

**BAYSIDE IMPROVEMENT
AND BAY CREEK**

**COMMUNITY DEVELOPMENT
DISTRICTS**

December 5, 2022

BOARD OF SUPERVISORS

JOINT REGULAR

MEETING AGENDA

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

**AGENDA
LETTER**

Bayside Improvement and Bay Creek

Community Development Districts

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone (561) 571-0010 • Toll-free (877) 276-0889 • Fax (561) 571-0013

November 28, 2022

ATTENDEES:

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

Boards of Supervisors

Bayside Improvement and Bay Creek Community Development Districts

Dear Board Members:

The Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District will hold a Joint Regular Meeting on December 5, 2022, at 2:00 p.m., at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134. Members of the public may participate in the meeting, via Zoom, at <https://us02web.zoom.us/j/88969163185>, Meeting ID: **889 6916 3185** or via conference call at **1-929-205-6099**, Meeting ID: **889 6916 3185**. The agenda is as follows:

1. Call to Order/Phone Silent Mode/Pledge of Allegiance
2. Roll Call
3. Public Comments: *Agenda Items*

BAYSIDE IMPROVEMENT CDD ITEMS

4. Administration of Oath of Office to Newly Elected Supervisors, Gail Gravenhorst [**Seat 2**] and Bernie Cramer [**Seat 4**] (*the following to be provided in separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B, Memorandum of Voting Conflict
5. Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date

BAY CREEK CDD ITEMS

6. Administration of Oath of Office to Newly Elected Supervisor, Gary Durney [**Seat 5**] (*the following to be provided in separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B, Memorandum of Voting Conflict
7. Consideration of Resolution 2023-01, Declaring a Vacancy in Seats 2 and 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date
8. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 2; *Term Expires November 2026*
 - Administration of Oath of Office to Newly Appointed Supervisor
9. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
 - Administration of Oath of Office to Newly Appointed Supervisor
10. Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

JOINT BUSINESS ITEMS

11. Staff Report: District Engineer – *Barraco and Associates, Inc.*
12. Waterway Inspection Report: *SOLitude Lake Management*
 - Consideration of Quarterly Salinity Sampling Services for 12 Sites
13. Committee Reports
 - A. PLCA Landscape Committee
 - B. Colony Landscape Committee

- 14. Update: Unbudgeted Hurricane Cleanup Costs
- 15. Consideration of Vacation of Drainage Easement and Acceptance of Replacement Drainage Easement from Pelican Nest Golf Course

JOINT BOARD ITEMS

- 16. Acceptance of Unaudited Financial Statements as of October 31, 2022
- 17. Approval of October 24, 2022 Joint Regular Meeting Minutes
- 18. Action/Agenda Items
- 19. Old Business
- 20. Staff Reports
 - A. District Counsel
 - I. *Gregory Urbancic, Esq., Coleman Yovanovich Koester, P.A.*
 - Update: Capital Expenditure Project Funding
 - II. *Daniel Cox, Esq.*
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Monthly Status Report: Field Operations
 - II. NEXT MEETING: January 23, 2023 at 2:00 P.M.

- QUORUM CHECK: *BAYSIDE IMPROVEMENT CDD*

Karen Montgomery	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Gail Gravenhorst	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Walter McCarthy	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Bernie Cramer	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Bill Nicholson	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- QUORUM CHECK: *BAY CREEK CDD*

Jerry Addison	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Jim Janek	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Gary Durney	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

21. Supervisors' Requests
22. Public Comments: *Non-Agenda Items*
23. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

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RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Bayside Improvement Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. Chuck Adams is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Craig Wrathell is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 5th day of December, 2022.

ATTEST:

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

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RESOLUTION 2023-01

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEATS 2 AND 4 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Bay Creek Community Development District (“**District**”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 8, 2022, three (3) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, one (1) Qualified Elector qualified to run for the three (3) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seats 2 and 4 vacant, effective the second Tuesday following the general election; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, a Qualified Elector shall be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following seat is declared vacant effective as of November 22, 2022:

Seat #2 (currently held by Robert Travers)

Seat #4 (currently held by Mary McVay)

SECTION 2. Until such time as the District Board appoints a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor of that respective seat shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 5th day of December, 2022.

ATTEST:

**BAY CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

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RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Bay Creek Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Chuck Adams** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

 Craig Wrathell is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 5th day of December, 2022.

ATTEST:

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

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SOLITUDE

LAKE MANAGEMENT



Bayside/Baycreek CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 2022-11-04

Prepared for:

Cleo Adams, Assistant District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road, Suite #214
Bonita Springs, FL 34135

Prepared by:

Paul Dougherty, Project Manager

Ft. Myers Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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Site: A-2

Comments:

Normal growth observed

Bay Cedar

Shoreline is well maintained, touch up waterline along golf course. Algae and aquatics are controlled. Will be tested for salinity inundation.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: A-3

Comments:

Normal growth observed

Goldcrest: Shoreline is well maintained. Algae and submersed at controlled levels. Spot spray littorals. Will be checked for salinity inundation.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: A-4

Comments:

Normal growth observed

Bay Cedar

Shoreline is well maintained. Algae and aquatics are controlled.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: A-5

Comments:

Normal growth observed
Capri
Normal shoreline growth spot
treat as necessary. Treat algae as
needed if they extend out of the
littoral shelf.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: A-17

Comments:

Requires attention
Pennyroyal
Shoreline is well maintained.
Algae and aquatics are at
controlled levels. Salt inundation
noted.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: B-3

Comments:

Site looks good
Lakemont
Shoreline is well maintained
continue to spot treat torpedo
grass in the plants. Algae and
aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: B-4

Comments:

Normal growth observed
Lakemont Cove
Shoreline is well maintained
continue to spot treat torpedo
grass in the littorals. Algae and
aquatics are at controlled.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: B-5

Comments:

Site looks good
Ascot
Shoreline is well maintained.
Algae and aquatics are controlled,
trace slender spikerush noted.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: C-4C

Comments:

Normal growth observed
Sand Piper
Spot treat torpedograss, and
cattails. Algae and aquatics are
controlled.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: C-4D

Comments:

Site looks good
Cypress Island
Shoreline is well maintained.
Algae and aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: D-2

Comments:

Site looks good
Southbridge
Shoreline is well maintained.
Algae and aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: D-3

Comments:

Site looks good
Southbridge
Shoreline is well maintained.
Algae and aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: D-7

Comments:

Normal growth observed

Costa Del Sol: Spot treat grasses. Algae and aquatics are controlled, minimal algae noted in littoral plants, spot treat in open areas.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: D-14

Comments:

Requires attention

The Pointe
Treat remaining vines, and grasses. Algae and aquatics are controlled.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: E-6

Comments:

Site looks good

Colony Clubhouse
Shoreline is well maintained. Algae and aquatics are controlled.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: E-7

Comments:

Normal growth observed

Messina
Spot treat torpedograss behind homes. Algae and aquatics are controlled.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: E-8

Comments:

Normal growth observed

Ponza
Shoreline is well maintained. Monitor and treat as needed for slender spikerush, and chara.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: E-9

Comments:

Normal growth observed

The Sanctuary
Shoreline is well maintained. Algae and aquatics are controlled.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: F-1

Comments:

Site looks good

Las Palmas
Shoreline is well maintained.
Algae and aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: F-2

Comments:

Site looks good

Tuscany Isle
Shoreline is well maintained.
Algae and aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: F-5

Comments:

Normal growth observed

Tuscany Isle:
Shoreline is well maintained.
Algae and submersed vegetation
are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: F-9

Comments:

Requires attention

Bellagio
 Shoreline is well maintained.
 Algae and aquatics are controlled.
 Remove cattail net visit 11/8/22

Action Required:

Routine maintenance next visit

Target:

Cattails



Site: F-13

Comments:

Normal growth observed

Cielo
 Shoreline is well maintained.
 Algae and aquatics are controlled.
 Salinity inundation present.

Action Required:

Routine maintenance next visit

Target:

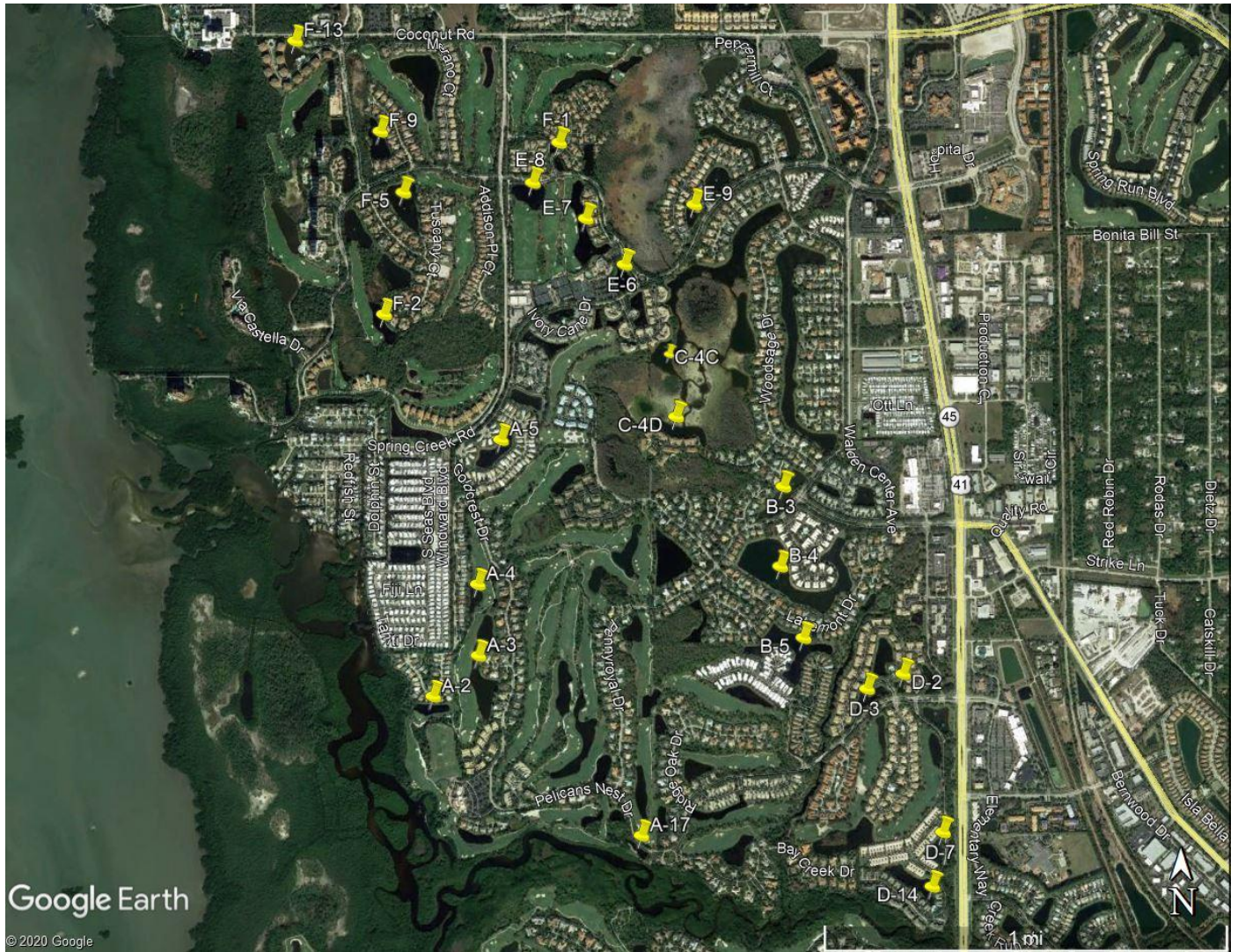
Torpedograss



Management Summary

- This month's activities have been standard lake maintenance.
 - We continue to add beneficial bacteria to the four outfall lakes A-2, A-17, D-8, F-12. We also add bacteria to F-1, F-6, F-16, E-4 and E-5 to help reduce nutrients that cause algae blooms.
 - Overall the lakes in this inspection were well maintained and only require routine maintenance.
- Additional Observations:
- The southern diffuser at site D6 was found to be operating during this inspection, it was reported as being off during the last CDD meeting.
 - E1, E2 and A-18: No issues.
 - E3-E5: All the aeration systems were running, the nanobubble machines are still down waiting for parts which have not been in supply.

