted on the perimeter of ponds
L62	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	6/24/2025, 6/30/2025	6/24 midges noted on the perimeter of ponds
L63	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	6/10/2025	6/24 midges noted on the perimeter of ponds
L64	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	6/10/2025	6/24 midges noted on the perimeter of ponds
L65	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	6/10/2025, 6/24/2025	6/24 midges noted on the perimeter of ponds
L66	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	6/10/2025, 6/24/2025	6/24 midges noted on the perimeter of ponds
L67	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	6/10/2025, 6/24/2025	6/24 midges noted on the perimeter of ponds
L68	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	6/10/2025, 6/24/2025	6/24 midges noted on the perimeter of ponds
L69	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	6/10/2025, 6/24/2025	6/24 midges noted on the perimeter of ponds

L70	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	6/10/2025, 6/24/2025	6/24 midges noted on the perimeter of ponds
L71	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	6/24/2025	6/24 midges noted on the perimeter of ponds
L72	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	6/10/2025, 6/24/2025, 6/30/2025	6/24 midges noted on the perimeter of ponds
L73	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	6/24/2025, 6/30/2025	6/24 midges noted on the perimeter of ponds
L74	ShadowWood 2	Treated	Grasses & Shoreline weeds	6/10/2025	
L75	Shadow Wood 2	Treated	Grasses & Shoreline weeds	6/10/2025	
L76	Shadow Wood 2	Treated	Grasses & Shoreline weeds	6/10/2025	
L77	Shadow Wood 2	Treated	Grasses & Shoreline weeds	6/10/2025	
L78	Shadow Wood 2	Treated	Grasses & Shoreline weeds	6/10/2025	
L79	Shadow Wood 2	Treated	Grasses & Shoreline weeds	6/10/2025	
L80	Shadow Wood 2	Inspected			
L81	Shadow Wood 2	Treated	Grasses & Shoreline weeds	6/10/2025	
L82	Shadow Wood 2	Treated	Grasses & Submersed weeds	6/17/2025	
L83	Shadow Wood 2	Treated	Grasses & Shoreline weeds	6/10/2025	
L84	Shadow Wood 2	Treated	Grasses & Shoreline weeds	6/10/2025	
L85	Shadow Wood 2	Inspected			

L86	Shadow Wood 2	Inspected			
L87	Shadow Wood 2	Treated	Grasses	6/2/2025	
L88	Shadow Wood 2	Treated	Grasses & Shoreline weeds	6/2/2025, 6/24/2025	
L89	Shadow Wood 2	Treated	Grasses	6/2/2025, 6/17/2025	
L90	Shadow Wood 2	Treated	Grasses	6/2/2025, 6/17/2025	
L91	Shadow Wood 2	Treated	Grasses	6/2/2025, 6/17/2025	
L92	Shadow Wood 2	Treated	Grasses	6/2/2025, 6/17/2025	
L93	Shadow Wood 2	Treated	Grasses	6/2/2025, 6/17/2025	
L94	Shadow Wood 2	Treated	Grasses	6/2/2025, 6/17/2025	
L95	Shadow Wood 2	Treated	Grasses	6/2/2025, 6/17/2025	
L96	Shadow Wood 2	Treated	Grasses	6/2/2025	
L97	Shadow Wood 2	Treated	Grasses	6/2/2025, 6/17/2025	
L98	Shadow Wood 2	Treated	Grasses	6/17/2025	
L99	Shadow Wood 2	Treated	Grasses & Shoreline weeds	6/24/2025	
L100	Shadow Wood 2	Treated	Grasses & Shoreline weeds	6/24/2025	
L101	Shadow Wood 2	Inspected			
L102	Shadow Wood 2	Inspected			
L103	Shadow Wood 2	Inspected			
L104	Shadow Wood 2	Treated	Grasses & Algae	6/17/2025	

L105/108	Shadow Wood 2	Treated	Grasses	6/2/2025	
L106	Shadow Wood 2	Inspected			
L107	Shadow Wood 2	Treated	Grasses	6/2/2025	
L109	Shadow Wood 2	Inspected			
L110	Shadow Wood 2	Treated	Grasses	6/2/2025, 6/17/2025	
L111	Shadow Wood 2	Treated	Grasses	6/2/2025	
L112	Shadow Wood 2	Treated	Grasses Shoreline weeds	6/2/2025, 6/10/2025	
L113	Shadow Wood 2	Treated	Grasses	6/2/2025	
L114	Shadow Wood 2	Treated	Grasses	6/2/2025	
L115	Shadow Wood 2	Treated	Grasses, Shoreline weeds, Spatterdock, Spikerush	6/2/2025, 6/6/2025, 6/10/2025, 6/17/2025	
L116	Shadow Wood 2	Treated	Grasses	6/2/2025	
L117	Shadow Wood 2	Inspected			
L118	Shadow Wood 2	Inspected			
L119	Shadow Wood 2	Treated	Grasses & Shoreline weeds	6/10/2025	
L120	Shadow Wood 2	Treated	Grasses & Shoreline weeds	6/10/2025	
L121	Shadow Wood 2	Inspected			
L147	Shadow Wood 2	Treated	Grasses & Shoreline weeds	6/6/2025, 6/24/2025	
L148	Shadow Wood 2	Inspected			
L122	Copperleaf 2	Treated	Shoreline weeds	6/17/2025	

L123	Copperleaf 2	Treated	Shoreline weeds	6/17/2025	
L124	Copperleaf 2	Treated	Shoreline weeds	6/17/2025	
L125	Copperleaf 2	Treated	Shoreline weeds	6/17/2025	
L126	Copperleaf 2	Treated	Shoreline weeds	6/17/2025	
L127	Copperleaf 2	Treated	Shoreline weeds	6/17/2025	
L128	Copperleaf 2	Treated	Shoreline weeds	6/17/2025	
L129	Copperleaf 2	Treated	Shoreline weeds & Algae	6/17/2025	
L130	Copperleaf 2	Treated	Shoreline weeds & Algae	6/17/2025	
L131	Copperleaf 2	Treated	Shoreline weeds	6/17/2025, 6/24/2025	
L132	Copperleaf 2	Treated	Shoreline weeds	6/17/2025	
L133	Copperleaf 2	Treated	Shoreline weeds	6/17/2025	
L134	Copperleaf 2	Inspected			
L135	Copperleaf 2	Treated	Algae	6/17/2025	
L136	Copperleaf 2	Treated	Shoreline weeds	6/17/2025, 6/24/2025	
L137	Copperleaf 2	Treated	Shoreline weeds	6/17/2025, 6/24/2025	

L138	Copperleaf 2	Treated	Shoreline weeds	6/2/2025, 6/17/2025, 6/24/2025	
L139	Copperleaf 2	Treated	Shoreline weeds	6/17/2025, 6/24/2025	
L140	Copperleaf 2	Treated	Shoreline weeds	6/2/2025, 6/24/2025	
L141	Copperleaf 2	Treated	Shoreline weeds	6/17/2025	
L142	Copperleaf 2	Treated	Shoreline weeds	6/17/2025, 6/24/2025	
L146	Copperleaf 2	Treated	Shoreline weeds	6/17/2025, 6/24/2025	
L143	Copperleaf 1	Treated	Shoreline weeds	6/17/2025, 6/24/2025	
L144	Copperleaf 1	Treated	Shoreline weeds	6/17/2025, 6/24/2025	
L145	Copperleaf 1	Treated	Shoreline weeds	6/17/2025, 6/24/2025	
L149	Commons Club	Inspected			

The Brooks I & II Community Development District Monthly Summary & Next Steps

This time of year, typically the beginning of the rainy season, causes grass and shoreline weeds to jump in growth, and causes algae blooms from nutrient loading. We have been very active controlling grasses and other shoreline weeds, making certain we achieve good control before the water comes fully up; however, algae growth has been minimal, which is a good thing and evidence that the lakes are healthy. No significant submersed weed issues were noted. I had expected some of the Vallisneria issues would have returned since conditions during our fall treatment were not ideal, with some flow present; however, that has not been the case, which means we achieved exceptional results in the fall. I would expect the golf course sides on a few lakes on the Shadow Wood north course to be a little shaggy since golf course turf renovation has made access impossible at times; however, as soon as we have the ability, we will focus on getting those areas back in shape.

