

**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 July 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
David Garner	Vice Chair
John (Rod) Woolsey	Assistant Secretary
Edward Franklin (via telephone)	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 (via telephone)	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
Bill Kurth	Premier Lakes, Inc. (Premier)
Blair Foley	Engineer, Shadow Wood Country Club
Brian Bartolec	GM & COO, Shadow Wood Country Club
Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m.

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

For Brooks of Bonita Springs II, Supervisors Gould, O'Connor, Bertucci and Bartoletti were present. Supervisor Bunting attended via telephone.

SECOND ORDER OF BUSINESS

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

Mr. Bartoletti stated that Shadow Wood Country Club's (SWCC) request to move drainage piping will be added as an agenda item during public comments.

▪ **Discussion: Shadow Wood Country Club (SWCC) request to move drainage piping**

This item was an addition to the agenda.

Mr. Blair Foley discussed the SWCC's request to apply for permits to relocate drainage related to reconfiguring the tennis courts to the west of the clubhouse parking lot, where a new 30,000 square foot building will be constructed. The building will include indoor pickleball and a café, and a resort pool will be on the south side of the building. A "minor permit" is needed from the South Florida Water Management District (SFWMD) to reroute the existing drainage. Documentation was recently forwarded to the District Engineer and District Counsel for review.

Discussion ensued regarding the scope of work, current and future location of the drains and pipes, and anticipated improvement of drainage in the area.

Mr. Foley noted that no additional maintenance would be needed and pipe sizes will be increased to accommodate additional flow so water should move to the lake system more efficiently. A flood routing for the entire basin indicating no increased overall flood during storm events was submitted to the SFWMD.

Mr. Adams stated that the additional pipe network would be owned by the SWCC and would add no maintenance burden to the CDDs.

Ms. Magaldi will submit proposed changes to the Indemnification Agreement to the SWCC. She asked if any portion of the clubhouse improvements will be on CDD property and noted that, if so, an easement or additional property rights would be necessary. Mr. Foley does not believe so, as the easements were granted for the original project; he will ask the SWCC's attorney. Ms. Magaldi and Mr. Zordan will review the request and keep an accounting of their cost and time related to the matter.

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Garner, with all in favor, authorizing Legal and Engineering Staff to finalize the documents and authorizing the Chair to execute, was approved.

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Bertucci with all in favor, authorizing Legal and Engineering Staff to finalize the documents and authorizing the Chair to execute, was approved.

There were no additional public comments.

JOINT BUSINESS ITEMS

THIRD ORDER OF BUSINESS

Discussion: Premier Lakes June 2025 Quality Control Lake Report

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

Mr. Kurth stated that algae has been minimal and submersed weeds are well controlled. Alligator weed is appearing as water levels rise and has been treated. Lakes 112 and 115 improved significantly. Spikerush on Lake 112 will be treated again. Spatterdock on Lake 112 is dying. An area on the end of Lake 47 that looks like a littoral shelf is actually Wetland 10, which is treated semiannually.

Discussion ensued regarding midges, which are non-biting mosquitoes.

Due to the cost, Mr. Kurth suggested not treating midge flies unless they pose a significant issue; midges will be noted on the report. SONAR® treatment was applied to Spatterdock on Lake 115 originally, and then SONAR® treatment was applied to Lake 112.

The Board and Staff discussed Torpedograss treatments, lake bank restoration and planting of Canna Lilies.

In response to Mr. Merritt's concern, Mr. Kurth stated that Canna Lilies are typically planted in water less than 2' deep.

Ms. O'Connor noted some really nice compliments about Lake 115 and how beautifully it has been taken care of lately. Mr. Kurth stated the lakes responded well to treatments. Spikerush has regrown all the way around the internal lake on Cypress Hammock and, even in areas where no littorals were planted, littorals are more abundant than when he took over.

FOURTH ORDER OF BUSINESS

**Landscape Report: GulfScapes Landscape
Management Services**

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

Mr. Grimes reviewed the Irrigation Reports and indicated that the average monthly use in gallons and cost are an average of 1% off from last year. Mr. Merritt noted that, for the last two years, irrigation has been within budget. Mr. Grimes suggested the budget be reviewed to ensure continued accuracy.