Site	Comments	Target	Action Required
A-2	Normal growth observed	Shoreline weeds	Routine maintenance next visit
A-3	Normal growth observed	Torpedograss	Routine maintenance next visit
A-4	Normal growth observed	Torpedograss	Routine maintenance next visit
A-5	Normal growth observed	Surface algae	Routine maintenance next visit
A-17	Requires attention	Shoreline weeds	Routine maintenance next visit
B-3	Site looks good	Torpedograss	Routine maintenance next visit
B-4	Normal growth observed	Torpedograss	Routine maintenance next visit
B-5	Site looks good	Submersed vegetation	Routine maintenance next visit
C-4C	Normal growth observed	Shoreline weeds	Routine maintenance next visit
C-4D	Site looks good	Species non-specific	Routine maintenance next visit
D-2	Site looks good	Species non-specific	Routine maintenance next visit
D-3	Site looks good	Species non-specific	Routine maintenance next visit
D-7	Normal growth observed	Torpedograss	Routine maintenance next visit
D-14	Requires attention	Torpedograss	Routine maintenance next visit
E-6	Site looks good	Species non-specific	Routine maintenance next visit
E-7	Normal growth observed	Torpedograss	Routine maintenance next visit
E-8	Normal growth observed	Submersed vegetation	Routine maintenance next visit
E-9	Normal growth observed	Torpedograss	Routine maintenance next visit
F-1	Site looks good	Species non-specific	Routine maintenance next visit
F-2	Site looks good	Species non-specific	Routine maintenance next visit
F-5	Normal growth observed	Species non-specific	Routine maintenance next visit
F-9	Requires attention	Cattails	Routine maintenance next visit
F-13	Normal growth observed	Torpedograss	Routine maintenance next visit



SERVICES CONTRACT

CUSTOMER NAME: Bayside Improvement & Baycreek CDD

SUBMITTED TO: Cleo Adams #239-498-9020 crismondc@whhassociates.com

CONTRACT EFFECTIVE DATE: December 1, 2022, through November 30, 2023

SUBMITTED BY: Jeff Moding

SERVICES: Quarterly Salinity Sampling for 12 sites

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

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

2. PAYMENT TERMS. The Annual Contract Price is **\$2,656.00**. SOLitude shall invoice Customer **\$664.00 per quarter** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each sampling month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each quarterly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.

The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

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



3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective date for subsequent one (1) year terms, with a four percent (4%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
4. PRICING. The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.
5. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.
6. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.
7. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
8. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
9. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

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



10. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

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

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

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of

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the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

15. **NONPERFORMANCE.** In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

16. **E-Verify.** Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Bayside Improvement & Baycreek CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

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

9220 Bonita Beach Road, Suite #214 Bonita Springs, FL 34135

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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



SCHEDULE A - SERVICES

Equipment: Water Sampling Kit.

Quantity **Test will be performed in December, March June & Sept**

12 **Quarterly Salinity Sampling :**

Sites A27,F13,F15,F14,A26,A29,A24,A2,A1,A16,A11,& D14

Sampling will be done from the bank and a YSI (digital sampling system)will be used to determine the salinity.

1. The results of the tests along with recommendations and analysis of the results will be provided to the Customer in a written spreadsheet following the testing.
2. Any data collected that needs immediate action to resolve an issue will be brought to the Customer's attention at once.

Service Reporting:

1. Customer will be provided with a quarterly service report detailing all of the work performed as part of this contract.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.

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- c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
- d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and

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determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

15

Prepared by and return to:

Molly A. Maggiano, Esq.
Goede, DeBoest & Cross, PLLC
6609 Willow Park Drive, Second Floor
Naples, Florida 34109

VACATION OF EASEMENT

This Vacation of Easement is made and entered into this ____ day of _____, 2022 by the BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT (the “**District**”), whose mailing address is c/o Wrathell, Hunt and Associates, 9220 Bonita Beach Road, Suite 214, Bonita Springs, FL 34135.

WITNESSETH:

WHEREAS, the District was granted that certain Grant of Easement recorded on May 18, 2001 at Official Records Book 3415, Page 3979, of the Public Records of Lee County (the “**Easement**”);

WHEREAS, the Easement encumbers real property legally described on Exhibit “A” attached hereto (the “**Property**”);

WHEREAS, Pelican’s Nest Golf Club, Inc., a Florida corporation not-for-profit, is the owner of the Property, and has requested that the District vacate the Easement on the Property;

WHEREAS, the drainage for which the Easement was granted has been re-routed and the Property is no longer required by the District for drainage; and

WHEREAS, the District is willing to vacate the Easement described on Exhibit “A”.

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is acknowledged, the District hereby relinquishes, abandons and vacates the Easement.

(Signatures on following page)

IN WITNESS WHEREOF, the District has caused these presents to be executed in its name, by its proper officers thereunto duly authorized this ___ day of _____, 2022.

WITNESSES:

BAYSIDE IMPROVEMENT COMMUNITY
DEVELOPMENT DISTRICT

Signature (Witness 1)

By: _____
Walter McCarthy, Chairman

Printed Name (Witness 1)

Signature (Witness 2)

Printed Name (Witness 2)

STATE OF FLORIDA }
 } ss:
COUNTY OF LEE }

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2022 by _____ as _____ of the Bayside Improvement Community Development District, who is personally known to me or has produced _____ as identification.

Notary Public, State of Florida

Commission # _____

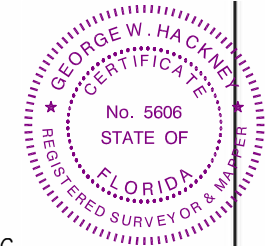
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 61°48'25" W	90.97'
L2	S 81°37'04" W	64.92'
L3	S 02°11'10" E	95.60'
L4	N 86°07'04" W	67.54'
L5	S 75°57'26" W	43.74'



SCALE: 1" = 40'

GENERAL NOTES:

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE GRID, EAST ZONE, 83/90 ADJUSTMENT.
3. P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
P.O.T. = POINT OF TERMINUS.
D.E. = DRAINAGE EASEMENT.
R.O.W. = RIGHT OF WAY.



PREPARED FOR THE BENEFIT OF:
PELICAN'S NEST GOLF CLUB, INC.

AGNOLI, BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS, SURVEYORS &
LANDSCAPE ARCHITECTS

GEORGE W. HACKNEY, P.S.M. No. 5606

NOT A SURVEY

for: PELICAN'S NEST GOLF CLUB, INC.		design:
SKETCH AND DESCRIPTION OF PART OF DRAINAGE EASEMENT TO BE VACATED PART OF TRACT B, PELICAN'S NEST GOLF CLUB (P.B. 68, PGS. 88-89) LEE COUNTY, FLORIDA		drawn: JAN
		checked: GWH
		acad #: 13229-SD1
		view: LIMITS
bk: pg: date: AUGUST 4, 2022 scale: 1" = 60' cogo #: 20-0080.CRD		project #: 20-0080
Professional engineers, planners, surveyors & landscape architects 7400 Trail Blvd., Suite 200, Naples, FL 34106 Ph.: (239)597-3111 Fax: (239)566-2203 Certificate of Authorization Nos. LB 3064, EB 3064 and LC28000620		sheet #: 1 of 2
		file #: 13229

NON-EXCLUSIVE
PARKING & ACCESS
EASEMENT
(O.R. 3472, PG. 1273)

PELICAN'S NEST GOLF CLUB
(P.B. 68, PGS. 88-89)

TRACT B

PORTION OF 15' D.E.
TO BE VACATED
0.12 AC±

PROPOSED
15' D.E.

EASTERLY LINE OF
TRACT B
NORTHWESTERLY
RIGHT-OF-WAY
GOLDCREST DRIVE

P.O.C.
SOUTHEAST CORNER
OF TRACT B

STATE PLANE COORDINATES
P.O.C. N: 740324.62 E: 712923.87
P.O.B. N: 740444.38 E: 712888.78
P.O.T. N: 740290.37 E: 712638.21

P.O.T.

EXISTING 15' D.E.
(O.R. 3415, PG. 3979)

SERVICE AREA EASEMENT
(O.R. 3472, PG. 1273)

8' INGRESS/EGRESS
EASEMENT
(O.R. 4343, PG. 3317)

10' P.U.E.

GOLDCREST DRIVE
TRACT C

PELICAN'S NEST
UNIT TWO
(P.B. 44, PGS. 27-31)

THE COVENTRY
(P.B. 50, PGS. 20-22)

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	30.00'	74°00'09"	38.75'	36.11' N 00°55'46" E
C2	202.50'	25°57'17"	91.73'	90.95' N 23°05'32" W

LEGAL DESCRIPTION OF PORTION OF DRAINAGE EASEMENT
TO BE VACATED

ALL THAT PART OF TRACT B, PELICAN'S NEST GOLF CLUB, AS RECORDED IN PLAT BOOK 68, PAGES 88-89, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUTHEAST CORNER OF SAID TRACT B, SAID POINT ALSO BEING A SOUTHWEST CORNER OF TRACT A OF SAID PLAT AND A POINT ON THE NORTHERLY RIGHT-OF-WAY OF GOLDCREST DRIVE TRACT C, PELICAN'S NEST UNIT TWO, AS RECORDED IN PLAT BOOK 44, PAGES 27-31, PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT B AND THE WESTERLY LINE OF SAID TRACT A ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS N 52°04'09" W AND HAVING A RADIUS OF 30.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°00'09" AN ARC DISTANCE OF 38.75 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 202.50 FEET;

THENCE CONTINUING ALONG SAID EASTERLY LINE AND SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°57'17" AN ARC DISTANCE OF 91.73 FEET TO THE POINT OF BEGINNING OF A DRAINAGE EASEMENT LYING 7.50 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

THENCE LEAVING SAID EASTERLY LINE AND SAID WESTERLY LINE S 61°48'25" W ALONG SAID CENTERLINE A DISTANCE OF 90.97 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE S 81°37'04" W A DISTANCE OF 64.92 FEET;

THENCE S 02°11'10" E ALONG SAID CENTERLINE A DISTANCE OF 95.60 FEET;


THENCE N 86°07'04" W ALONG SAID CENTERLINE A DISTANCE OF 67.54 FEET;

THENCE S 75°57'26" W ALONG SAID CENTERLINE A DISTANCE OF 43.74 FEET TO THE POINT OF TERMINUS OF THE CENTERLINE HEREIN DESCRIBED.

CONTAINING A TOTAL AREA OF APPROXIMATELY 0.12 ACRES.

NOT A SURVEY

for: PELICAN'S NEST GOLF CLUB, INC.		design:
SKETCH AND DESCRIPTION OF PORTION OF DRAINAGE EASEMENT TO BE VACATED PART OF TRACT B, PELICAN'S NEST GOLF CLUB (P.B. 68, PGS. 88-89) LEE COUNTY, FLORIDA		drawn: JAN
		checked: GWH
		acad #: 13229-SD1
		view: LIMITS
		project #: 20-0080
		sheet #: 2 of 2
		file #: 13229

 <p>AGNOLI BARBER & BRUNDAGE, INC.</p> <p>Professional engineers, planners, surveyors & landscape architects 7400 Trail Blvd., Suite 200, Naples, FL 34108 Ph.: (239)597-3111 Fax: (239)566-2203 Certificate of Authorization Nos. LB 3664, EB 3664 and LC26000620</p>	bk:	pg:	date: AUGUST 4, 2022
			scale: N.T.S.
			cogo #: 20-0080.CRD

Prepared by and return to:

Molly A. Maggiano, Esq.
Goede, DeBoest & Cross, PLLC
6609 Willow Park Drive, Second Floor
Naples, Florida 34109

GRANT OF DRAINAGE EASEMENT

THIS GRANT OF DRAINAGE EASEMENT is made and executed this ____ day of _____, 2022, by PELICAN’S NEST GOLF CLUB, INC., a Florida not-for-profit corporation, herein referred to as the "Grantor", in favor of BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, herein referred to as the "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby grants to Grantee, its successors and assigns, a non-exclusive easement on, over and across the property described on Exhibit "A" attached hereto (the “**Easement Area**”) for surface water drainage purposes (the "**Drainage Easement**"). Grantor hereby reserves the non-exclusive use and enjoyment of the Easement Area, and all ownership rights therein.

IN WITNESS HEREOF, the Grantor has executed this Grant of Drainage Easement or caused the same to be executed by its representatives, thereunto duly authorized, on the day and year first above written.