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

4A

2024/2025 Water Usage													8
Clock 8 - US 41 to Railroad Track Coconut Rd. (26 Zones / 4 Meters)													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	790,000	870,000	768,000	1,049,000	953,000	1,052,000	1,089,000	889,000	0	0	0	0	932,500
Total Property Usage	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	0	0	0	0	3,310,625
% Clock Use/Total	36%	32%	28%	37%	35%	28%	24%	18%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	28%
\$ By Clock	\$1,651.10	\$1,818.30	\$1,605.12	\$2,192.41	\$1,991.77	\$2,198.68	\$2,276.01	\$1,858.01	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Clock 1 - Railroad Railroad Track to Spring Run Coconut Rd. (23 Zones / 4 Meters)													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	455,000	228,000	266,000	272,000	209,000	465,000	628,000	887,000	0	0	0	0	426,250
Total Property Usage	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	0	0	0	0	3,310,625
% Clock Use/Total	21%	8%	10%	10%	8%	12%	14%	18%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	13%
\$ By Clock	\$950.95	\$476.52	\$555.94	\$568.48	\$436.81	\$971.85	\$1,312.52	\$1,853.83	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Clock 2 - Spring Run to Commons Club Entrance Coconut Rd. (23 Zones CDD / 3 Meters CDD / 14 Zones Common Club)													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	47,000	155,000	139,000	144,000	149,000	527,000	598,000	649,000	0	0	0	0	301,000
Total Property Usage	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	0	0	0	0	3,310,625
% Clock Use/Total	2%	6%	5%	5%	5%	14%	13%	13%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	9%
\$ By Clock	\$98.23	\$323.95	\$290.51	\$300.96	\$311.41	\$1,101.43	\$1,249.82	\$1,356.41	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Clock 3 - Commons Club Entrance to Lighthouse Bay Coconut Rd (37 zones / 3 Meters)													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	46,000	186,000	142,000	175,000	150,000	427,000	361,000	573,000	0	0	0	0	257,500

Total Property Usage	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	0	0	0	0	3,310,625
% Clock Use/Total	2%	7%	5%	6%	5%	11%	8%	12%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	8%
\$ By Clock	\$96.14	\$388.74	\$296.78	\$365.75	\$313.50	\$892.43	\$754.49	\$1,197.57	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Clock 4 - 4 Way Light South on Imperial to end of Brooks Maintenance (23 Zones / 2 Meters)													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	134,000	423,000	289,000	227,000	283,000	281,000	444,000	520,000	0	0	0	0	325,125

Total Property Usage	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	0	0	0	0	3,310,625
% Clock Use/Total	6%	15%	11%	8%	10%	7%	10%	11%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	10%
\$ By Clock	\$280.06	\$884.07	\$604.01	\$474.43	\$591.47	\$587.29	\$927.96	\$1,086.80	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Clock 5 - 4 Way Light North to Copperleaf Three Oaks Pkwy (31 Zones / 3 Meters)													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	128,000	107,000	112,000	97,000	253,000	353,000	438,000	385,000	0	0	0	0	234,125

Total Property Usage	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	0	0	0	0	3,310,625
% Clock Use/Total	6%	4%	4%	3%	9%	9%	9%	8%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	7%
\$ By Clock	\$267.52	\$223.63	\$234.08	\$202.73	\$528.77	\$737.77	\$915.42	\$804.65	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Clock 6 - Copperleaf North to Bridge Three Oaks Pkwy (32 Zones / 5 Meters)													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	106,000	198,000	263,000	227,000	201,000	327,000	397,000	448,000	0	0	0	0	270,875

Total Property Usage	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	0	0	0	0	3,310,625
% Clock Use/Total	5%	7%	10%	8%	7%	9%	9%	9%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	8%

\$ By Clock	\$221.54	\$413.82	\$549.67	\$474.43	\$420.09	\$683.43	\$829.73	\$936.32	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
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Clock 7 - Bridge North To Williams Light Three Oaks Pkwy (39 Zones / 4 Meters)													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	482,000	574,000	768,000	636,000	532,000	328,000	666,000	520,000	0	0	0	0	563,250

Total Property Usage	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	0	0	0	0	3,310,625
% Clock Use/Total	22%	21%	28%	22%	19%	9%	14%	11%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	17%

\$ By Clock	\$1,007.38	\$1,199.66	\$1,605.12	\$1,329.24	\$1,111.88	\$685.52	\$1,391.94	\$1,086.80	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
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Complete Property Totals													
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Total Property Usage From Clock Usages	October	November	December	January	February	March	April	May	June	July	August	September	Total Average
	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	0	0	0	0	3,310,625

Total % Added	October	November	December	January	February	March	April	May	June	July	August	September	Total
	100%	100%	100%	100%	100%	100%	100%	100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	100%

Total Property \$ By Clock	October	November	December	January	February	March	April	May	June	July	August	September	Total AVG
	\$4,572.92	\$5,728.69	\$5,741.23	\$5,908.43	\$5,705.70	\$7,858.40	\$9,657.89	\$10,180.39	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Actual Total Property \$	October	November	December	January	February	March	April	May	June	July	August	September	Total AVG
	\$4,572.92	\$5,728.69	\$5,741.23	\$5,908.43	\$5,705.70	\$7,858.40	\$9,657.89	\$10,180.39					
Coconut Rd	October	November	December	January	February	March	April	May	June	July	August	September	Total AVG
	\$2,796.42	\$3,007.51	\$2,748.35	\$3,427.60	\$3,053.49	\$5,164.39	\$5,592.84	\$6,265.82	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Three Oaks	October	November	December	January	February	March	April	May	June	July	August	September	Total AVG
	\$1,776.50	\$2,721.18	\$2,992.88	\$2,480.83	\$2,652.21	\$2,694.01	\$4,065.05	\$3,914.57	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