Regarding an increase in main line leaks, Mr. Grimes stated pumps must regulate pressure spikes when water is turned off and sudden PSI changes occur. Many points of failure where pipes require repairs were found, which is due to installation of very thin main line pipes in some locations in the past. These issues are common for a large property but many more have been experienced this year. Rather than digging up main lines, he recommends making proper repairs as issues arise. 2" PVC pressure release valves are being installed; these sense pressure differences and relieve the pressure to prevent main line breaks. Issues are not occurring more on one road than another; he believes the issues are related to localized sections of thin pipe rather than it being a systemic problem. Breaks are occurring across the board, with many in Coconut Road in front of Shadow Wood, and on Three Oaks Parkway in front of Copper Leaf.

Discussion ensued regarding the Coleus, which look beautiful.

FIFTH ORDER OF BUSINESS

Update: Lakes Bank Restoration Projects

Mr. Zordan stated that another inspection occurred on July 11, 2025. Repeated washouts were observed; the contractors repaired the washouts numerous times in an attempt to stabilize the sod. The washouts come from the rain gutters on houses and leaders and the swales with highly concentrated flows from the rains. Corrective action is recommended with inlets, pipes, etc., or this will continue to happen as the contractor is contending with the point sources during the rainy season.

Mr. Willis stated he sourced some vendors and explained the means of correcting the problem to homeowners, and most have been receptive. He discussed another fix that will be

added in these locations, where the areas will be refilled, coco mat installed and the sod pinned to the coco mat, with the repair held in place by dissolvable netting. According to the draft report last week, approximately 90% to 95% is successfully completed; he believes the project will be complete when the 10 washouts are rectified.

Asked if this issue will be addressed via Rulemaking, Ms. Magaldi stated that Staff is finalizing their review of the Rules based on the Draft she circulated. She hopes to include the Rules on the next agenda. With Board approval, she will present the Rules to the four Neighborhood Associations.

Mr. Zordan stated that when the Lake bank Restoration Project is complete, the Village of Estero must perform a final inspection. Mr. Willis stated the restoration littoral plantings are complete, and the aesthetic enhancement plantings begin next month. The hope is that these will be completed within the next few weeks to finish the project.

Discussion ensued regarding using the Rulemaking process to facilitate homeowners carrying out the repairs on their properties, in conjunction with each neighborhood; after which, the CDDs will complete repairs to address erosion on CDD property.

Mr. Zordan stated Staff provided multiple options for inlet boxes, which will be discussed at the next meeting.

Mr. Garner thinks a way of recouping expenses paid by the CDDs due to negligence of others is needed. He supports an amenable approach unless no action is taken by the landowner to fix the condition damaging CDD property. He asked if the CDDs can take legal action.

Discussion ensued regarding the CDDs' legal recourse in such situations, potential cost of repairs, and the CDDs' existing authority which is based on the obligations of the Stormwater Management Permit to maintain the lakes and the lake banks.

Mr. Adams stated that erosion creates compliance issues and, when the Water Management District takes issue with that, fines can be passed on to offending homeowners. It was noted that no additional lake bank restoration work will be done in areas of concern until the homeowner repairs their property.

Mr. Woolsey noted that the meeting minutes included extensive detail regarding remediation options and asked for Staff to summarize those discussions.

Discussion ensued regarding communications with the community and with Ms. Lisa Luster. Mr. Willis will inform Ms. Luster, SWCA manager, which littorals will be planted.

Discussion ensued regarding the next two lake bank restoration areas in Shadow Wood and Copper Leaf. Mr. Willis and Mr. Zordan will inspect the areas with Mr. Merritt and Mr. Gould.

SIXTH ORDER OF BUSINESS

Discussion: Rule Making Process

This item was discussed during the Fifth Order of Business.

SEVENTH ORDER OF BUSINESS

**Discussion/Update: Capital Improvements
[20 Year Bond]**

Mr. Adams stated that he developed a model for a 20 or 30-year bond. He suggested discussing this later, when final costs are known. Mr. Bartoletti recalled that the bond would include the \$4 million sidewalk expenditure and lighting and noted that aeration would now be included from the bond. Mr. Adams recalled Board discussion of utilizing bond funds to pay off the existing five-year note, and to fund streetlights for \$2.5 million; aeration for \$1.6 million; monuments for \$250,000; ladder signs for \$150,000; and a \$500,000 contingency line item.