Witnesses:

Print Name: _____

PELICAN’S NEST GOLF CLUB, INC.,
a Florida Not For Profit Corporation

Print Name: _____

By: _____
Gary Schwandt, President

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2022, by Gary Schwandt, as President of the Pelican’s Nest Golf Club, Inc., a Florida Not For Profit Corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

Notary Public

(Printed Name of Notary)
My Commission Expires: _____

EXHIBIT "A"

(Legal Description of Easement Area)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 61°04'41" W	47.79'
L2	S 71°46'12" W	90.05'
L3	S 17°12'30" E	59.55'
L4	S 71°31'11" W	147.10'
L5	S 36°33'22" W	1.60'



SCALE: 1" = 60'

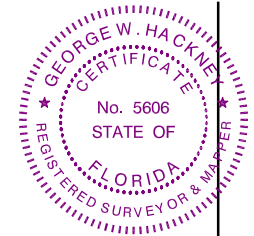
GENERAL NOTES:

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE GRID, EAST ZONE, 83/90 ADJUSTMENT.
3. P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
P.O.T. = POINT OF TERMINUS.
D.E. = DRAINAGE EASEMENT.
R.O.W. = RIGHT OF WAY.

PREPARED FOR THE BENEFIT OF:
PELICAN'S NEST GOLF CLUB, INC.

AGNOLI, BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS, SURVEYORS &
LANDSCAPE ARCHITECTS

GEORGE W. HACKNEY, P.S.M. No. 5606



NOT A SURVEY

for: **PELICAN'S NEST GOLF CLUB, INC.**

SKETCH AND DESCRIPTION OF
PROPOSED DRAINAGE EASEMENT
PART OF TRACT B, PELICAN'S NEST GOLF CLUB
(P.B. 68, PGS. 88-89)
LEE COUNTY, FLORIDA

design:

drawn: **JAN**

checked: **GWH**

acad #: **13229-SD**

view: **LIMITS**

project #: **20-0080**

sheet #: **1 of 2**

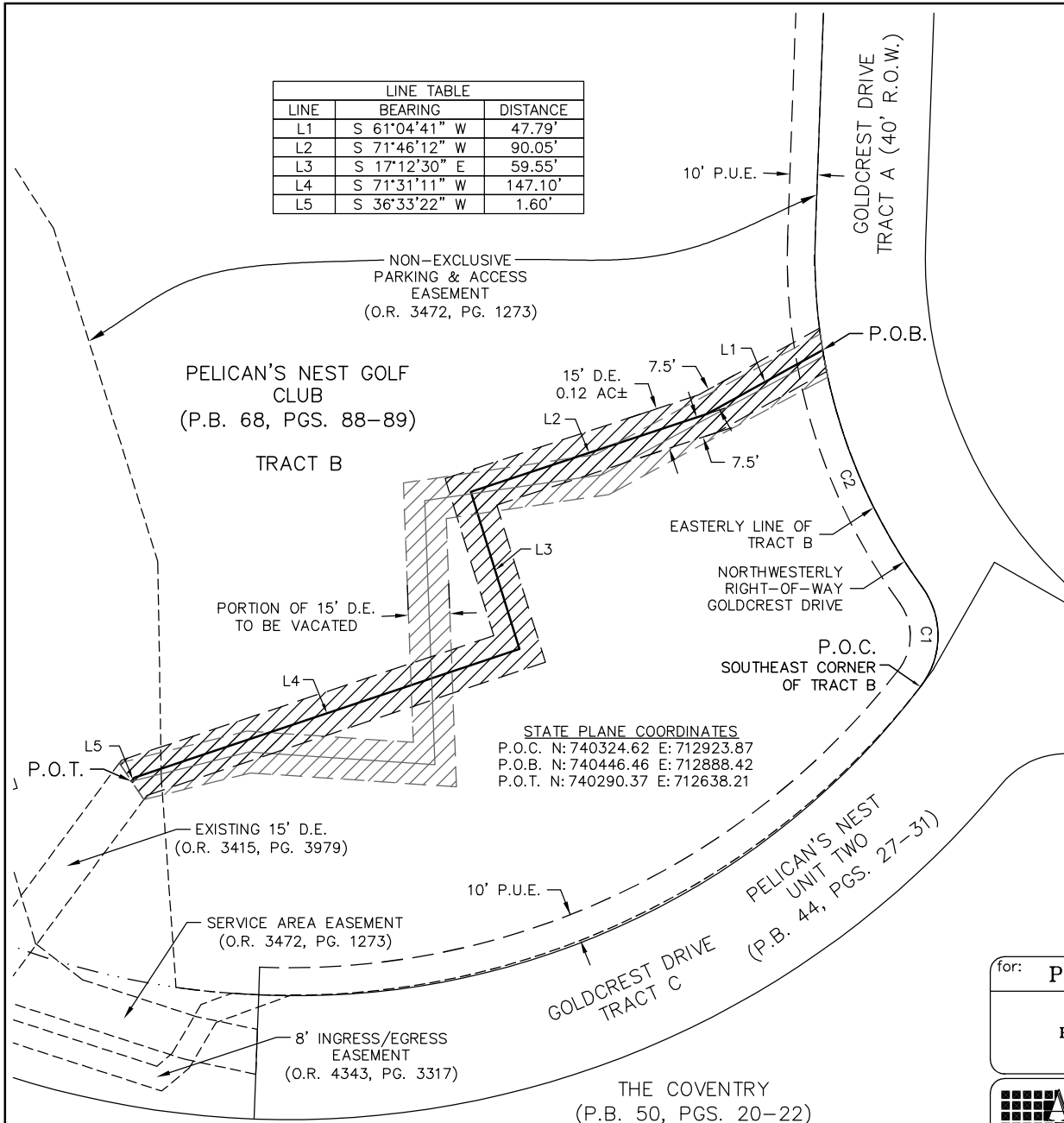
file #: **13229**

bk:	pg:	date:
		AUGUST 4, 2022
		scale:
		1" = 60'
		cogo #:
		20-0080.CRD



Professional engineers, planners, surveyors & landscape architects
7400 Trail Blvd., Suite 200, Naples, FL 34108 Ph.: (239)597-3111 Fax: (239)566-2203
Certificate of Authorization Nos. LB 3664, EB 3664 and LC26000620

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	30.00'	74°00'09"	38.75'	36.11'	N 00°55'46" E
C2	202.50'	26°32'59"	93.83'	93.00'	N 22°47'41" W



STATE PLANE COORDINATES
P.O.C. N: 740324.62 E: 712923.87
P.O.B. N: 740446.46 E: 712888.42
P.O.T. N: 740290.37 E: 712638.21

THE COVENTRY
(P.B. 50, PGS. 20-22)

PELICAN'S NEST
UNIT TWO
(P.B. 44, PGS. 27-31)

NON-EXCLUSIVE
PARKING & ACCESS
EASEMENT
(O.R. 3472, PG. 1273)

PELICAN'S NEST GOLF
CLUB
(P.B. 68, PGS. 88-89)

TRACT B

PORTION OF 15' D.E.
TO BE VACATED

EXISTING 15' D.E.
(O.R. 3415, PG. 3979)

SERVICE AREA EASEMENT
(O.R. 3472, PG. 1273)

8' INGRESS/EGRESS
EASEMENT
(O.R. 4343, PG. 3317)

10' P.U.E.

GOLDCREST DRIVE
TRACT A (40' R.O.W.)

P.O.B.

EASTERLY LINE OF
TRACT B
NORTHWESTERLY
RIGHT-OF-WAY
GOLDCREST DRIVE

P.O.C.
SOUTHEAST CORNER
OF TRACT B

10' P.U.E.

GOLDCREST DRIVE
TRACT C

LEGAL DESCRIPTION OF PROPOSED DRAINAGE EASEMENT

ALL THAT PART OF TRACT B, PELICAN'S NEST GOLF CLUB, AS RECORDED IN PLAT BOOK 68, PAGES 88-89, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DISTANCE CONTINUING ALONG SAID CENTERLINE S 71°46'12" W A DISTANCE OF 90.05 FEET;


THENCE S 17°12'30" E ALONG SAID CENTERLINE A DISTANCE OF 59.55 FEET;

THENCE S 71°31'11" W ALONG SAID CENTERLINE A DISTANCE OF 147.10 FEET;

THENCE S 36°33'22" W ALONG SAID CENTERLINE A DISTANCE OF 1.60 FEET TO THE POINT OF TERMINUS OF THE CENTERLINE HEREIN DESCRIBED.

CONTAINING A TOTAL AREA OF APPROXIMATELY 0.12 ACRES.

NOT A SURVEY

for: PELICAN'S NEST GOLF CLUB, INC.			design:
SKETCH AND DESCRIPTION OF PROPOSED DRAINAGE EASEMENT PART OF TRACT B, PELICAN'S NEST GOLF CLUB (P.B. 68, PGS. 88-89) LEE COUNTY, FLORIDA			drawn: JAN
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 AGNOLI BARBER & BRUNDAGE, INC.			acad #: 13229-SD
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bk:	pg:	date: AUGUST 4, 2022	project #: 20-0080
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**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

**UNAUDITED
FINANCIAL
STATEMENTS**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2022**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
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<i>Proprietary funds</i>	
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**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2022**

	<u>General Fund</u>		
	General Fund 001 & 101	General Fund 002	Total Governmental Funds
ASSETS			
Cash			
SunTrust	\$ 531,932	\$213,182	\$ 745,114
FineMark MM *	295,700	83,005	378,705
FineMark ICS *	-	4,685	4,685
Accounts receivable (clearing fund)	84,919	25,086	110,005
Due from other funds			
Bayside general fund 001	7,156	-	7,156
Bayside general fund 002 - The Colony	16,365	-	16,365
Due from other governments - River Ridge CDD	10,000	-	10,000
Prepaid expense	130	-	130
WC deposit	1,806	-	1,806
Deposits	125	555	680
Total assets	<u>\$ 948,133</u>	<u>\$ 326,513</u>	<u>\$ 1,274,646</u>
LIABILITIES & FUND BALANCES			
Liabilities			
Accounts payable	\$ 74,431	\$ 6,870	\$ 81,301
Bayside - general fund 001	-	11,630	11,630
Bay Creek - general fund 101	7,156	4,735	11,891
Due to Bayside - enterprise fund 401	1,303	-	1,303
Due to Bay Creek - enterprise fund 451	2,611	-	2,611
Total liabilities	<u>85,501</u>	<u>23,235</u>	<u>108,736</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	10,000	-	10,000
Total deferred inflows of resources	<u>10,000</u>	<u>-</u>	<u>10,000</u>
Fund Balances			
Unassigned	852,632	303,278	1,155,910
Total fund balances	<u>852,632</u>	<u>303,278</u>	<u>1,155,910</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 948,133</u>	<u>\$ 326,513</u>	<u>\$ 1,274,646</u>