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

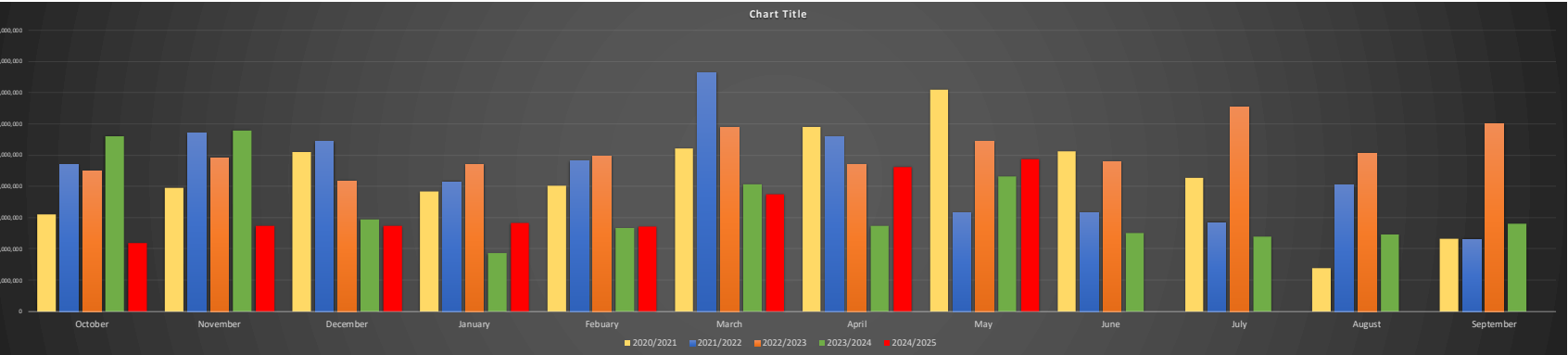
4B

Brooks YOY Water Usage

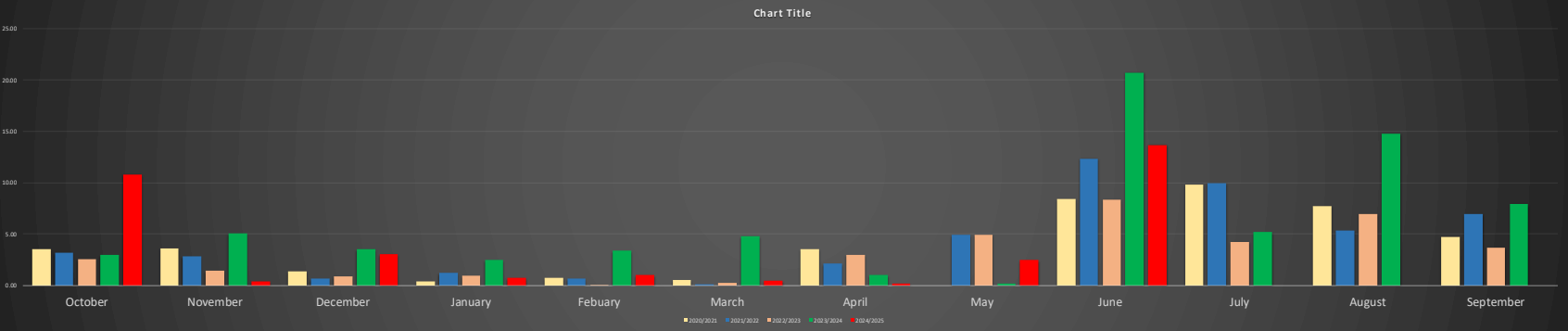
Brooks	October	November	December	January	February	March	April	May	June	July	August	September	Average Monthly Use	YOY Usage
2020/2021	3,109,000	3,948,000	5,114,000	3,845,000	4,017,000	5,211,000	5,907,000	7,097,000	5,117,000	4,273,000	1,389,000	2,328,000	4,279,583	51,355,000
2021/2022	4,698,000	5,709,000	5,441,000	4,169,000	4,830,000	7,654,000	5,591,000	3,188,000	3,172,000	2,867,000	4,043,000	2,335,000	4,474,750	53,697,000
2022/2023	4,509,000	4,929,000	4,182,000	4,725,000	4,979,000	5,894,000	4,716,000	5,442,000	4,815,000	6,560,000	5,077,000	6,025,000	5,154,417	61,853,000
2023/2024	5,607,000	5,785,000	2,952,000	1,874,000	2,673,000	4,064,000	2,750,000	4,327,000	2,512,000	2,390,000	2,479,000	2,814,000	3,352,250	40,227,000
2024/2025	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000					3,310,625	26,485,000
% YOY	-61%	-53%	-7%	51%	2%	-7%	68%	13%	-100%	-100%	-100%	-100%	-1%	-34%

2021/2022	\$3,014.68	\$3,837.88	\$2,373.76	\$3,438.04	\$9,204.02	\$14,908.50	\$10,741.24	\$5,887.18	\$5,854.86	\$5,308.37	\$7,614.28	\$4,590.17	\$6,397.75	\$76,772.96
2022/2023	\$8,555.60	\$9,404.00	\$7,895.06	\$8,991.92	\$10,293.98	\$12,297.83	\$9,762.12	\$11,373.78	\$9,967.05	\$13,702.20	\$10,509.39	\$12,584.72	\$10,444.80	\$125,337.65
2023/2024	\$11,718.63	\$12,090.65	\$6,169.68	\$3,916.66	\$5,586.57	\$8,493.76	\$5,747.50	\$9,043.43	\$5,250.08	\$4,995.10	\$5,181.11	\$5,881.26	\$7,006.20	\$84,074.43
2024/2025	\$4,572.92	\$5,728.69	\$5,741.23	\$5,908.43	\$5,705.70	\$7,858.40	\$9,657.89	\$10,180.39	\$0.00	\$0.00	\$0.00	\$0.00	\$6,919.21	\$55,353.65

\$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209



Brooks	October	November	December	January	February	March	April	May	June	July	August	September	Average Monthly	YOY Total
2020/2021	3.57	3.64	1.41	0.38	0.74	0.52	3.56	0.00	8.41	9.83	7.75	4.73	3.71	44.54
2021/2022	3.20	2.87	0.70	1.28	0.66	0.16	2.17	4.94	12.37	9.96	5.36	7.00	4.22	50.67
2022/2023	2.57	1.46	0.93	0.99	0.09	0.28	3.02	4.92	8.38	4.27	6.94	3.69	3.13	37.54
2023/2024	3.00	5.08	3.52	2.48	3.44	4.83	1.05	0.22	20.68	5.25	14.80	7.92	6.02	72.27
2024/2025	10.84	0.39	3.09	0.77	1.03	0.47	0.22	2.52	13.67				4.13	33.00
Inch Diff	7.84	-4.69	-0.43	-1.71	-2.41	-4.36	-0.83	2.30	-7.01	-5.25	-14.80	-7.92	-1.90	-39.27



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

**UNAUDITED
FINANCIAL
STATEMENTS**

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
JUNE 30, 2025**

	General Funds	Debt Service Funds	Total Governmental Funds
ASSETS			
Cash & investments	\$5,348,652	\$ 573,311	\$ 5,921,963
Deposits	525	-	525
Accounts receivable	47,164	-	47,164
Due from other funds			
Brooks I			
General fund	-	22,129	22,129
Brooks II			
General fund	2,010	42,702	44,712
Undeposited fund	-	43,217	43,217
Total assets	<u>\$ 5,398,351</u>	<u>\$ 681,359</u>	<u>\$ 6,079,710</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 19,510	\$ -	\$ 19,510
Due to other funds			
Brooks I			
Debt service - series 2021	22,129	-	22,129
Brooks II			
Debt service - series 2021	42,701	-	42,701
Brooks II			
General fund	2,010	-	2,010
Due to clearing fund	2,572	-	2,572
Total liabilities	<u>88,922</u>	<u>-</u>	<u>88,922</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	36,142	-	36,142
Total deferred inflows of resources	<u>36,142</u>	<u>-</u>	<u>36,142</u>
Fund balances:			
Restricted for:			
Debt service	-	681,359	681,359
Capital outlay projects	296,264	-	296,264
Unassigned	4,977,023	-	4,977,023
Total fund balances	<u>5,273,287</u>	<u>681,359</u>	<u>5,954,646</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 5,398,351</u>	<u>\$ 681,359</u>	<u>\$ 6,079,710</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 JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 19,268	\$ 3,505,062	\$ 3,530,280	99%
Coconut Road - cost sharing (mall contribution)	-	-	13,000	0%
Interest & miscellaneous	6,551	59,904	3,500	1712%
Total revenues	<u>25,819</u>	<u>3,564,966</u>	<u>3,546,780</u>	101%
EXPENDITURES				
Administrative				
Supervisors	1,937	8,476	14,000	61%
Management	7,627	68,645	91,526	75%
Accounting	3,173	28,558	38,077	75%
Audit	-	19,000	19,000	100%
Legal	2,393	17,641	10,000	176%
Field management	3,631	32,682	43,576	75%
Engineering	2,324	141,968	35,000	406%
Trustee	-	4,463	12,900	35%
Dissemination agent	166	1,499	2,000	75%
Arbitrage rebate calculation	-	-	6,000	0%
Assessment roll preparation	2,250	20,250	26,999	75%
Telephone	86	777	1,035	75%
Postage	244	1,211	1,200	101%
Insurance	-	26,151	20,000	131%
Printing and binding	189	1,708	2,277	75%
Legal advertising	-	542	1,500	36%
Contingencies	342	2,621	3,999	66%
Capital outlay - 2023 note repayment	-	65,636	899,999	7%
Annual district filing fee	-	350	350	100%
ADA website compliance	-	210	351	60%
Communication	-	-	1,000	0%
Total administrative	<u>24,362</u>	<u>442,388</u>	<u>1,230,789</u>	36%
Water management				
Contractual services	33,720	496,164	376,501	132%
NPDES permit	2,660	3,330	20,000	17%
Aquascaping	-	1,050	30,000	4%
Aeration	-	33,750	65,000	52%
Aeration operating supplies	4,507	49,754	41,380	120%
Culvert cleaning	18,801	25,801	88,501	29%
Capital outlay-lake bank erosion	-	25,000	100,000	25%
Boundary exotic removal	-	35,000	48,000	73%
Miscellaneous	-	-	5,000	0%
Total water management	<u>59,688</u>	<u>669,849</u>	<u>774,382</u>	87%