EIGHTH ORDER OF BUSINESS

Sidewalk Project

Mr. Zordan stated Lee County accepted the bond today. According to Mr. Bonness, the County is reviewing the right-of-way (ROW) permit. The hope is for an answer within one week. As soon as the permit is received, an on-site meeting with the Department of Transportation (DOT) will be scheduled. Within two weeks after that, construction should commence. Mr. Zordan stated the project is ready to proceed; the County is holding up the project.

Mr. Merritt asked Mr. Zordan and Ms. Magaldi to calculate and advise how much time and the cost for the time each spent getting this bond issue approved. He recommended meeting with the appropriate County officials to review the status of the Interlocal Agreement, CDD responsibilities and the CDDs' expectations going forward. The bond cost \$30,000 plus Engineering and Legal fees.

Mr. Zordan stated Lee County is reviewing everything submitted for the ROW permit associated with the application package; Staff responded to multiple requests for information and hopes the permit will be received within one week.

Discussion ensued regarding the delay, associated costs and next steps.

Mr. Adams expects the permitting and bonding process to be the same for the street light project; now that Staff knows and understands the process, it should proceed faster.

NINTH ORDER OF BUSINESS

Discussion: Street Light Project

Mr. Woolsey distributed and reviewed a project update, which Mrs. Adams emailed to the Board. He discussed his July 3, 2025 meeting with Mary Gibbs and David Willems and stated they were pleased with the detail provided; however, when advised that the recommendation was to select the pedestrian FDOT pole and fixture, they stated that in recent years the Village wanted decorative fixtures. They asked for a summary with cost estimates and photometric requirements for them to present to the Village Manager. When asked for assistance with costs, Ms. Gibbs stated the Interlocal Agreement assigns the cost of infrastructure items to the CDDs. In further discussion with Consultant David Green, a new proposal that saves approximately \$10,000 per pole, with a similar arm and canopy fixture, was developed.

Mr. Woolsey presented concept pictures of the new modified decorative pole designs and the cost summary and discussed the pros and cons of Options 1, 2 and 3.

Mr. Woolsey stated Mr. Bertucci has been involved all along. He recommended Option 1 with the revised modified configuration, replacing 30 bases to meet current code rules. It meets the village desire to utilize decorative poles and is significantly more effective than what is present now. It does not meet the luminosity requirements so he suggests requesting a variance, as the CDDs are replacing the existing lighting. He suggested a dark color and including the ladder signs. Tree removal costs are high compared to the sidewalk project. He suggested including a contingency and estimated that total project costs of \$2.6 or \$2.8 million are possible. A second opinion is justified. Mr. Adams suggested an Electrical Engineer provide a second opinion.

Discussion ensued regarding the process with the Village, features of the new poles, lack of other local communities being responsible for roadway lighting, possibility of eliminating the lights if the Village will not approve a project, whether to consult with Lee County Commissioner

Kevin Ruane, an Interlocal Agreement in which the County and the Village installed streetlights on Corkscrew Road, a situation when the County reimbursed the cost of the standard streetlights and the Village paid the additional amount, and the argument that the Village should provide financial assistance if the Village wants a certain appearance.

The various options and strategies for negotiating, were discussed.

Mr. Adams stated that this does not need to be resolved for the budget; it does not impact the bond. The current note is a five-year note; a payment was made this year and, depending on when bonds are issued, a second payment might be made or the note could be paid prior to making a second payment.

The consensus was for Mr. Woolsey and Mr. Bertucci to continue negotiations.

TENTH ORDER OF BUSINESS

Update: Tree Removal Project

Ms. Bunting stated one of the biggest issues is that the trees were taken out of this project for the streetlights. She informed Mr. Willem that the trees had to be removed because it is a big project. She stated a report was submitted to the Village for the original project and they requested additional information. Mr. Zordan and Jessica, from JEI, worked with Mrs. Adams and Ms. Magaldi and additional information was submitted, and then more information was requested. Additional information was provided, including measurements from the trees to the sidewalks. She and Mr. Grimes tagged all 25 trees, took measurements and annotated trees with lifted curbs, roots next to the sidewalk, leaning towards the street, hit by cars, dying, overcrowding, etc. That information was submitted to Ms. Gibbs and Mr. Willems, who will tour next week with Mr. Grimes and Jessica, and then the package will be presented to Mr. Sarcozy.