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUNDS 001 & 101
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ -	\$ -	\$ 2,486,540	0%
Interest	30	30	500	6%
Street sweeping	-	-	13,000	0%
Total revenues	<u>30</u>	<u>30</u>	<u>2,500,040</u>	0%
EXPENDITURES				
Administrative				
Supervisors	1,292	1,292	19,377	7%
Engineering	-	-	15,000	0%
Legal	-	-	18,000	0%
Audit	-	-	15,000	0%
Management	3,500	3,500	42,000	8%
Accounting & payroll	1,400	1,400	16,799	8%
Computer services	420	420	5,040	8%
Assessment roll preparation* ¹	-	-	8,476	0%
Telephone	79	79	950	8%
Postage & reproduction	143	143	1,350	11%
Printing & binding	410	410	4,918	8%
Legal notices and communications	-	-	1,125	0%
Office supplies	298	298	750	40%
Subscriptions & memberships	263	263	263	100%
ADA website compliance	158	158	253	62%
Insurance* ¹	18,546	18,546	17,770	104%
Miscellaneous (bank fees)	186	186	6,750	3%
Total administrative	<u>26,695</u>	<u>26,695</u>	<u>173,821</u>	15%
Field management				
Other contractual	3,150	3,150	37,799	8%
Total field management services	<u>3,150</u>	<u>3,150</u>	<u>37,799</u>	8%
Water management				
NPDES program	-	-	3,165	0%
Other contractual services: lakes	-	-	200,661	0%
Other contractual services: wetlands	-	-	37,980	0%
Other contractual services: culverts/drains	-	-	37,980	0%
Other contractual services: lake health	-	-	6,330	0%
Aquascaping* ¹	-	-	18,990	0%
Capital outlay	-	-	9,495	0%
Repairs and maintenance (aerators)	-	-	9,495	0%
Total water management services	<u>-</u>	<u>-</u>	<u>324,096</u>	0%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUNDS 001 & 101
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Electricity	-	-	40,000	0%
Contractual services-lightpole	-	-	40,000	0%
Total street lighting services	-	-	80,000	0%
Landscaping				
Supervisor	9,383	9,383	126,500	7%
Personnel services	71,656	71,656	1,048,759	7%
Capital outlay	22,487	22,487	40,000	56%
Fuel	-	-	25,000	0%
Repairs and maintenance (parts)	3,858	3,858	35,000	11%
Insurance* ¹	16,434	16,434	15,287	108%
Minor operating equipment	89	89	20,000	0%
Horticulture dumpster	-	-	30,000	0%
Employee uniforms	1,900	1,900	33,000	6%
Chemicals	3,840	3,840	58,000	7%
Flower program * ²	-	-	125,000	0%
Mulch program * ²	-	-	77,000	0%
Plant replacement program * ²	-	-	40,000	0%
Other contractual - tree trimming* ¹	-	-	6,330	0%
Other contractual - horticulturalist	-	-	2,000	0%
Other contractual - training	-	-	1,500	0%
Maintenance tracking software	-	-	3,500	0%
Unbudgeted contractual services	-	-	76,000	0%
Fountain maintenance	102	102	9,999	1%
Office operations	1,028	1,028	23,000	4%
Monument maintenance	-	-	15,000	0%
Total landscaping services	130,777	130,777	1,810,875	7%
Roadway				
Personnel	786	786	8,546	9%
Repairs and maintenance - parts	-	-	44,309	0%
Insurance	1,802	1,802	1,583	114%
Total roadway services	2,588	2,588	54,438	5%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUNDS 001 & 101
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Parks & recreation				
Utilities	770	770	9,000	9%
Operating supplies	-	-	1,000	0%
Total parks & recreation	<u>770</u>	<u>770</u>	<u>10,000</u>	8%
Other fees & charges				
Property appraiser	-	-	3,625	0%
Tax collector	-	-	5,358	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>8,983</u>	0%
Total expenditures	<u>163,980</u>	<u>163,980</u>	<u>2,500,012</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	(163,950)	(163,950)	28	
OTHER FINANCING SOURCES/(USES)				
Transfer in	-	-	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>-</u>	N/A
Net change in fund balances	(163,950)	(163,950)	28	
Fund balances - beginning	1,016,582	1,016,582	980,260	
Fund balances - ending	<u>\$ 852,632</u>	<u>\$ 852,632</u>	<u>\$ 980,288</u>	

*1 Typically an annual expense.

*2 Typically a seasonal expense.

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF NET POSITION
ENTERPRISE FUNDS 401 & 451
OCTOBER 31, 2022**

	Bayside Improvement Enterprise Fund 401	Bay Creek Enterprise Fund 451	Total Enterprise Funds 401 & 451
ASSETS			
Current assets:			
Cash			
Wells Fargo	\$ 602,056	\$ -	\$ 602,056
SunTrust	218,267	35,011	253,278
Accounts receivable (customers)	23,358	6,663	30,021
Due from Bayside general fund 001	1,026	529	1,555
Due from Bay Creek general fund 101	278	2,082	2,360
Due from Bay Creek enterprise fund 451	88,019	-	88,019
Accounts receivable (clearing fund)	8,983	3,314	12,297
WC deposit	104	35	139
Total current assets	<u>942,091</u>	<u>47,634</u>	<u>989,725</u>
Noncurrent assets:			
Capital assets			
Property, plant and equipment	1,950,208	18,320	1,968,528
Irrigation system	-	596,951	596,951
Less accumulated depreciation	(1,572,747)	(541,493)	(2,114,240)
Total capital assets, net of accumulated depreciation	<u>377,461</u>	<u>73,778</u>	<u>451,239</u>
Total noncurrent assets	<u>377,461</u>	<u>73,778</u>	<u>451,239</u>
Total assets	<u>1,319,552</u>	<u>121,412</u>	<u>1,440,964</u>
LIABILITIES			
Current liabilities:			
Customer deposits	47,825	12,189	60,014
Due to Bayside enterprise fund 401	-	88,019	88,019
Total current liabilities	<u>84,640</u>	<u>114,503</u>	<u>199,143</u>
NET POSITION			
Net investment in capital assets	377,461	73,778	451,239
Unrestricted	857,451	(66,869)	790,582
Total net position	<u>\$ 1,234,912</u>	<u>\$ 6,909</u>	<u>\$ 1,241,821</u>

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUNDS 401 & 451
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Annual Budget	% of Budget
OPERATING REVENUES:				
Charges for services				
Assessment levy - net	\$ -	\$ -	\$ 338,510	0%
Irrigation	50,165	50,165	506,896	10%
Total operating revenues	<u>50,165</u>	<u>50,165</u>	<u>845,406</u>	6%
OPERATING EXPENSES:				
Administrative services				
Supervisor's fees	430	430	6,459	7%
Engineering fees	-	-	4,999	0%
Legal	-	-	6,000	0%
Audit	-	-	5,000	0%
Management	1,367	1,367	16,403	8%
Accounting & payroll	467	467	5,600	8%
Computer services	140	140	1,680	8%
Utility billing	-	-	33,500	0%
Telephone	25	25	311	8%
Postage & reproduction	48	48	450	11%
Printing and binding	136	136	1,639	8%
Legal notices and communications	-	-	375	0%
Office supplies	100	100	251	40%
Subscription and memberships	88	88	87	101%
ADA website compliance	52	52	147	35%
Insurance* ¹	6,182	6,182	6,038	102%
Miscellaneous	63	63	2,250	3%
Total administrative services	<u>9,098</u>	<u>9,098</u>	<u>91,189</u>	10%
Field management services				
Other contractual services	1,051	1,051	12,600	8%
Total field management services	<u>1,051</u>	<u>1,051</u>	<u>12,600</u>	8%
Water management services				
NPDES program	-	-	1,835	0%
Other contractual services: lakes	-	-	116,339	0%
Other contractual services: wetlands	-	-	22,020	0%
Other contractual services: culverts/drains	-	-	22,020	0%
Other contractual services: lake health	-	-	3,670	0%
Aquascaping* ¹	-	-	11,010	0%
Capital outlay	-	-	5,505	0%
Repairs and Maintenance (Aerators)*	-	-	5,505	0%
Total water management services	<u>-</u>	<u>-</u>	<u>187,904</u>	0%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUNDS 401 & 451
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Annual Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	3,671	0%
Total landscape services	-	-	3,671	0%
Roadway services				
Personnel	342	342	4,954	7%
Repairs and maintenance - parts	-	-	25,691	0%
Insurance	1,313	1,313	2,499	53%
Total irrigation supply services	1,655	1,655	33,144	5%
Irrigation supply services				
Personnel	6,043	6,043	82,651	7%
Reclaimed water	-	-	75,646	0%
Repairs and maintenance - parts	517	517	25,000	2%
Insurance* ¹	11,815	11,815	11,500	103%
Minor operating equipment	-	-	75,945	0%
Meter costs	-	-	7,500	0%
Other contractual services	-	-	9,000	0%
Electricity	6,288	6,288	95,000	7%
Pumps & machinery	13,568	13,568	50,000	27%
Depreciation	4,876	4,876	60,000	8%
Total irrigation supply services	43,107	43,107	492,242	9%
Total operating expenses	54,911	54,911	820,750	7%
Operating income/(loss)	(4,746)	(4,746)	24,656	
Nonoperating revenues/(expenses):				
Interest income	104	104	500	21%
Total nonoperating revenues	104	104	500	21%
Change in net position	(4,642)	(4,642)	25,156	
Total net position - beginning	1,246,463	1,246,463	1,264,474	
Total net position - ending	<u>\$ 1,241,821</u>	<u>\$ 1,241,821</u>	<u>\$ 1,289,630</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2022**

	General Fund		Total Governmental Funds
	001	The Colony 002	
ASSETS			
Cash			
SunTrust	\$ 427,058	\$213,182	\$ 640,240
FineMark MM	64,143	83,005	147,148
FineMark ICS	-	4,685	4,685
Accounts receivable (clearing fund)	67,008	25,086	92,094
Due from other funds			
Bayside general fund 002 - The Colony	11,630	-	11,630
Due from other governments - River Ridge CDD	8,076	-	8,076
Prepaid expense	130	-	130
WC deposit	1,462	-	1,462
Deposits	125	555	680
Total assets	<u>\$ 579,632</u>	<u>\$ 326,513</u>	<u>\$ 906,145</u>
LIABILITIES & FUND BALANCES			
Liabilities			
Accounts payable	\$ 54,695	\$ 6,870	\$ 61,565
Due to other funds			
Bayside - general fund 001	-	11,630	11,630
Due to other governments (Bay Creek)			
Bay Creek - general fund 101	7,156	4,735	11,891
Bay Creek - enterprise fund 451	529	-	529
Due to Bayside - enterprise fund 401	1,025	-	1,025
Total liabilities	<u>63,405</u>	<u>23,235</u>	<u>86,640</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	8,076	-	8,076
Total deferred inflows of resources	<u>8,076</u>	<u>-</u>	<u>8,076</u>
Fund balances			
Unassigned	508,151	303,278	811,429
Total fund balances	<u>508,151</u>	<u>303,278</u>	<u>811,429</u>
Total liabilities and fund balances	<u>\$ 579,632</u>	<u>\$ 326,513</u>	<u>\$ 906,145</u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ -	\$ -	\$ 2,004,182	0%
Interest	8	8	404	2%
Street sweeping	-	-	10,494	0%
Total revenue	<u>8</u>	<u>8</u>	<u>2,015,080</u>	0%
EXPENDITURES				
Administration services				
Supervisors	646	646	9,689	7%
Engineering	-	-	12,171	0%
Legal	-	-	14,605	0%
Audit	-	-	7,500	0%
Management	2,840	2,840	34,079	8%
Accounting & payroll	1,136	1,136	13,631	8%
Computer services	341	341	4,089	8%
Assessment roll preparation* ¹	-	-	6,877	0%
Telephone	64	64	771	8%
Postage & reproduction	116	116	1,095	11%
Printing & binding	333	333	3,990	8%
Legal notices and communications	-	-	913	0%
Office supplies	242	242	609	40%
Subscriptions & memberships	213	213	213	100%
ADA website compliance	128	128	205	62%
Insurance* ¹	9,273	9,273	8,885	104%
Miscellaneous (bank fees)	151	151	5,477	3%
Total administration services	<u>15,483</u>	<u>15,483</u>	<u>124,799</u>	12%
Field management				
Other contractual services	<u>2,556</u>	<u>2,556</u>	<u>30,670</u>	8%
Total field management services	<u>2,556</u>	<u>2,556</u>	<u>30,670</u>	8%
Water management				
NPDES program	-	-	2,568	0%
Other contractual services: lakes	-	-	162,816	0%
Other contractual services: wetlands	-	-	30,817	0%
Other contractual service: culverts/drains	-	-	30,817	0%
Other contractual services: lake health	-	-	5,136	0%
Aquascaping* ¹	-	-	15,408	0%
Capital outlay	-	-	7,704	0%
Repairs and maintenance (aerators)	-	-	7,704	0%
Total water management services	<u>-</u>	<u>-</u>	<u>262,970</u>	0%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Electricity	-	-	32,456	0%
Contractual services-lightpole	-	-	32,456	0%
Total street lighting services	-	-	64,912	0%
Landscaping				
Supervisor	7,613	7,613	102,642	7%
Personnel	58,132	58,132	850,963	7%
Capital outlay	18,246	18,246	32,456	56%
Fuel	-	-	20,285	0%
Repairs & maintenance (parts)	3,130	3,130	28,399	11%
Insurance* ¹	13,307	13,307	12,404	107%
Minor operating equipment	72	72	16,228	0%
Horticultural dumpster	-	-	24,342	0%
Employee uniforms	1,542	1,542	26,776	6%
Chemicals	3,116	3,116	47,061	7%
Flower program* ²	-	-	101,425	0%
Mulch program* ²	-	-	62,478	0%
Plant replacement program* ²	-	-	32,456	0%
Other contractual - tree trimming* ¹	-	-	5,136	0%
Other contractual - horticulturalist	-	-	1,623	0%
Other contractual - training	-	-	1,217	0%
Maintenance tracking software	-	-	2,840	0%
Unbudgeted contractual services	-	-	61,666	0%
Fountain maintenance	83	83	8,114	1%
Office operations	834	834	18,662	4%
Monument maintenance	-	-	12,171	0%
Total landscaping services	106,075	106,075	1,469,344	7%
Roadway services				
Personnel	637	637	6,934	9%
Repairs & maintenance - parts	-	-	35,953	0%
Insurance	1,459	1,459	1,284	114%
Total roadway services	2,096	2,096	44,171	5%
Parks & recreation				
Utilities	739	739	8,640	9%
Operating supplies	-	-	960	0%
Total parks & recreation	739	739	9,600	8%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Annual Budget	% of Budget
Other fees & charges				
Property appraiser	-	-	3,480	0%
Tax collector	-	-	5,144	0%
Total other fees & charges	-	-	8,624	0%
Total expenditures	126,949	126,949	2,015,090	6%
Excess/(deficiency) of revenues over/(under) expenditures	(126,941)	(126,941)	(10)	
Fund balances - beginning	635,092	635,092	601,448	
Fund balances - ending	<u>\$ 508,151</u>	<u>\$ 508,151</u>	<u>\$ 601,438</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 002 - THE COLONY
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - net	\$ -	\$ -	\$ 771,356	0%
Interest & miscellaneous	8	8	500	2%
Total revenues	<u>8</u>	<u>8</u>	<u>771,856</u>	0%
EXPENDITURES				
Administrative services				
Accounting & payroll	782	782	9,380	8%
Computer services	284	284	3,411	8%
Assessment roll preparation* ¹	-	-	1,150	0%
Field management	1,184	1,184	14,211	8%
Total administrative services	<u>2,250</u>	<u>2,250</u>	<u>28,152</u>	8%
Street lighting services				
Contractual services - light poles* ¹	-	-	5,000	0%
Total street lighting services	<u>-</u>	<u>-</u>	<u>5,000</u>	0%
Landscaping maintenance services				
Personnel services	28,542	28,542	353,704	8%
Other contractual - horticulturalists	-	-	1,500	0%
Other contractual - training	-	-	1,500	0%
Rentals & leases	-	-	20,000	0%
Fuel	-	-	9,000	0%
Repairs & maintenance (parts)	493	493	15,000	3%
Insurance* ¹	2,680	2,680	3,000	89%
Horticulture dumpster	-	-	16,000	0%
Miscellaneous equipment	44	44	2,500	2%
Chemicals	-	-	17,000	0%
Flower program* ²	-	-	66,000	0%
Mulch program* ²	-	-	40,500	0%
Plant replacement program* ²	3,072	3,072	40,000	8%
Other contractual - tree trimming* ²	-	-	10,000	0%
Monument maintenance	-	-	3,000	0%
Total landscaping maintenance services	<u>34,831</u>	<u>34,831</u>	<u>598,704</u>	6%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 002 - THE COLONY
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Fountain services				
Operating supplies	8,117	8,117	140,000	6%
Total fountain services	<u>8,117</u>	<u>8,117</u>	<u>140,000</u>	6%
Total expenditures	<u>45,198</u>	<u>45,198</u>	<u>771,856</u>	6%
Net increase/(decrease) of fund balance	(45,190)	(45,190)	-	
Fund balance - beginning	348,468	348,468	334,835	
Fund balance - ending	<u>\$ 303,278</u>	<u>\$ 303,278</u>	<u>\$ 334,835</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 401
OCTOBER 31, 2022**