**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 JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	-	25,674	20,000	128%
Electricity	4,144	34,397	46,000	75%
Miscellaneous	222	2,000	2,500	80%
Total lighting services	<u>4,366</u>	<u>62,071</u>	<u>68,500</u>	91%
Maintenance				
Railroad crossing lease	<u>15,062</u>	<u>15,092</u>	-	N/A
Total maintenance	<u>15,062</u>	<u>15,092</u>	-	N/A
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	43,224	55,000	79%
Plant replacement supplies	-	-	80,000	0%
Maintenance supplies	-	8,863	29,999	30%
Electricity	87	1,302	649	201%
Irrigation water	10,553	62,134	110,000	56%
Electric - 41 entry feature/irrigation	702	6,723	10,000	67%
Contract services	-	520	4,501	12%
Irrigation repairs	-	8,306	24,999	33%
Landscape maintenance contract	84,354	407,224	717,000	57%
Capital Improvement 2023/2024	17,128	304,092	-	N/A
Capital outlay	-	811,444	-	N/A
Irrigation management	-	7,560	13,000	58%
Total Coconut Rd. & Three Oaks Parkway	<u>112,824</u>	<u>1,661,392</u>	<u>1,045,148</u>	159%

**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 JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Other fees and charges				
Property appraiser	-	3,555	4,522	79%
Tax collector	-	6,542	4,936	133%
Total other fees and charges	-	10,097	9,458	107%
Total expenditures	216,302	2,860,889	3,128,275	91%
Excess/(deficiency) of revenues over/(under) expenditures	(190,483)	704,077	418,505	
Fund balances - beginning	5,463,770	4,569,210	1,951,963	
Assigned: capital outlay projects	296,264	296,264	200,000	
Unassigned	5,740,324	4,977,023	2,170,459	
Fund balances - ending	<u>\$ 5,273,287</u>	<u>\$ 5,273,287</u>	<u>\$ 2,370,468</u>	

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GENERAL FUND
JUNE 30, 2025**

	<u>Balance</u>
ASSETS	
BankUnited	\$ 140,000
Bank United ICS	1,423,716
SunTrust	497,638
Finemark: MMF	31,466
SunTrust - reserve	10,484
Series 2023 B1	1,325,456
Deposits	525
Accounts receivable	30,987
Total assets	<u><u>\$ 3,460,272</u></u>
 LIABILITIES & FUND BALANCES	
Liabilities:	
Accounts payable	\$ 12,818
Due to other funds	
Brooks I	
Debt service - series 2021	22,129
Brooks II	
General fund	2,010
Due to clearing fund	1,690
Total liabilities	<u>38,647</u>
 DEFERRED INFLOWS OF RESOURCES	
Deferred receipts	<u>23,745</u>
Total deferred inflows of resources	<u>23,745</u>
 Fund balances:	
Reserved for:	
Capital outlay projects	131,400
Unassigned	3,266,480
Total fund balances	<u><u>3,397,880</u></u>
 Total liabilities, deferred inflows of resources and fund balances	 <u><u>\$ 3,460,272</u></u>

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 12,772	\$ 2,301,720	\$ 2,319,394	99%
Coconut Road - cost sharing (mall contribution)	-	-	8,541	0%
Interest & miscellaneous	4,379	40,053	2,300	1741%
Total revenues	17,151	2,341,773	2,330,235	100%
EXPENDITURES				
Administrative				
Supervisors	1,273	5,569	9,198	61%
Management	5,011	45,100	60,133	75%
Accounting	2,085	18,763	25,017	75%
Audit	-	12,483	12,483	100%
Legal	1,572	11,590	6,570	176%
Field management	2,386	21,472	28,629	75%
Engineering	1,527	93,273	22,995	406%
Trustee	-	2,932	8,475	35%
Dissemination agent	109	985	1,314	75%
Arbitrage rebate calculation	-	-	3,942	0%
Assessment roll preparation	1,478	13,304	17,739	75%
Telephone	56	510	680	75%
Postage	160	795	788	101%
Insurance	-	17,181	13,140	131%
Printing and binding	124	1,122	1,496	75%
Legal advertising	-	356	986	36%
Contingencies	196	1,485	2,628	57%
Capital outlay - 2023 note repayment	-	43,123	591,300	7%
Annual district filing fee	-	230	230	100%
ADA website compliance	-	138	231	60%
Communication	-	-	657	0%
Total administrative	15,977	290,411	808,631	36%
Water management				
Contractual services	22,154	325,980	247,361	132%
NPDES permit	1,748	2,188	13,140	17%
Aquascaping	-	690	19,710	4%
Aeration	-	22,174	42,705	52%
Aeration operating supplies	2,961	32,688	27,187	120%
Culvert cleaning	12,352	16,951	58,145	29%
Capital outlay-lake bank erosion	-	16,425	65,700	25%
Boundary exotic removal	-	22,995	31,536	73%
Miscellaneous	-	-	3,285	0%
Total water management	39,215	440,091	508,769	87%

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	-	16,868	13,140	128%
Electricity	2,723	22,599	30,222	75%
Miscellaneous	146	1,314	1,643	80%
Total lighting services	<u>2,869</u>	<u>40,781</u>	<u>45,005</u>	91%
Maintenance				
Railroad crossing lease	9,896	9,916	-	N/A
Total maintenance	<u>9,896</u>	<u>9,916</u>	<u>-</u>	N/A
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	28,398	36,135	79%
Plant replacement supplies	-	-	52,560	0%
Maintenance supplies	-	5,823	19,710	30%
Electricity	57	855	427	200%
Irrigation water	6,933	40,822	72,270	56%
Electric - 41 entry feature/irrigation	461	4,417	6,570	67%
Contract services	-	341	2,957	12%
Irrigation repairs	-	5,457	16,425	33%
Landscape maintenance contract	55,421	267,547	471,069	57%
Capital Improvement 2023/2024	11,253	199,788	-	N/A
Capital outlay	-	533,119	-	N/A
Irrigation management	-	4,967	8,541	58%
Total Coconut Rd. & Three Oaks Parkway	<u>74,125</u>	<u>1,091,534</u>	<u>686,664</u>	159%

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Property appraiser	-	2,336	3,107	75%
Tax collector	-	4,260	3,107	137%
Total other fees & charges	-	6,596	6,214	106%
Total expenditures	142,082	1,879,329	2,055,283	91%
 Excess/(deficiency) of revenues over/(under) expenditures	 (124,931)	 462,444	 274,952	
 Fund balances - beginning	 3,522,811	 2,935,436	 1,207,387	
Assigned: capital outlay projects	131,400	131,400	131,400	
Unassigned	3,266,480	3,266,480	1,350,939	
Fund balances - ending	<u>\$ 3,397,880</u>	<u>\$ 3,397,880</u>	<u>\$ 1,482,339</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GENERAL FUND
JUNE 30, 2025**

	<u>Balance</u>
ASSETS	
BankUnited	\$ 223,717
BankUnited ICS	711,809
SunTrust	286,203
Series 2023 BII	687,679
Finemark: MMF	10,484
Accounts receivable	16,177
Brooks II	
General Fund	2,010
Total assets	<u><u>\$ 1,938,079</u></u>
LIABILITES & FUND BALANCES	
Liabilities:	
Accounts payable	\$ 6,692
Due to other funds	
Brooks II	
Debt service - series 2021	42,701
Due to clearing fund	882
Total liabilities	<u><u>50,275</u></u>
DEFERRED INFLOWS OF RESOURCES	
Deferred receipts	12,397
Total deferred inflows of resources	<u><u>12,397</u></u>
Fund balances:	
Reserved for:	
Capital outlay projects	164,864
Unassigned	1,710,543
Total fund balances	<u><u>1,875,407</u></u>
 Total liabilities, deferred inflows of resources and fund balances	 <u><u>\$ 1,938,079</u></u>