Mr. Bartoletti asked for a map of the trees to be removed so the information can be provided to homeowners. Mr. Grimes will provide the map, to be emailed to all Board Members.

ELEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of June 30, 2025**

Mr. Bartoletti noted that items previously discussed were corrected and emailed to the Boards. He asked if the \$19,000 was released from the Escrow account. Mr. Adams replied affirmatively. Mr. Bartoletti noted that the funds will be split between the two CDDs.

Mr. Woolsey asked why nothing was budgeted for maintenance on the “Railroad crossing lease”. Mr. Adams stated it came through before this budget was adopted; funds are budgeted for Fiscal Year 2026.

Mr. Merritt believes the “Culvert cleaning” and “Capital outlay-lake bank erosion” expenditures do not match up. Mrs. Adams stated she is working with Accounting to correct miscoded items.

The financials were accepted.

TWELFTH ORDER OF BUSINESS

**Approval of June 25, 2025 Joint Regular
Meeting Minutes**

The following changes were made:

Line 58: Change “deep” to “wide”

Line 201: Change “on that” to “versus a”

Line 266: Change “homeowners” to “the Boards”

Line 379: Change “cost per” to “light intrusion in their”

Lines 382 and 386: Insert “/Bertucci” after “Woolsey”

Line 400: Change “from” to “between”

Line 85: Change “accredited” to “credited”

Regarding Lines 178 and 179, which reads “Mr. Merritt expressed concern about liability...at Lake 41. Mr. Willis stated the areas will be repaired.”, Mr. Willis stated that repairs were made, other than those ten washouts. The areas were inspected by the Field Operations leader. Asked if the CDDs did everything they can to minimize potential liability, Mr. Willis replied affirmatively.

Line 194: Delete “He thinks homeowners should be compensated for remediation or advised of what they need to do.”

Line 260: Delete “It was noted that gutters are less expensive than inlet boxes.”

Line 237: Change “Ms. Magaldi” to “Mrs. Adams”

<p>On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Gould, with all in favor, the June 25, 2025 Joint Regular Meeting Minutes, as</p>

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 Mr. Garner, with all in favor, the June 25, 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.

Ms. Magaldi reminded the Board Members to complete the required four hours of ethics training by December 31, 2025.

B. District Engineer: Johnson Engineering, Inc.

Mr. Zordan stated that he received a text indicating that the Three Oaks Right of Way permit was reviewed yesterday; approval is expected once some questions are resolved.

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

• Monthly Status Report – Field Operations

The Field Operations Report was included for informational purposes.

Mr. Bartoletti thanked Mrs. Adams for providing the 2026 Aeration Annual Replacement Schedule. He asked if 55 cabinets will be replaced or if that is the number of possible replacements. Mrs. Adams stated that 55 cabinets have outlived their 10-year life expectancy; it is unknown how many will be replaced.

Discussion ensued regarding how the \$106,000 budgeted might be spent.

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**

Supervisors Franklin, Merritt, Woolsey and Garner confirmed, by phone, their attendance at the August 27, 2025 meeting. Supervisor Franklin will fly in for the August 27, 2025 meeting to ensure a quorum and will be reimbursed.

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

All Supervisors confirmed their attendance at the August 27, 2025 meeting.

Discussion ensued regarding Ms. Varnum’s plans to resign from Seat 3 at the end of the August meeting. Mrs. Adams will ask the HOAs to send an e-blast asking interested candidates to submit their resumes and attend the August meeting.

Discussion ensued regarding the desire to appoint a candidate from Spring Run.

FOURTEENTH ORDER OF BUSINESS

Supervisors’ Requests

There were no Supervisors’ requests.

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

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Woolsey, with all in favor, the meeting adjourned at 3:25 p.m.

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Gould with all in favor, the meeting adjourned at 3:25 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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

July 23, 2025


Secretary/Assistant Secretary


Chair/Vice Chair

FOR BROOKS OF BONITA SPRINGS II:


Secretary/Assistant Secretary


Chair/Vice Chair