	Bayside Improvement Enterprise Fund 401
ASSETS	
Current assets:	
Cash	
Wells Fargo	\$ 602,056
SunTrust	218,267
Accounts receivable (customers)	23,358
Due from Bayside general fund 001	1,026
Due from Bay Creek general fund 101	278
Due from Bay Creek enterprise fund	88,019
Accounts receivable (clearing fund)	8,983
WC deposit	104
Total current assets	942,091
Noncurrent assets:	
Capital assets	
Property, plant and equipment	1,950,208
Less accumulated depreciation	(1,572,747)
Total capital assets, net of accumulated depreciation	377,461
Total noncurrent assets	377,461
Total assets	1,319,552
LIABILITIES	
Current liabilities:	
Accounts payable	36,815
Customer deposits	47,825
Total current liabilities	84,640
NET POSITION	
Net investment in capital assets	377,461
Unrestricted	857,451
Total net position	\$ 1,234,912

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
Operating revenues				
Charges for services:				
Assessment levy - net	\$ -	\$ -	\$ 253,882	0%
Irrigation	34,639	34,639	325,000	11%
Total operating revenues	<u>34,639</u>	<u>34,639</u>	<u>578,882</u>	6%
Operating expenses				
Administrative services				
Supervisors	215	215	3,230	7%
Engineering	-	-	3,750	0%
Legal	-	-	4,500	0%
Audit	-	-	2,500	0%
Management	1,025	1,025	12,303	8%
Accounting & payroll	350	350	4,200	8%
Computer services	105	105	1,260	8%
Utility billing	-	-	25,125	0%
Telephone	19	19	233	8%
Postage & reproduction	36	36	338	11%
Printing and binding	102	102	1,229	8%
Legal notices and communications	-	-	281	0%
Office supplies	75	75	188	40%
Subscription and memberships	66	66	65	102%
ADA website compliance	39	39	110	35%
Insurance* ¹	3,091	3,091	3,019	102%
Miscellaneous	47	47	1,688	3%
Total administrative services	<u>5,170</u>	<u>5,170</u>	<u>64,019</u>	8%
Field management services				
Other contractual services	788	788	9,450	8%
Total field management services	<u>788</u>	<u>788</u>	<u>9,450</u>	8%
Water management services				
NPDES program	-	-	1,376	0%
Other contractual services: lakes	-	-	87,254	0%
Other contractual services: wetlands	-	-	16,515	0%
Other contractual services: culverts/drains	-	-	16,515	0%
Other contractual services: lake health	-	-	2,753	0%
Aquascaping* ¹	-	-	8,258	0%
Capital outlay	-	-	4,129	0%
Repairs and maintenance (aerators)*	-	-	4,129	0%
Total water management services	<u>-</u>	<u>-</u>	<u>140,929</u>	0%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	2,753	0%
Total landscape services	-	-	2,753	0%
Roadway services				
Personnel	256	256	3,716	7%
Repairs and maintenance - parts	-	-	19,268	0%
Insurance	985	985	1,875	53%
Total irrigation supply services	1,241	1,241	24,859	5%
Irrigation supply services				
Personnel	4,533	4,533	61,988	7%
Repairs and maintenance - parts	388	388	18,750	2%
Insurance* ¹	8,861	8,861	8,625	103%
Surplus RCS Water-Bayside	-	-	75,945	0%
Meter costs	-	-	5,625	0%
Other contractual services	-	-	6,750	0%
Electricity	4,716	4,716	71,250	7%
Pumps & machinery	10,176	10,176	37,500	27%
Depreciation	3,626	3,626	45,000	8%
Total irrigation supply services	32,300	32,300	331,433	10%
 Total operating expenses	 39,499	 39,499	 573,443	 7%
 Operating income/(loss)	 (4,860)	 (4,860)	 5,439	
Nonoperating revenues/(expenses)				
Interest income	104	104	375	28%
Total nonoperating revenues	104	104	375	28%
 Change in net position	 (4,756)	 (4,756)	 5,814	
 Total net position - beginning	 1,239,668	 1,239,668	 1,168,389	
Total net position - ending	<u>\$ 1,234,912</u>	<u>\$ 1,234,912</u>	<u>\$ 1,174,203</u>	

*¹ Typically an annual expense.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2022**

	General Fund	
	101	Total Governmental Funds
ASSETS		
Cash		
SunTrust	\$ 104,874	\$ 104,874
FineMark MM	231,557	231,557
Accounts receivable (clearing fund)	17,911	17,911
Due from other governments - Bayside Improvement		
Bayside general fund 001	7,156	7,156
Bayside general fund 002 - The Colony	4,735	4,735
Due from other governments - River Ridge CDD	1,924	1,924
WC deposit	344	344
Total assets	\$ 368,501	\$ 368,501
LIABILITIES & FUND BALANCES		
Liabilities		
Accounts payable	\$ 19,736	\$ 19,736
Due to other governments - Bayside Improvement		
Bayside - enterprise fund 401	278	278
Due to Bay Creek - enterprise fund 451	2,082	2,082
Total liabilities	22,096	22,096
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	1,924	1,924
Total deferred inflows of resources	1,924	1,924
Fund balances		
Unassigned	344,481	344,481
Total fund balances	344,481	344,481
Total liabilities and fund balances	\$ 368,501	\$ 368,501

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ -	\$ -	\$ 482,324	0%
Interest	22	22	98	22%
Street sweeping	-	-	2,506	0%
Total revenues	<u>22</u>	<u>22</u>	<u>484,928</u>	0%
EXPENDITURES				
Administration services				
Supervisors	646	646	9,689	7%
Engineering	-	-	2,829	0%
Legal	-	-	3,395	0%
Audit	-	-	7,500	0%
Management	660	660	7,921	8%
Accounting & payroll	264	264	3,168	8%
Computer services	79	79	951	8%
Assessment roll preparation* ¹	-	-	1,599	0%
Telephone	15	15	179	8%
Postage & reproduction	27	27	255	11%
Printing & binding	77	77	928	8%
Legal notices and communications	-	-	212	0%
Office supplies	56	56	141	40%
Subscriptions & memberships	50	50	50	100%
ADA website compliance	30	30	48	63%
Insurance* ¹	9,273	9,273	8,885	104%
Miscellaneous (bank fees)	35	35	1,273	3%
Total administration services	<u>11,212</u>	<u>11,212</u>	<u>49,023</u>	23%
Field management fees				
Other contractual	594	594	7,129	8%
Total field management	<u>594</u>	<u>594</u>	<u>7,129</u>	8%
Water management				
NPDES program	-	-	597	0%
Other contractual services: lakes	-	-	37,845	0%
Other contractual services: wetlands	-	-	7,163	0%
Other contractual service: culverts/drains	-	-	7,163	0%
Other contractual services: lake health	-	-	1,194	0%
Aquascaping* ¹	-	-	3,582	0%
Capital outlay	-	-	1,791	0%
Contingencies	-	-	-	N/A
Repairs and maintenance (aerators)	-	-	1,791	0%
Total water management	<u>-</u>	<u>-</u>	<u>61,126</u>	0%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Electricity	-	-	7,544	0%
Contractual services-lightpole	-	-	7,544	0%
Total street lighting	-	-	15,088	0%
Landscape services				
Supervisor	1,770	1,770	23,858	7%
Personnel services	13,524	13,524	197,796	7%
Capital outlay	4,241	4,241	7,544	56%
Fuel	-	-	4,715	0%
Repairs and maintenance (parts)	728	728	6,601	11%
Insurance* ¹	3,127	3,127	2,883	108%
Minor operating equipment	17	17	3,772	0%
Horticulture dumpster	-	-	5,658	0%
Employee uniforms	358	358	6,224	6%
Chemicals	724	724	10,939	7%
Flower program* ²	-	-	23,575	0%
Mulch program* ²	-	-	14,522	0%
Plant replacement program* ²	-	-	7,544	0%
Other contractual - tree trimming* ¹	-	-	1,194	0%
Other contractual - horticulturalist	-	-	377	0%
Other contractual - training	-	-	283	0%
Maintenance tracking software	-	-	660	0%
Unbudgeted contractual services	-	-	14,334	0%
Fountain maintenance	19	19	1,886	1%
Office operations	194	194	4,338	4%
Monument maintenance	-	-	2,829	0%
Total landscape services	24,702	24,702	341,532	7%
Roadway services				
Personnel	149	149	1,612	9%
Repairs and maintenance - parts	-	-	8,357	0%
Insurance	343	343	299	115%
Total roadway services	492	492	10,268	5%
Parks & recreation				
Utilities	31	31	360	9%
Operating supplies	-	-	40	0%
Total parks and recreation	31	31	400	8%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Other fees & charges				
Property appraiser	-	-	145	0%
Tax collector	-	-	214	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>359</u>	0%
Total expenditures	<u>37,031</u>	<u>37,031</u>	<u>484,925</u>	8%
Excess/(deficiency) of revenues over/(under) expenditures	(37,009)	(37,009)	3	
Fund balances - beginning	381,490	381,490	378,811	
Fund balances - ending	<u>\$ 344,481</u>	<u>\$ 344,481</u>	<u>\$ 378,814</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 451
OCTOBER 31, 2022**