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 6,496	\$1,203,342	\$1,210,886	99%
Coconut Road - cost sharing (mall contribution)	-	-	4,459	0%
Interest & miscellaneous	2,172	19,851	1,201	1653%
Interfund Transfer In	-	61,021	-	N/A
Total revenues	<u>8,668</u>	<u>1,284,214</u>	<u>1,216,546</u>	106%
EXPENDITURES				
Administrative				
Supervisors	664	2,907	4,802	61%
Management	2,616	23,545	31,393	75%
Accounting	1,088	9,795	13,060	75%
Audit	-	6,517	6,517	100%
Legal	821	6,051	3,430	176%
Field management	1,245	11,210	14,947	75%
Engineering	797	48,695	12,005	406%
Trustee	-	1,531	4,425	35%
Dissemination agent	57	514	686	75%
Arbitrage rebate calculation	-	-	2,058	0%
Assessment roll preparation	772	6,946	9,261	75%
Telephone	30	267	355	75%
Postage	84	416	412	101%
Insurance	-	8,970	6,860	131%
Printing and binding	65	586	781	75%
Legal advertising	-	186	515	36%
Contingencies	146	1,136	1,372	83%
Capital outlay - 2023 note repayment	-	22,513	308,700	7%
Annual district filing fee	-	120	120	100%
ADA website compliance	-	72	120	60%
Communication	-	-	343	0%
Total administrative	<u>8,385</u>	<u>151,977</u>	<u>422,162</u>	36%
Water management				
Contractual services	11,566	170,184	129,140	132%
NPDES permit	912	1,142	6,860	17%
Aquascaping	-	360	10,290	3%
Aeration	-	11,576	22,295	52%
Aeration operating supplies	1,546	17,066	14,193	120%
Culvert cleaning	6,449	8,850	30,356	29%
Capital outlay-lake bank erosion	-	8,575	34,300	25%
Boundary exotic removal	-	12,005	16,464	73%
Miscellaneous	-	-	1,715	0%
Total water management	<u>20,473</u>	<u>229,758</u>	<u>265,613</u>	87%

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	-	8,806	6,860	128%
Electricity	1,421	11,798	15,778	75%
Miscellaneous	76	686	858	80%
Total lighting services	<u>1,497</u>	<u>21,290</u>	<u>23,496</u>	91%
Maintenance				
Railroad crossing lease	<u>5,166</u>	<u>5,176</u>	-	N/A
Total maintenance	<u>5,166</u>	<u>5,176</u>	-	N/A
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	14,826	18,865	79%
Plant replacement supplies	-	-	27,440	0%
Maintenance supplies	-	3,040	10,290	30%
Electricity	30	447	223	200%
Irrigation water	3,620	21,312	37,730	56%
Electric - 41 entry feature/irrigation	241	2,306	3,430	67%
Contract services	-	179	1,544	12%
Irrigation repairs	-	2,849	8,575	33%
Landscape maintenance contract	28,933	139,677	245,931	57%
Capital Improvement 2023/2024	5,875	104,304	-	N/A
Capital outlay	-	278,325	-	N/A
Irrigation management	-	2,593	4,459	58%
Total Coconut Rd. & Three Oaks Parkway	<u>38,699</u>	<u>569,858</u>	<u>358,487</u>	159%

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Property appraiser	-	1,219	1,415	86%
Tax collector	-	2,282	1,829	125%
Transfer out	-	61,021	-	N/A
Total other fees & charges	-	64,522	3,244	1989%
Total expenditures	74,220	1,042,581	1,073,002	97%
 Excess/(deficiency) of revenues over/(under) expenditures	 (65,552)	 241,633	 143,544	
 Fund balances - beginning	 1,940,959	 1,633,774	 744,576	
Assigned: capital outlay projects	164,864	164,864	68,600	
Unassigned	2,473,844	1,710,543	819,520	
Fund balances - ending	\$1,875,407	\$1,875,407	\$ 888,120	

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2001)
JUNE 30, 2025**

	<u>Balance</u>
ASSETS	
Due from other funds	
Brooks I	
General fund	\$ 22,129
Undeposited fund	<u>43,217</u>
Total assets	<u><u>\$ 65,346</u></u>
 LIABILITIES & FUND BALANCES	
Liabilities:	-
Total liabilities	<u>-</u>
 Fund balances:	
Restricted for:	
Debt service	<u>65,346</u>
Total fund balances	<u><u>65,346</u></u>
 Total liabilities & fund balances	<u><u>\$ 65,346</u></u>

**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 JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 399	\$ 71,755	\$ 72,439	99%
Assessment prepayments	-	43,217	-	N/A
Total revenues	<u>399</u>	<u>114,972</u>	<u>72,439</u>	159%
EXPENDITURES				
Debt service				
Principal	-	65,000	55,000	118%
Interest	-	15,229	16,286	94%
Total debt service	<u>-</u>	<u>80,229</u>	<u>71,286</u>	113%
Excess/(deficiency) of revenues over/(under) expenditures	399	34,743	1,153	
Fund balances - beginning	64,947	30,603	40,011	
Fund balances - ending	<u>\$ 65,346</u>	<u>\$ 65,346</u>	<u>\$ 41,164</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2017 (REFUNDED SERIES 2006)
JUNE 30, 2025**

	<u>Balance</u>
ASSETS	
Investments:	
Revenue	\$ 299,130
Prepayment	210
Reserve	273,970
Sinking	1
Total assets	<u>\$ 573,311</u>
 LIABILITIES & FUND BALANCES	
Liabilities:	<u>-</u>
Total liabilities	<u>-</u>
 Fund balances:	
Restricted for:	
Debt service	<u>573,311</u>
Total fund balances	<u>573,311</u>
 Total liabilities & fund balances	<u><u>\$ 573,311</u></u>

**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 JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 5,866	\$ 1,084,522	\$ 1,092,960	99%
Interest	1,809	28,056	-	N/A
Total revenues	<u>7,675</u>	<u>1,112,578</u>	<u>1,092,960</u>	102%
EXPENDITURES				
Debt service				
Principal	-	891,000	891,000	100%
Interest	-	212,970	212,970	100%
Total debt service	<u>-</u>	<u>1,103,970</u>	<u>1,103,970</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	7,675	8,608	(11,010)	
Fund balances - beginning	565,636	564,703	532,950	
Fund balances - ending	<u>\$ 573,311</u>	<u>\$ 573,311</u>	<u>\$ 521,940</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2003)
JUNE 30, 2025**

	<u>Balance</u>
ASSETS	
Due from other funds	
Brooks II	
General fund	\$ 42,702
Total assets	<u>\$ 42,702</u>
LIABILITIES & FUND BALANCES	
Liabilities:	-
Total liabilities	<u>-</u>
Fund balances:	
Restricted for:	
Debt service	42,702
Total fund balances	<u>42,702</u>
Total liabilities & fund balances	<u>\$ 42,702</u>

**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 JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 502	\$ 92,756	\$ 93,437	99%
Total revenues	<u>502</u>	<u>92,756</u>	<u>93,437</u>	99%
EXPENDITURES				
Debt service				
Principal	-	65,000	65,000	100%
Interest	-	28,525	28,538	100%
Total debt service	<u>-</u>	<u>93,525</u>	<u>93,538</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	502	(769)	(101)	
Fund balances - beginning	42,200	43,471	42,869	
Fund balances - ending	<u>\$ 42,702</u>	<u>\$ 42,702</u>	<u>\$ 42,768</u>	

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

MINUTES

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 June 25, 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
David Garner	Vice Chair
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)
Ben Steets (via telephone)	Grau & Associates
Blake Grimes	GulfScapes Landscape Mgmt Services
Andy Nott	Superior Waterway Services, Inc.
Bill Kurth	Premier Lakes, Inc. (Premier)
Wayne Adaska	Resident
Other Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:05 p.m.

For Brooks of Bonita Springs, Supervisors Woolsey, Garner, Franklin and Merritt were present. Supervisor Varnum was not present.

For Brooks of Bonita Springs II, all Supervisors were present.

Mr. Merritt reminded all attendees to state their name when speaking and to avoid speaking over one another for accurate transcription of the minutes.

SECOND ORDER OF BUSINESS

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

Resident Wayne Adaska gave an update regarding Lake 115. He provided pictures of recent littoral removal efforts and voiced his opinion that the fishing area is terrible.

Mr. Kurth stated that treatments were applied; the fishing area meant to be removed is brown. Because he and a Board Member discussed whether that community might seek a reduction of littorals to 8' rather than 15', removal work was delayed to avoid possibly needing to do two removals. Extra Sonar® herbicide was applied on Lake 115 and did not reach Lake 112, and all spatterdock is gone; the herbicide will be reapplied in Lake 112, and removal is scheduled for next week. Due to quickly rising water levels, much of the sprayed area is under water.

Ms. O'Connor discussed her conversation and walkthrough with Mr. Kurth during which Mr. Kurth explained why many littoral areas must be 15' deep. While she initially considered asking the Board to make an exception to the 15' limit set at the last meeting, she now understands that cannot be done without exposing too much dirt and it would not be in the CDD's best interests. She understands that it is a disappointment to many in the neighborhood but that many others understand the decision.

Mr. Kurth stated removal will be done, and he hopes improvements will be visible soon.

BROOKS OF BONITA SPRINGS ITEMS

THIRD ORDER OF BUSINESS

Presentation of Brooks of Bonita Springs Community Development District's Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates (to be provided under separate cover)

A. Consideration of Resolution 2025-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Mr. Woolsey asked about Note 10, on Page 19, related to the gain on the sale of land to The Commons Club.

Discussion ensued regarding the net proceeds, cost basis, assignment of value and depreciation of assets on the land.

Mr. Bartoletti noted that the \$19,000 might represent the monies held in Escrow. The purchase price of the land is known because it was purchased in 1998. Mr. Adams stated, as further clarification is needed, Staff will work with the Auditor to clarify the note. It was noted that, if the \$19,000 represents monies in Escrow, a portion should be accredited to CDD #1 and a portion to CDD #2, if that is the case.

Discussion ensued regarding whether the "ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS" Note, on Page 6, should state that no major projects or changes to the CDD's infrastructure maintenance program are anticipated for the subsequent fiscal year.

Mr. Adams will work with the Auditors to address this matter.

BROOKS OF BONITA SPRINGS II ITEMS

FOURTH ORDER OF BUSINESS

**Presentation of Brooks of Bonita Springs II
Community Development District's Audited
Financial Report for Fiscal Year Ended
September 30, 2024, Prepared by Grau &
Associates (to be provided under separate
cover)**

A. Consideration of Resolution 2025-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

There were no questions.

It was noted that a revised final Report is not needed. Mr. Adams will work with Mr. Steets to expand on Note 6 and on the narratives on Page 19.

Discussion ensued regarding the amount of the land sale and the need to appropriately distribute the funds held in Escrow between the two CDDs.

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Franklin, with all in favor, Resolution 2025-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, contingent upon Staff working with the Auditor to enhance the descriptions, was adopted.

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Ms. O'Connor, with all in favor, Resolution 2025-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, contingent upon Staff working with the Auditor to enhance the descriptions, was adopted.

Mr. Adams will circulate the final version of the revised notes to the Board.

JOINT BUSINESS ITEMS

FIFTH ORDER OF BUSINESS

Discussion: Premier Lakes May 2025 Quality Control Lake Report

Mr. Kurth presented the May 2025 Quality Control Lake Report.

The Board and Staff discussed submersed weed treatments, shoreline weed treatments and removal of landscape material from Lighthouse Bay.

Mr. Kurth stated that algae has been minimal despite rain. There were some access difficulties due to Shadow Wood golf course construction. A technician sprayed less accessible areas via boat. The lakes are in good condition going into rainy season. Residents have reported more wildlife due to littorals spreading.

Mr. Merritt asked about the best time to plant littorals. Mr. Kurth stated that the lakes are a little low; while now is a good time for planting, excessive rains could be problematic. Mrs. Adams stated that the project will be completed in July and August.

Ms. O'Connor asked if the Lake 115 fishing area will be addressed. Mr. Kurth replied affirmatively; when removal occurs, the spikerush behind the pool area will be removed.

Ms. Bunting stated Mr. Willis reported that the Lake 82 aerator is not working. Mr. Kurth stated he has a detailed list of aerator issues; Mrs. Adams will receive a proposal this week. Asked if Premier treats 100% of the lakes on the golf course side, Mr. Kurth replied affirmatively.

▪ **Discussion: Flow Way Outside CDD Boundaries**

This item was an addition to the agenda.

Referring to a map of the CDDs and surrounding areas, the Board and Staff discussed the CDDs' efforts to keep the flow ways clear of debris, an emergency outfall area outside of the CDD boundaries, and potential flooding impacts to Villas Palmas. No response was received from the property owner who was asked to participate in cleaning efforts.

The flow ways, specific areas on the map, responsibilities for clearing vegetation and the probability of flooding were discussed at length.

Mr. Adams stated the area in question is within the Three Oaks right-of-way (ROW). According to the Operating Agreement with Lee County, the CDD has assumed responsibility from its boundary line to the north, back to the emergency outfall structure.

Mr. Adams will contact Transportation and David Willems with the Village of Estero to seek a solution. Mr. Merritt will be included in meetings and/or conversations.

SIXTH ORDER OF BUSINESS

**Landscape Report: GulfScapes Landscape
Management Services**

• **Irrigation Reports**

A. Meter Usage by Clock

B. Year-Over-Year Water Usage

Mr. Grimes stated the rain has improved the appearance of greenery. Cutbacks were completed and a fertilizer blackout is in effect. Flower beds are tilled and flowers will be installed next week. Vines and weeds are being treated.

Mr. Grimes reviewed the Irrigation Reports and noted that a broken meter was replaced on Clock 2, which reflected some incorrect readings. The April 2025 year-over-year water usage was comparable to April 2024. The March 2025 year-over-year water usage was lower than March 2024. The May reports will be presented at the next meeting.

SEVENTH ORDER OF BUSINESS

Update: Lakes Bank Restoration Projects

Mr. Willis presented reports and photographs related to the Brooks Lake Bank Repairs. Much work was completed over the last two years; the projects were nearly complete and permits close to being closed out when storms caused more damage. Rainfall continues to cause washouts and localized washouts are due to homeowners failing to complete repairs.

Mr. Merritt expressed concern about liability and hazardous walking conditions above the waterline, including at Lake 41. Mr. Willis stated the areas will be repaired.

Discussion ensued regarding the need for homeowners to make repairs to prevent washouts that cause erosion on CDD property, the breadth and depth of the problem, the type of repairs needed, cost to homeowners and the need for permits.

It was noted that the problem has been ongoing for 15 years, beginning in Chartwell and a plan was publicized to the community.

Mr. Merritt thinks the issue is becoming more prevalent and he is unsure if it is due to operator/contractor issues, the weather or drought. He thinks it should be addressed differently. Mr. Adams suggested pinning the sod rather than just setting it in place and noted that, while contractors might install sod past the high-water mark to anchor it, it is not required.

The Board and Staff discussed areas where the 4:1 slope is not maintained.

Mr. Zordan stated similar issues with lake bank restoration occurred in nearby communities; recent rainfalls of 8" to 15" between June 10th and June 13th caused sheet flow to contribute to erosion problems that must be mitigated by contractors during construction.

Mr. Bartoletti asked what can be done differently if money were no issue and what should be evaluated. He thinks homeowners should be compensated for remediation or advised of what they need to do. Mr. Adams noted that the discussion has been ongoing for 20 years. If the CDDs own a stormwater system, they deal with erosion. He stated that a riprap perimeter could be the best way to protect the lake banks, but that is not a permissible solution, and erosion is not completely preventable. While riprap would harden the lake edge, the CDDs would still need to deal with erosion because, during major storms, damage can occur on the lake side of the riprap and loose soil can be blown out. The most affordable way to harden the bank would be to install riprap on that retaining wall.

202 Asked if pinning the sod would help, Mr. Adams stated it would help in localized areas.
203 Mr. Willis stated Mr. Zordan identified that as a quality control issue; sod will be refilled and
204 pinned on several individual repairs.

205 Mr. Zordan noted that repairing 25 lakes all at once is a big job spanning multiple years
206 and suggested limiting the project to three to five lakes per contractor and engaging multiple
207 contractors so that the job can be completed sooner.

208 A Board Member asked Staff for their opinions regarding whether the contractor
209 performed satisfactorily. Mr. Zordan replied affirmatively; while the work has been satisfactory,
210 there have been many time gaps and challenges with weather and ongoing erosion. Mr. Willis
211 voiced his agreement regarding the size of the project and challenges and noted that the
212 contractor performed additional “Act of God” repairs that were not included in the contract at
213 his own cost because he appreciates working with the CDDs. At some lake banks \$20,000 or
214 \$30,000 of work was washed out, which the contractor repaired at no cost. There are things the
215 contractor could have done better, such as pinning the sod better; however, Staff
216 communications with property owners should have been better. He does not think the delays
217 and damage are the fault of the contractor; rather, the project has been difficult to control. Mrs.
218 Adams noted that lake bank restoration is generally completed in phases and suggested the
219 project should have been planned in phases rather than embarking on repairing 25 lakes at once.

220 Discussion ensued regarding past communications to residents about their irrigation,
221 runoff and drainage responsibilities; targeted informational meetings for residents; and making
222 residents aware of the areas their irrigation reaches, like to the water’s edge, to the side line, etc.