	Bay Creek Enterprise Fund 451
ASSETS	
Current assets:	
Cash	
SunTrust	\$ 35,011
Accounts receivable (customers)	6,663
Due from Bayside general fund 001	529
Due from Bay Creek general fund 101	2,082
Accounts receivable (clearing fund)	3,314
WC deposit	35
Total current assets	<u>47,634</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	18,320
Irrigation system	596,951
Less accumulated depreciation	<u>(541,493)</u>
Total capital assets, net of accumulated depreciation	<u>73,778</u>
Total noncurrent assets	<u>73,778</u>
Total assets	<u>121,412</u>
LIABILITIES	
Current Liabilities:	
Accounts payable	14,295
Customer deposits	12,189
Due to Bayside enterprise fund 401	88,019
Total current liabilities	<u>114,503</u>
NET POSITION	
Net investment in capital assets	73,778
Unrestricted	<u>(66,869)</u>
Total net position	<u>\$ 6,909</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Operating revenues				
Charges for services:				
Assessment levy - net	\$ -	\$ -	\$ 84,628	0%
Irrigation	15,526	15,526	181,896	9%
Total operating revenues	<u>15,526</u>	<u>15,526</u>	<u>266,524</u>	6%
Operating expenses				
Administrative services				
Supervisors	215	215	3,230	7%
Engineering	-	-	1,250	0%
Legal	-	-	1,500	0%
Audit	-	-	2,500	0%
Management	342	342	4,101	8%
Accounting & payroll	117	117	1,400	8%
Computer services	35	35	420	8%
Utility billing	-	-	8,375	0%
Telephone	6	6	78	8%
Postage & reproduction	12	12	113	11%
Printing and binding	34	34	410	8%
Legal notices and communications	-	-	94	0%
Office supplies	25	25	63	40%
Subscription and memberships	22	22	22	100%
ADA website compliance	13	13	37	35%
Insurance* ¹	3,091	3,091	3,019	102%
Miscellaneous	16	16	563	3%
Total administrative services	<u>3,928</u>	<u>3,928</u>	<u>27,175</u>	14%
Field management services				
Other contractual services	263	263	3,150	8%
Total field management services	<u>263</u>	<u>263</u>	<u>3,150</u>	8%
Water management services				
NPDES program	-	-	459	0%
Other contractual services: lakes	-	-	29,085	0%
Other contractual services: wetlands	-	-	5,505	0%
Other contractual services: culverts/drains	-	-	5,505	0%
Other contractual services: lake health	-	-	918	0%
Aquascaping* ¹	-	-	2,753	0%
Capital outlay	-	-	1,376	0%
Repairs and maintenance (aerators)*	-	-	1,376	0%
Total water management services	<u>-</u>	<u>-</u>	<u>46,977</u>	0%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Landscape services				
Other contractual - tree trimming	-	-	918	0%
Total landscape services	<u>-</u>	<u>-</u>	<u>918</u>	0%
Roadway services				
Personnel	86	86	1,239	7%
Repairs and maintenance - parts	-	-	6,423	0%
Insurance	328	328	625	52%
Total irrigation supply services	<u>414</u>	<u>414</u>	<u>8,287</u>	5%
Irrigation supply services				
Personnel	1,510	1,510	20,663	7%
Reclaimed water	-	-	75,646	0%
Repairs and maintenance - parts	129	129	6,250	2%
Insurance* ¹	2,954	2,954	2,875	103%
Meter costs	-	-	1,875	0%
Other contractual services	-	-	2,250	0%
Electricity	1,572	1,572	23,750	7%
Pumps & machinery	3,392	3,392	12,500	27%
Depreciation	1,250	1,250	15,000	8%
Total irrigation supply services	<u>10,807</u>	<u>10,807</u>	<u>160,809</u>	7%
Total operating expenses	<u>15,412</u>	<u>15,412</u>	<u>247,316</u>	6%
Operating income/(loss)	114	114	19,208	
Nonoperating revenues/(expenses)				
Interest income	-	-	125	0%
Total nonoperating revenues	<u>-</u>	<u>-</u>	<u>125</u>	0%
Change in net position	114	114	19,333	
Total net position - beginning	6,795	6,795	96,111	
Total net position - ending	<u>\$ 6,909</u>	<u>\$ 6,909</u>	<u>\$ 115,444</u>	

*¹ Typically an annual expense.

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

MINUTES

DRAFT

**MINUTES OF MEETING
BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

The Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District held a Joint Regular Meeting on October 24, 2022, at 2:00 p.m., at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134. Members of the public were able to participate via Zoom, at <https://us02web.zoom.us/j/88969163185> and via conference call at 1-929-205-6099, Meeting ID: 889 6916 3185 for both.

For Bayside Improvement CDD, present were:

Walter McCarthy	Chair
Bill Nicholson	Vice Chair
Bernie Cramer	Assistant Secretary
Gail Gravenhorst	Assistant Secretary
Karen Montgomery	Assistant Secretary

For Bay Creek CDD, present were:

James Janek	Chair
Robert Travers	Vice Chair
Mary McVay	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Dan Cox (via telephone)	District Counsel, Bay Creek CDD
Greg Urbancic (via telephone)	District Counsel, Bayside Improvement CDD
Wes Kayne (via telephone)	District Engineer
Ean Sims (via telephone)	SOLitude Lake Management (SOLitude)
Paul Dougherty (via telephone)	SOLitude Project Manager
Mark Puthoff	PLCA General Manager
Bill Packard	Resident/HOA/Landscape Committee

FIRST ORDER OF BUSINESS

Call to Order/Phone Silent Mode/Pledge of Allegiance

42 Mr. McCarthy called the meeting to order at 2:00 p.m. All present recited the Pledge of
43 Allegiance.

44

45 **SECOND ORDER OF BUSINESS**

Roll Call

46

47 For Bay Creek CDD, Supervisors McVay, Travers and Janek were present, in person.
48 Supervisors Addison and Durney were not present.

49 For Bayside Improvement CDD, all Supervisors were present.

50 Supervisor McCarthy expressed his condolences to those affected by Hurricane Ian in The
51 Colony and Pelican Landing and thanked everyone for checking on him.

52 Ms. Gravenhorst and others thanked Mr. and Mrs. Adams for attending to CDD business
53 and recognized their commitment to the community. Residents appreciated the way the
54 community looked after only a few days, given the devastation in the communities. Other Board
55 Members agreed and thanked them again. Mr. Cramer noted the working relationship with
56 Pelican Landing, Mr. Puthoff, Ms. Lennon and Mr. Packard and the entire team; the results
57 reflected a team effort.

58 Mr. McCarthy stated he responded to several emails commending the CDDs and noted it
59 was a joint effort between the CDDs and the PLCA. Mr. Adams stated the contractors did a
60 fantastic job.

61

62 **THIRD ORDER OF BUSINESS**

Public Comments: *Agenda Items*

63

64 PLCA Assistant General Manager Mark Puthoff noted how well done the revised Storm
65 Emergency Clean Up Plan was and gave an update on the Hurricane Ian debris cleanup efforts.
66 He commended Mr. and Mrs. Adams and the various contractors.

67

68 **JOINT BUSINESS ITEMS**

69 **FOURTH ORDER OF BUSINESS**

Staff Report: District Engineer – *Barraco & Associates, Inc.*

70

71

72 The District Engineer's monthly report was given during the Fifth Order of Business.

73

74 **FIFTH ORDER OF BUSINESS**

**Consideration of Annual NPDES Report (to
be provided under separate cover)**

75
76

77 Mr. Kayne presented the Draft National Pollutant Discharge Elimination System (NPDES)
78 Municipal Separate Storm Sewer Systems Annual Report, Cycle 4, Year 5, 2022, due October 31,
79 2022.

80

81 **On MOTION for Bay Creek by Ms. McVay and seconded by Mr. Travers, with all**
82 **in favor, the Annual National Pollutant Discharge Elimination System (NPDES)**
83 **Municipal Separate Storm Sewer Systems Annual Report, Cycle 4, Year 5, 2022**
84 **and authorizing the Chair to execute the final version, was approved.**

85
86

87 **On MOTION for Bayside by Ms. Gravenhorst and seconded by Mr. Cramer, with**
88 **all in favor, the Annual National Pollutant Discharge Elimination System (NPDES)**
89 **Municipal Separate Storm Sewer Systems Annual Report, Cycle 4, Year 5, 2022**
90 **and authorizing the Chair to execute the final version, was approved.**

91
92

93 Mrs. Adams asked for an update of Mr. Durney’s observation of the pressure relief valve
94 in Lake D-6, “Hurricane #13”. Mr. Kayne stated he responded to this via email and stated that
95 the pipe will be used for temporary emergency purposes only.

96

97 **SIXTH ORDER OF BUSINESS**

**Waterway Inspection Report: SOLitude
Lake Management**

98
99

100 Mr. Dougherty presented the October Monthly Report. Since Hurricane Ian blew
101 saltwater into the lakes, he recommended waiting to install plants, as they might not survive.

102 In response to a question about the lake conditions, Mr. Dougherty believed it might take
103 a year or two before the lakes return to normal salinity. Board Members suggested quarterly
104 salinity testing and asked for Lakes D-14 and A-2 to be inspected, as they flooded and overflowed
105 up to the lanais.

106 Ms. Gravenhorst asked who is responsible for cleaning up the debris in the flow way canal
107 close to Terzetto. Mr. Adams stated the area will be monitored and proposals will be obtained
108 from Solitude or EarthBalance. Regarding concerns about loss of Grass Carp, Mr. Adams stated
109 he will ask SOLitude to monitor them.

110

111 **SEVENTH ORDER OF BUSINESS**

Committee Reports

112

113 **A. PLCA Landscape Committee**

114 Mr. Packard distributed and presented the PLCA Landscape Committee Report, which was
115 also emailed. He noted Bill’s efforts and thanked the CDDs for their storm preparation; crews
116 were already on site Thursday morning. He felt that the process was seamless.

117 **B. Colony Landscape Committee**

118 The Colony Landscape Committee Report was distributed.

119

120 **JOINT BOARD ITEMS**

121 **EIGHTH ORDER OF BUSINESS**

**Presentation of Monthly Budget and Year
End Projection (to be provided under
separate cover)**

122

123

124

125 Mr. Adams stated there was no Report for the month.

126

127 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of September 30, 2022**

128

129

130 Mr. Adams presented the Unaudited Financial Statements as of September 30, 2022. He
131 discussed why the “Chemicals” and “Street lighting” budget line items exceeded budget.
132 Accounting will recode certain “Fuel” costs that were inadvertently coded to General Fund 002
133 instead of General Fund 001. The financials were accepted.

134

135 **TENTH ORDER OF BUSINESS**

Approval Minutes

136

137 Mr. Adams presented the following:

138 **A. August 12, 2022 Joint Budget Workshop**

139

**On MOTION for Bay Creek by Mr. Janek and seconded by Ms. McVay, with all in
favor, the August 12, 2022 Joint Budget Workshop Minutes, as amended to
include any changes submitted to Management, were approved.**

143

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On MOTION for Bayside by Mr. Nicholson and seconded by Ms. Montgomery, with all in favor, the August 12, 2022 Joint Budget Workshop Minutes, as amended to include any changes submitted to Management, were approved.

B. August 22, 2022 Joint Public Hearings and Regular Meeting

On MOTION for Bay Creek by Ms. McVay and seconded by Mr. Janek, with all in favor, the August 22, 2022 Joint Public Hearings and Regular Meeting Minutes, as amended to include any changes submitted to Management, were approved.

On MOTION for Bayside by Ms. Gravenhorst and seconded by Ms. Montgomery, with all in favor, the August 22, 2022 Joint Public Hearings and Regular Meeting Minutes, as amended to include any changes submitted to Management, were approved.

ELEVENTH ORDER OF BUSINESS

Action/Agenda Items

This item was deferred to the next meeting.

TWELFTH ORDER OF BUSINESS

Old Business

There was no old business.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

I. *Gregory Urbancic, Esq., Coleman Yovanovich Koester, P.A.*

There was no report.