223 Mr. Bartoletti suggested identifying the specific lakes to be remediated in Fiscal Year 2026
224 and sending letters to affected property owners. Mr. Adams stated that, when irrigation lines
225 were initially installed, the appropriate coverage was set; erosion has since occurred and gaps in
226 coverage would indicate an issue or a homeowner modification.

227 Discussion ensued regarding property boundaries, adjoining property on lake banks, golf
228 course, common areas, etc., and verbiage in governing documents. It was noted that a Condo
229 Association expended funds to re-bury exposed pipes in the lake bank. The CDDs need to
230 communicate that such projects are not the CDD’s responsibility.

Mr. Woolsey discussed a spreadsheet of affected homes that he compiled. He believes that most of the affected homes are in Shadow Wood, aside from one lake in Copper Leaf, two in Spring Run and maybe one in Lighthouse Bay. He thinks most of the 131 impacted homes are vacant for the summer. He noted that the HOA advised against sending letters.

Discussion ensued regarding sending letters to just the affected property owners.

Mr. Gould asked about the options when drainage from private property damages CDD property. Ms. Magaldi stated affected homeowners were notified and provided with schematics and proposals. Once the homeowner completes the remediations on their property, the CDDs can repair CDD property.

Discussion ensued regarding costs borne by homeowners, homeowners who fail to make repairs and the CDDs' option to create formal rules to establish a process to enable the CDDs to perform repairs and bill the HOA, which will bill the homeowners, if necessary.

Mr. Bartoletti discussed a list of questions compiled by himself and Mr. Woolsey. Asked which lakes need remediation in 2026, Mrs. Adams suggested Lakes 46 and 130, in Shadow Wood and Copper Leaf, respectively. It was suggested that Board Members from those communities meet with Staff before the July meeting to determine how the lake bank will be viewed and what will be sent to affected property owners in October.

It was noted that Cypress Hammock has already contacted the CDDs regarding the issues. Mr. Merritt and Ms. O'Connor will work on the communication. Ms. Bunting suggested contacting the President of the Cypress Hammock HOA. Mr. Merritt will invite them to the October meeting.

Mr. Zordan stated that his firm engaged a Public Relations firm to create websites and presentations, implement mailing lists and manage communications for communities based on the size and scope of the issues.

Mr. Merritt thinks HOA managers should be invited to attend CDD meetings and learn the scope and responsibilities.

Mr. Bertucci asked about including homes without gutters. Mr. Adams stated gutters are helpful but, in their absence, the water reshapes the bank. Water is then channeled into the inlet box, then into the lake. It was noted that most homes face the lake and pool cages have gutters.

It was noted that gutters are less expensive than inlet boxes. Homeowners will be made aware that erosion on their property is their responsibility. The CDD will not make repairs at the water's edge unless homeowners first address the source of the erosion.

Mr. Adams stated that the policy and informational presentations can be communicated to affected and adjacent property owners.

Ms. Magaldi stated that, with Board direction, she will prepare a draft of the Rules to be adopted and provided to homeowners. While a policy exists, the formal rulemaking process facilitates the HOAs assisting the CDDs with enforcement on noncompliant homeowners.

Mr. Gould asked if the CDDs' erosion repair methods are state of the art, or if there is any better solution. Mr. Adams stated that Lee County is strongly against hardening the lake banks, such as with riprap. Lee County limits the percentage of riprap to 20% of the total linear footage; as a result, soil and turf are the option that will provide some protection but, results are not guaranteed. Asked if there is more that the CDDs can do, Mr. Adams stated, per the cost-benefit analysis, regularly restoring lake banks and maintaining a healthy littoral shelf in front of lake banks are the best, most effective measures. Over the years the CDDs have spent well over \$1 million for supplemental littoral plantings. Mr. Adams stated the presentation should indicate that the homeowners, not the CDDs, are responsible to water newly installed turf, take care of the sod, and pay to replace it if it is not maintained. It was noted that some homeowners might not have irrigation that extends to the water line. Mr. Adams stated the letter can advise that "The CDD is not responsible for mowing, maintaining or irrigating."

Mr. Bartoletti asked how the lake banks adjacent to the golf course are handled, as the GIS map shows that the Copper Leaf Golf Course lake bank is owned by Copper Leaf Master Association, but the Shadow Wood Golf Course is owned by the CDD. Mr. Adams stated that the golf course is responsible for restoring and maintaining its lake bank side.

Discussion ensued regarding determining ownership and easements. It was noted that Copper Leaf is a bundled golf community, but Shadow Wood might have a different structure.

Mr. Adams stated, in both instances, the CDDs would be responsible for areas inside the lake tract below the high-water mark. Mr. Willis stated the permit only addresses areas within the lake tract.

Mr. Bartoletti stated his understanding that the CDD has always avoided remediating any land on the golf course side. It was noted that no golf course lake bank restorations are underway and the Shadow Wood north course is currently being restored.

Mr. Adams stated, if work is needed to repair a washout in the lake tract, it will be coordinated with the Master Association; all communities will be handled in the same manner.

Mr. Merrit stated that he has been working with Mr. Kurth for 25 years and asked if he provides lake bank restoration services. Mr. Kurth replied affirmatively and discussed an example of an extensive erosion repair that failed. To his knowledge, Lee County and the Village of Estero are the only municipalities that require permits. He believes the remediation he provides is much more effective but it is much more expensive per linear foot. He discussed his thoughts regarding why the Village might have a permitting issue. He does not know of any one best technique, as he has seen them all fail. He described his fabric sock erosion remediation, which would cost approximately \$130 per linear foot.

Mr. Willis recalled that Anchor Marine was awarded the geotube contract at a cost of just under \$800,000. LandShore bid approximately \$1.1 million for a similar process. The final proposer bid \$1.8 million for a process similar to what Mr. Kurth described.

Regarding differences in the remediation warranty and longevity, Mr. Kurth stated that his manufacturer offers a five-year warranty on materials and his company offers a lifetime guarantee for large clients, if his company continues managing the lakes. He is unsure how that would work in the CDDs and he would want to meet with the District Engineer at length.

Discussion ensued regarding the aesthetics, warranty and longevity of geotube and fabric sock repairs in other communities; the remaining warranty on the current remediations; planting over geotube repairs; installation of sod between the control level and water line; sod installation to the water's edge at various water levels; effects on littorals and decision to pin the sod.

Asked if this project should be staged over five years, Mr. Adams suggested considering this after the cost of the Street Lighting Project is considered.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Aeration Services

A Board Member stated, at the last Lighthouse Bay meeting he mentioned a \$1.6 million planned expenditure for lake aeration to eliminate algae and bring fish back.

Ms. Bunting asked if any lakes need to be aerated immediately. It was noted that a list was developed years ago and aeration is being added when necessary. Mr. Kurth stated that right now he does not see any that are emergencies. Aeration is beneficial and he supports it being considered, over time, but the water quality is currently very good. Two lakes in Copper Leaf have a tendency to have algae growth; he predicts those lakes will be among the first areas of concern.

Ms. Bunting asked how many aerators are installed per year. It was noted that depending on budget, three to five aeration systems might be installed in a typical year.

Discussion ensued regarding the aeration bids, the list of aerators to be installed and the plan to repair and replace as needed versus a Capital Improvement project to install the remaining aerators.

Mrs. Adams stated the repairs and replacements planned for 2026 will proceed, because the \$1.6 million estimated project has not been approved.

The Board, Staff and contractors discussed the pros and cons of installing aeration. Mr. Kurth noted that equipment costs increase each year. Mr. Nott stated installing aerators will not prevent or treat submersed weeds, but it might reduce algae at certain times of the year and improve water quality and aesthetics by preventing muck and deterioration.

The consensus was to consider the project when the bond is issued and continue scheduling and completing aerators budgeted for Fiscal Year 2026.

Mr. Adams will present a plan for funding Capital Improvements, including monuments, aeration, street lighting and sidewalk projects with a 20-year bond.

NINTH ORDER OF BUSINESS

Discussion: Street Light Project

Mr. Woolsey provided an update on the project. The consultant was engaged and provided good data; a final report was not provided but a plan to finalize the numbers for budgeting purposes will be discussed.

Mr. Woolsey stated the current lighting system does not meet current photometric code requirements. He presented pictures of the lighting and conceptual drawings of the standard and decorator poles in the three scopes of work, along with the cost proposals. The landscaping bids include tree removals at \$2,500 per tree; the quote for tree removal in conjunction with sidewalk work was \$672 per tree, which is a significant savings. The standard design poles offer the best

value and meet the luminary requirements with fewer poles than if decorator poles are selected. The Landscape costs for Option 3 are high because a \$475,000 charge for a survey of existing utilities in the sidewalk ROW is included, but it would not be required for installation in the median, regardless of which poles and foundations are selected. The expense of the 25% distributor markup for decorator poles and 30% for standard poles, can be avoided by purchasing direct from the manufacturer. Mr. Adams stated sales tax can be avoided, in addition to the markup, as the contractor can act as the CDDs' agent to accept and store the poles; administrative measures must be considered if that option is selected.

Mr. Woolsey suggested retaining Johnson Engineering, Inc. (JEI) or another contractor to be on site to ensure that code requirements of the RFP are met, and adding a 10% to 20% contingency to cover that cost.

Discussion ensued regarding the Engineering Estimate of Probable Costs, associated scopes of work and pros and cons of each option.

Mr. Woolsey stated, depending on what is decided today, it might be wise to pursue grandfathered status. Option 1, with decorative poles, does not meet the standards and would depend on the Village granting the grandfathered request. After reviewing the pros and cons, life expectancy and cost of each option as outlined in the Engineering Estimate of Probable Costs, Mr. Woolsey recommended Option 1 Standard because it is the cheapest option that utilizes current spacing, meets all code requirements and the life expectancy exceeds the term of the bond being considered. He wants to inquire about the possibility of taller poles and suggested the standard poles could be painted a dark color. He suggested upgrading the signage along the sides of the road to better match the poles. He suggested adding a 10% contingency so additional aesthetic features, such as canopies, decorative arms and banner hanging arms can be included. While it is unlikely that the Village or the County will contribute, he will make the request.

Discussion ensued regarding costs for the pole-related electrical work, the previous decision to install new poles rather than repairing existing poles and wiring, how much light Standard 1 would cast on the sidewalks, trees to be removed along the median and the sidewalk, effect on luminosity, the modern aesthetics of the standard poles, the request for taller poles and the cost per home.

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Gould, with all in favor, directing Mr. Woolsey to review the Standard 1 Option with the various add-ons, was approved.

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Woolsey, with all in favor, directing Mr. Woolsey to review the Standard 1 Option with the various add-ons, was approved.

The Board and Staff discussed the bond issuance timeline, interest rates, additional costs related to the bond, difficulties related to conveying roads and bridges, etc.

It was noted that the CDDs would obtain a bond because Bonness was unable to.

Ms. Magaldi has not heard from the individual who requested a fence.

Mr. Adams stated the deadline applicable to the Rails to Trails initiative is March 2026. Some discussions were held and the responsibility might best be passed to local government, as the program would benefit the larger regional area. The \$15,000 annual fees were paid last year.

In response to a question, Mr. Adams stated the outfalls are still under the control of Rails to Trails; Rails to Trails should retain the interest, regardless of who the owner is.

Discussion ensued regarding the border of the Rails to Trails and Shadow Wood.

Ms. Bunting stated a hard wall runs from Shadow Wood to the railroad tracks and some sections are chain link. There are already concerns about egress. Mr. Adams stated that is not included in the Railroad Bed Agreement, as it is outside of the railroad right-of-way.

TENTH ORDER OF BUSINESS

Discussion: Fence Installation Project

This item was not addressed.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2025

Mr. Bartoletti asked if a bill needs to be sent for the “Coconut Road – cost sharing (mall contribution)”. Mr. Adams stated a bill was sent. This item will be on the next meeting agenda.

Mr. Bartoletti questioned the \$30 received under “Railroad crossing lease”.

Mrs. Adams stated "Insurance" expenditures are at 131% of budget due to a premium increase.

The financials were accepted.

TWELFTH ORDER OF BUSINESS

Approval of April 23, 2025 Joint Regular Meeting Minutes

The following changes were made:

Lines 383, 391 and 394: Change "Bartoletti" to "Woolsey"

Line 110: Delete "Gatehouse" and "Golf Course"

Line 184: Delete "partial"

Line 241: Change "CDDs" to "residents"

Line 468: Change "Bunting" to "Varnum"

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Ms. Bunting, with all in favor, the April 23, 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. Franklin and seconded by Mr. Garner, with all in favor, the April 23, 2025 Joint Regular Meeting Minutes, as amended and to include any additional changes submitted to Management, were approved.

THIRTEENTH 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.

Mrs. Adams stated the culvert and pipe cleaning project was approved for pipes with 30% blockages and greater. The expenditure of \$142,600 was approved in April. Copper Leaf was completed on May 28, 2025. Shadow Wood is underway.

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

- **NEXT MEETING DATE: July 23, 2025 at 1:00 PM**

- **QUORUM CHECK – BROOKS OF BONITA SPRINGS**

Supervisors Merritt, Varnum, Woolsey and Garner confirmed their attendance at the July 23, 2025 meeting. Supervisor Franklin will not attend.

- **QUORUM CHECK – BROOKS OF BONITA SPRINGS II**

All Supervisors confirmed their attendance at the July 23, 2025 meeting.

It was noted that Supervisor Franklin will fly in for the August 27, 2025 meeting to ensure a quorum and will be reimbursed.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Bartoletti asked for the price difference between Canna Lily and Spikerush. Mrs. Adams thinks the cost is comparable.

FIFTEENTH ORDER OF BUSINESS

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

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 4:27 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

477 **FOR BROOKS OF BONITA SPRINGS:**

478

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482 _____
Secretary/Assistant Secretary

Chair/Vice Chair

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

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Secretary/Assistant Secretary

Chair/Vice Chair

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

**STAFF
REPORTS
C**



Wrathell, Hunt and Associates, LLC

TO: Brooks of Bonita Springs I & II CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: July 23, 2025

SUBJECT: Status Report – Field Operations

Aquatics & Wetlands:

Lake Bank Restoration Project:

- Status as of 5/13/25: 5 JEI conducted punch list review, 8 lakes need additional repairs as a result of washouts caused by runoff from downspouts.
- 8 lakes were inspected on 7/7/2025 (one of the 8 lakes was in good condition). During the re-inspection on 7/8/2025 there were only 7 lakes inspected. Of the 7 lakes inspected – lake 27, lake 55, and lake 93 need additional work.
- Littoral Planting Projects:
 - Phase 1 Restoration Littorals – installation began 7/8/25
 - Phase 2 Enhancement Littorals – installation will begin 7/28/25, will take approximately 2 weeks

Street Light Repairs

- 10/9/24 - \$1,628.00
- 11/14/24 - \$1,835.00
- 12/16/24 - \$17,654.00 (Hurricane Milton & Helene repairs)
- 12/18/24 - \$2,176.00
- 3/10/25 - \$2,470.00
- 5/17/25 - \$2,087.00

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

**STAFF
REPORTS
D**

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2025

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2025
Babcock Ranch	0
Bay Creek	758
Bayside Improvement	2,910
Beach Road Golf Estates	1,307
Brooks I of Bonita Springs	2,167
Brooks II of Bonita Springs	1,483
Coral Bay	264
East Bonita Beach Road	701
Mediterra	431
Parklands Lee	559
Parklands West	585
River Hall	3,093
River Ridge	1,421
Saltleaf CDD	0
Savanna Lakes	239
Stonewater	349
Stoneybrook	1,680
University Square	0
University Village	0
Verandah East	1,032
Verandah West	957
Waterford Landing	1,507
WildBlue	988

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 AND BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICTS		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 JOINT MEETING SCHEDULE		
LOCATION		
<i>The Commons Club at The Brooks Enrichment Center</i> <i>9930 Coconut Road Bonita Springs, Florida 34135</i> <i>¹Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 23, 2024	Regular Meeting	1:00 PM
January 22, 2025 ¹	Regular Meeting	1:00 PM
April 23, 2025 ¹	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	1:00 PM
June 25, 2025 ¹	Regular Meeting <i>Presentation of Annual Audit</i>	1:00 PM
July 23, 2025 ¹	Regular Meeting	1:00 PM
August 27, 2025 ¹	Public Hearings & Regular Meeting <i>Adoption of FY26 Proposed Budget</i>	1:00 PM