II. *Daniel Cox, Esq.*

Mr. Cox suggested working with Staff and discussing the CDDs' obligations under the monitoring with the City of Bonita Springs and finding out the City's expectations are now, in light of surface water and ground water input that will cause the nutrient load to fluctuate.

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

I. Monthly Status Report: Field Operations

182 The Monthly Report was included for informational purposes.

183 Mr. Adams stated that an Executive Order was passed extending the property tax
184 deadline from April 1, 2023 to June 1, 2023 and the 4% discount up to January 2023, which will
185 slightly impact the CDDs' cash flow.

186 Mrs. Adams stated some of the fountains flooded; she will have a report at the next
187 meeting. Mr. Adams stated the insurance adjuster was on site; insurance claims will be filed for
188 the fountains and the 12 or so decorative lights in The Colony that were lost.

189 **II. NEXT MEETING: December 5, 2022 at 2:00 P.M.**

- 190 • **QUORUM CHECK: *BAYSIDE IMPROVEMENT CDD***
- 191 • **QUORUM CHECK: *BAY CREEK CDD***

192 The next meeting will be on December 5, 2022.

193

194 **FOURTEENTH ORDER OF BUSINESS**

Supervisors' Requests

195

196 Ms. Gravenhorst asked how long it will be before the CDDs go back to regular routine
197 maintenance.

198 Mr. Adams stated the CDDs are already back to normal maintenance operations but a few
199 minor items, such as stump grinding, fence repair and soil removal in The Colony, which he
200 expects the contractors to complete by next week. He responded to questions about identifying
201 CDD stumps and treating potential workplace injuries and illnesses.

202 Mr. Nicholson asked Mr. Adams to provide an itemized list of unplanned and unbudgeted
203 storm cleanup projects, with prices, and identify items covered by insurance. The expectation is
204 that 90% of that will be completed by the December meeting and, if necessary, a note to cover
205 expenses can be obtained.

206 Regarding if the process to obtain Federal Emergency Management Agency (FEMA)
207 and/or State reimbursement is under control, Mr. Adams replied affirmatively and stated that
208 documentation was submitted and is being reviewed and contractor's payments are being
209 processed.

210 Mr. Travers asked for a timeline for the approved PLCA landscape projects. Mr. Adams
211 stated the work will be completed over the next 30 to 60 days.

212 Mr. Janek asked if the CDDs can receive help with the \$34,000 in cleanup costs. Mr. Adams
213 was unsure and did not know anything about the private process.

214 Mr. Cramer asked about the water feature. Mr. Adams stated that sump pumps are good
215 but, when the electric shuts down, so does the equipment. Regarding a clogged drainage pipe,
216 Mr. Adams stated he will present a request to the Pelican Nest Golf Course to realign the drainage
217 pipe, abandon a portion of an easement and accept a new one, at the December meeting.

218 Mr. McCarthy stated he received information that the PLCA is rewriting its documents to
219 propose an entry to allow them to request that the CDDs start funding for capital expenditure
220 projects. As the longest sitting Board Member, he provided historical background going back to
221 the original Developer, Westinghouse, and how capital projects were funded to ensure the CDDs
222 are not encumbered with debt. He will not vote to create any kind of indebtedness for the CDDs.

223 Board Members agreed with Mr. McCarthy's position and asked Mr. Adams to forward
224 the email to Mr. Urbancic and Mr. Cox for review and for them to report on this at the next
225 meeting.

226 Ms. McVay asked if there are plans to clear the streets in Bay Creek. Mr. Adams will have
227 Mr. Puthoff review the PLCA Agreement.

228

229 **FIFTEENTH ORDER OF BUSINESS**

Public Comments: *Non-Agenda Items*

230

231 No members of the public spoke.

232

233 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

234

235

236 **On MOTION for Bay Creek by Mr. Janek and seconded by Ms. McVay, with all in**
237 **favor, the meeting adjourned at 3:14 p.m.**

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240 **On MOTION for Bayside by Mr. Cramer and seconded by Mr. Nicholson, with all**
241 **in favor, the meeting adjourned at 3:14 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

246 **FOR BAYSIDE IMPROVEMENT**

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251 **Secretary/Assistant Secretary**

Chair/Vice Chair

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253 **FOR BAY CREEK:**

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258 **Secretary/Assistant Secretary**

Chair/Vice Chair

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**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

**ACTION/AGENDA
ITEMS**

**BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS**

ACTIVE / ONGOING – NEW at 10.24.22 MEETING

- 1.** Mr. Adams to have the flow-way canal close to Terzetto monitored for debris cleanup and obtain proposals from SOLitude and EarthBalance. **ONGOING**

- 2.** Mr. Adams to ask SOLitude Technicians to monitor the lakes for Grass Carp. **ONGOING**

- 3.** Mr. Adams to have Accounting recode certain “Fuel” costs from the General Fund 002 to the General Fund 001. **ONGOING**

- 4.** Mrs. Adams to present report on the fountains needing repair at the next meeting. Mr. Adams to file insurance claims for that and the decorative lights in the Colony. **ONGOING**

- 5.** Mr. Adams to provide itemized list of unplanned and unbudgeted storm emergency clean-up projects with prices at the December meeting. **ONGOING**

- 6.** Mr. Adams to present a request for Pelican Nest Golf Club to realign the drainage pipe and abandon a portion of an easement and accept a new one, at the December meeting. **ONGOING**

- 7.** Mr. Adams to forward PLCA email about rewriting documents to request CDD start fund capital expenditure projects to Mr. Urbancic and Mr. Cox to review and report their findings at the next meeting. **ONGOING**

- 8.** Mr. Adams to have Mr. Putcoff review PLCA Agreement to determine if service includes clearing the streets in Bay Creek. **ONGOING**

**BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS**

ACTIVE / ONGOING – CARRY OVER FROM 08.22.22 MEETING

- 1.** Mrs. Adams to ask SOLitude to inspect and treat algae build up in Lake D-14. **COMPLETED after 08.22.22 meeting**

- 2.** Mr. Adams to request a copy of the PLCA's landscape plans and email to Mr. Cramer and the Boards. **ONGOING**

- 3.** Mr. Adams to reformat the Fiscal Year 2023 and 2024 Budgets per Motions #1 through #9 approved in the meeting. Mr. Nicholson distributed the Motions list which will be attached to the meeting minutes. **ONGOING**

- 4.** Mr. Adams to coordinate WHA Staff provide upcoming materials to the Board a minimum of 72 hours in advance of an upcoming meeting, anything less will be deferred to the next meeting. **ONGOING**

- 5.** Mr. Adams to reinstitute Wate Quality Testing of the seven outfall ponds and include fecal bacteria testing and conduct sediment testing every three years. **ONGOING**

- 6.** Mr. Adams to check with Mr. Kemp on status of trimming tress at the center entrance to help increase lighting viability and email the Boards an update. **ONGOING**

**BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS**

ACTIVE / ONGOING – CARRIED OVER OLDER THAN 08.22.22

1. Mr. Adams/Mr. Kayne/Mr. Cox working on Water Quality Improvement Plan. **ONGOING**
2. Mrs. Adams to ask Mr. Kucera to have the alarm system at the central fountain repaired. **ONGOING**
3. CDD Board Members to notify Mr. Adams of attending non-CDD meetings so he can notice them as workshops. **ONGOING**
4. Mr. Kurth/SOLitude to address mechanical issues on nano-bubbler on Lake E-5. **ONGOING**
5. Mr. Adams to research an existing legal document with the PLCA addressing assistance in reimbursing for FEMA activity. **ONGOING**
6. Bentley Electric to inspect utility poles along Pelican Nest and Pinewater for missing hand hole covers. **ONGOING**
7. Mr. Adams to confirm if Bayside “Irrigation Revenue” amount in Projected Report was correct & prepare Budget Amendment, once invoices for new pumps are processed. **ONGOING**
8. Mr. Zimmerman to provide documentation to prep Easement Agreement to Pelican Nest Golf Course and Ms. De Lestan’s contact information to Mr. Adams to email to Boards. **ONGOING**
9. Mr. Adams to schedule a visit with Mr. Zimmerman to see a demonstration of the new straight trimmer and give suggestions for improvement to the BMPs if any. **ONGOING**
10. Mr. Adams to prepare a communication regarding the Irrigation Rate Increase to include in the HOA newsletter. **ONGOING**
11. PLCA to continue to monitor the height of the newly installed dwarf bougainvillea at the main entrance points and various other areas and to address line of sight concerns. **COMPLETED after 10.24.22 meeting**
12. Mr. Adams to email project updates from the PLCA to the Boards. **ONGOING**
13. Staff to revise Interlocal Agreement with the Village of Estero and negotiate accepting maintenance of a section of CDD-owned road, located outside the gate. **ONGOING**

**BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS**

COMPLETED ITEMS – RECENT TO OLDEST

1. Mr. Kayne to inspect new irrigation piping, “emergency valve”, installed at Lake D-16, “Hurricane #13” and confirm if permits were issued. **MOVED TO COMPLETED 10.24.22**
2. Mrs. Adams to research and adjust incorrect coding to The Colony Flower budget line item causing it to exceed budget. **MOVED TO COMPLETED 10.24.22**
3. Mr. Adams to coordinate purchase of new street sweeper. **MOVED TO COMPLETED 10.24.22**
4. Mr. Adams to request general ledger from accounting and email to Mr. Durney. **MOVED TO COMPLETED 10.24.22**
5. Mr. Adams to email the Board the list of independent contractors for the CDDs. **MOVED TO COMPLETED 10.24.22**
6. WHA to ship via FedEx overnight hard copies of Proposed FY 2023 budget & Projection Reports, to the Board. **COMPLETED after 07.25.22 meeting MOVED TO COMPLETED 08.22.22**
7. Mr. Grau to modify the information about the CDDs’ sharing the same Developer noted on Page 16, on all future Audited Financial Reports. **COMPLETED after 07.25.22 meeting MOVED TO COMPLETED 08.22.22**
8. Ms. McVay request: Mr. Kemp to determine if estimated billing can be implemented until meters are replaced. **COMPLETED after 07.25.22 meeting MOVED TO COMPLETED 08.22.22**
9. Mr. Adams to research the “Miscellaneous FEMA/State reimbursement” revenue line item. **COMPLETED after 07.25.22 meeting MOVED TO COMPLETED 08.22.22**
10. Mr. Adams: Ask Mr. Cox to memorialize underground and other related provisions in the Easement Agreement to be issued to Pelican Nest Golf Course re: its request to Directional Bore under CDD Land Tract. **COMPLETED after 07.25.22 meeting MOVED TO COMPLETED 08.22.22**
11. Mr. Adams to update the existing document clarifying CDD versus HOA responsibilities and email an updated version to the Boards for review. **COMPLETED after 07.25.22 meeting MOVED TO COMPLETED 08.22.22**
12. Mr. Adams to confirm for the next meeting that the CDDs’ 20-Year Stormwater Management Needs Analysis Report was submitted to the County **COMPETED after 06.27.22 meeting. MOVED TO COMPLETED 07.25.22**

**BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS**

- 13.** Mr. Adams to work with Mr. Willis on correcting the formulas in the Monthly Budget and Year End Projected Report and email to the Boards by Friday. **COMPLETED after 06.27.22 meeting MOVED TO COMPLETED 07.25.22**

- 14.** Mr. Adams to monitor the assessment level revenues as it was below the 100% projected amount. **COMPETED prior to 07.25.22 meeting MOVED TO COMPLETED 07.25.22**

- 15.** Mrs. Adams to contact appropriate parties to address grass clippings at Sites A-7 and A-12. **COMPLETED after 06.27.22 meeting MOVED TO COMPLETED 07.25.22**

- 16.** Mr. Adams to provide Mr. Puthoff the vendor list for the Storm Emergency Clean Up plan. **MOVED TO COMPLETED 07.25.22**

- 17.** Mr. Adams to research why the “Colony Flower Program” line item was at 200% of budget. **COMPETED prior to 07.25.22 meeting MOVED TO COMPLETED 07.25.22**

- 18.** Mrs. Adams to have Bentley Electric check the photo cells of the street lights on Pine Water Boulevard as they stayed on during the day. **COMPLETED after 06.27.22 meeting MOVED TO COMPLETED 07.25.22**

- 19.** Mr. Adams: Research a possible error in “Mulch” line item. **06.27.22** Working on issue with Accounting Dept. **COMPETED prior to 07.25.22 meeting MOVED TO COMPLETED 07.25.22**

- 20.** Mr. Kucera: address line of sight at entry areas adjacent to US 41. **COMPLETED 07.25.22**

- 21.** Mr. Cramer to work with Mr. Puthoff to disseminate information in advance of hurricane season. **COMPLETED 07.25.22**

- 22.** Mr. Adams to research a late Bentley Electric invoice in relation to Unaudited Financials. **COMPLETED 07.25.22**

- 23.** Mr. Adams to present designs to provide Bayside with well water from The Brooks at the next meeting and present modified permits within the next 60 days. Estimated Completion: First Quarter Fiscal Year 2022. **COMPLETED after 06.27.22 meeting MOVED TO COMPLETED 07.25.22**

- 24.** Mrs. Adams to ask Mr. Kucera to facilitate gate repairs. 03.28.22 Proposals being obtained. Mr. McCarthy to email Mrs. Adams contact info of another source to send to Mr. Kucera, along with advising him to obtain a quote from the original contractor. **04.25.22** Contract executed. **COMPLETED after 06.27.22 meeting MOVED TO COMPLETED 07.25.22**

**BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS**

- 25.** Mrs. Adams to inform Mr. McCarthy when the conservation area signs will be installed. **COMPLETED 06.27.22**
- 26.** Mrs. Adams to forward information regarding the cracked pipe and flooded vault in the central fountain to the insurance company and coordinate repairs. **COMPLETED 06.27.22**
- 27.** Mr. Putcoff: Work with Mr. Adams to review final Storm Emergency document before it is sent to residents. **COMPLETED after 05.23.22 meeting MOVED TO COMPLETED 06.27.22**
- 28.** Mrs. Adams to forward the Scope of Work for review, and Mr. Urbancic sign off approval on the FL GIS Solutions, Inc. Scope of Work. **COMPLETED 05.23.22**
- 29.** Mr. Adams to notify Mr. Kemp to review Ms. McVay's clogged irrigation line to be flushed and inspect the system. **COMPLETED 05.23.22**
- 30.** Mrs. Adams to advise Mr. Kucera to visit landscape area at southernmost part of US 41, to determine if more fertilizer was needed. 04.25.22 Mr. Kucera to revisit. **COMPLETED 05.23.22**
- 31.** Mr. Adams to email Mr. Putcoff the CDD's Hurricane/Storm schedule. **COMPLETED after 04.25.22 meeting MOVED TO COMPLETED 05.23.22**
- 32.** Ms. Kennedy to report back to the Board on whether Mr. Kurth agreed to suspend the lease fee until the nano-bubblers are operational. **COMPLETED after 04.25.22 meeting MOVED TO COMPLETED 05.23.22**

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

**STAFF
REPORTS
BI**

From: [Paul Kemp](#)
To: [Cleo Adams](#); [shane willis](#); [Gianna Denofrio](#); [Daphne Gillyard](#); [Debbie Tudor](#)
Cc: [Doug Kucera](#)
Subject: Monthly Reports - 11/11/2022
Date: Friday, November 11, 2022 11:30:44 AM
Attachments: [Emergent_20221111.pdf](#)
[Colony_Operations_202210.pdf](#)
[Landing_Production_202210.pdf](#)

Landscape:

Since last report we have been mowing every Monday, Tuesday, & Wednesday, except for one week. Going forward I expect to alternate mowing on a weekly basis. We spent one week fertilizing the turf and a second week fertilizing the shrubs. We have taken the opportunity of the landscape damages caused by Hurricane Ian to engage in hard-cutting some of the perimeter bushes. The North Commons/Waterside berm is just about complete. The Bay Cedar Ficus has been another point of emphasis. We started at the bend and are working north toward the entry. The Greenview berm is getting the Ficus addressed as well, along with the Fire Bush, Arbutus, and Plumbagos. To support the upcoming landscape refreshment inside the South Gate, we moved the Bromeliads from the north side of Pelicans's Nest Drive to the south side, under a stand of Sable Palms. There have been various trees and bushes stood up or removed; caused by Ian, mainly in remote areas around Pelican Landing and The Colony. I suspect there will be others yet to be found. The annual beds were tilled for the pesticide application. Last week soil was added and flowers are being installed as this report is being written.

Three of the four fountain vaults were flooded from Hurricane Ian, resulting in motors needing replacement. That project is underway. The lead time on pumps right now is 30-60 days. So far we have identified no significant damages resulting from Tropical Storm Nicole.

Irrigation:

Rain totals have been abysmal since Hurricane Ian but lake levels remain near control because we have turned on all of the wells except the LH2. This one is most productive but also contributes high levels of chlorides to the reserves. We leave that one off as long as we can. Nicole brought us almost 3 inches, accounting for all of the measured rain since Ian.

Because of the hurricane, meters were read about a week behind schedule so there is no Zero Consumption Report today.

Phase One Pumps Schedule:

Off - Sunday 10am until Monday at 7am

Services provided by the Irrigation Department:

1. Sustainability - Our chief objective is to provide a sustainable irrigation water source while managing the watershed between the cycles of the wet and dry seasons, to support a thriving native landscape throughout Pelican Landing and The Colony.
2. Water Management – Sluice gates remained closed in response to approaching Tropical Storm Nicole.
3. Pumping Stations – Both stations remained dry through both storms and are fully

optimized.

4. Meter Maintenance – We are targeting crushed and buried meter boxes and missing lids. We are rehabbing, raising, and placing lids and boxes all around the community.

5. Alterations – The Bay Club suffered major damage to the Irrigation system. We have temporarily abandoned everything behind and on the sides of the building. This allows the parking lot and the flower beds to function normally.

6. Water Quality – Both pump stations' filtration systems fully operational and optimized.

7. Wet Checks – Our team systematically turns on and audits every sprinkler zone in the district, making necessary adjustments and repairs.

8. Reporting - Manage, monitor, and report all incoming and outgoing irrigation water usage, along with sluice gate activities in accordance with our permits issued by South Florida Water Management District.

Regards,

Paul Kemp

Irrigation Manager

Bayside/Baycreek CDD

pkemp@whhassociates.com

Colony Operations

Completed Jobs						
Name	leader	Start Date	Category	people	Actual	Team
Hurricane Clean up	Paul Kemp	2022-09-30	Other Work	7	9	63
Hurricane Clean up	Paul Kemp	2022-10-03	Other Work	7	33.5	234.5
Mowng	Paul Kemp	2022-10-06	Mowing	1	9	9
Coconut Road	Don Schroeder	10/7/22 9:00 AM	Trimming	7	3.5	24.5
Flower bed preparation	Don Schroeder	2022-10-10	Cleanup	6	6	36
Coconut Road	Don Schroeder	2022-10-10	Trimming	6	3	18
Trimming shrubs	Don Schroeder	10/11/22 7:11 AM	Trimming	3	3.55	10.65
Cleanup Debris	Don Schroeder	10/12/22 7:02 AM	Cleanup	1	2.73	2.73
Basamid rolling	Don Schroeder	10/11/22 7:14 AM	Other Work	2	17.7	35.4
Blow leaves off turf	Don Schroeder	10/12/22 9:55 AM	Cleanup	3	5.97	17.91
Cleanup Debris	Don Schroeder	10/13/22 7:07 AM	Cleanup	1	1.62	1.62
Fertilize Turf	Don Schroeder	10/13/22 7:06 AM	Application	5	6.78	33.9
Cleanup debris on St. Augustine	Don Schroeder	10/13/22 1:53 PM	Cleanup	5	14.57	72.85
Cleanup Debris	Don Schroeder	10/14/22 7:07 AM	Cleanup	1	1.77	1.77
Hurricane watch	Don Schroeder	10/11/22 7:03 AM	Other Work	1	38.58	38.58
Cleanup Hurricane Debris	Don Schroeder	10/14/22 7:08 AM	Cleanup	4	3.58	14.32
Hand prune shrubs	Don Schroeder	10/14/22 7:07 AM	Trimming	1	3.6	3.6
Check streetlights	Don Schroeder	10/14/22 8:00 AM	Lighting	1	1.83	1.83
Cleanup Debris	Don Schroeder	10/17/22 7:03 AM	Cleanup	1	2.44	2.44
Application Flowering plants	Don Schroeder	10/17/22 8:20 AM	Application	1	3.53	3.53
Check uplights	Don Schroeder	10/17/22 11:53 AM	Lighting	1	2.31	2.31

Colony Operations

Remove soil from annual beds	Don Schroeder	10/11/22 10:44 AM	Other Work	3	17.13	51.39
Cleanup Debris	Don Schroeder	10/18/22 7:01 AM	Cleanup	5	2.58	12.9
Mow St.Augustine	Don Schroeder	10/18/22 7:00 AM	Mowing	1	7.55	7.55
Mow St.Augustine	Don Schroeder	10/18/22 8:03 AM	Mowing	4	6.41	25.64
Cleanup Debris	Don Schroeder	10/19/22 7:03 AM	Cleanup	1	8.71	8.71
Fertilize shrubs	Don Schroeder	10/17/22 7:09 AM	Application	2	17.81	35.62
Cleanup Debris	Don Schroeder	10/20/22 7:02 AM	Cleanup	1	1.21	1.21
Hurricane watch	Don Schroeder	10/17/22 9:29 AM	Other Work	1	13.23	13.23
Mow Celebration	Don Schroeder	10/20/22 7:00 AM	Mowing	2	8.97	17.94
Mow Celebration	Don Schroeder	10/20/22 10:00 AM	Mowing	3	5.97	17.91
Cleanup Debris	Don Schroeder	10/21/22 7:00 AM	Cleanup	1	2.26	2.26
Application Turf	Don Schroeder	10/18/22 8:04 AM	Application	1	4.59	4.59
Trimming Palms	Don Schroeder	10/21/22 7:00 AM	Trimming	2	3.71	7.42
Cleanup Hurricane Debris	Don Schroeder	10/19/22 7:04 AM	Cleanup	2	15.89	31.78
Hand prune shrubs	Don Schroeder	10/21/22 8:30 AM	Trimming	2	1.46	2.92
Cleanup Debris	Don Schroeder	10/24/22 7:00 AM	Cleanup	1	1.16	1.16
Cleanup Debris	Don Schroeder	10/25/22 7:03 AM	Cleanup	1	1.19	1.19
Fertilize St.Augustine	Don Schroeder	10/25/22 7:02 AM	Application	4	8.88	35.52
Cleanup Hurricane debris	Don Schroeder	10/25/22 8:20 AM	Cleanup	1	7.68	7.68
Cleanup Debris	Don Schroeder	10/26/22 7:00 AM	Cleanup	1	1.3	1.3
Application Foliage	Don Schroeder	10/26/22 8:15 AM	Application	1	5.37	5.37
Cleanup Debris	Don Schroeder	10/27/22 7:00 AM	Cleanup	1	2.02	2.02

Colony Operations

Mow Celebration	Don Schroeder	10/27/22 7:00 AM	Mowing	5	8.92	44.6
Cleanup Debris	Don Schroeder	10/28/22 7:00 AM	Cleanup	1	1.09	1.09
Trimming Palms	Don Schroeder	10/24/22 7:00 AM	Trimming	2	21.92	43.84
Application Turf	Don Schroeder	10/24/22 8:10 AM	Application	1	11.52	11.52
Mow damaged jasmine	Don Schroeder	10/28/22 7:00 AM	Mowing	1	4.05	4.05
Hand prune shrubs	Don Schroeder	10/28/22 7:00 AM	Trimming	1	2.96	2.96
Application Turf	Don Schroeder	10/31/22 8:00 AM	Application	1	3.88	3.88
Trimming Schrubs	Don Schroeder	10/31/22 7:00 AM	Trimming	5	8.95	44.75
Cleanup Hurricane debris	Don Schroeder	10/24/22 7:00 AM	Cleanup	3	17.82	53.46
Cleanup Debris	Don Schroeder	10/31/22 7:00 AM	Cleanup	1	1.84	1.84
Cleanup Debris	Don Schroeder	11/1/22 7:00 AM	Cleanup	1	2.93	2.93
Check uplights	Don Schroeder	10/24/22 1:00 PM	Lighting	1	5.91	5.91
Application Flowering plants	Don Schroeder	11/1/22 8:26 AM	Application	1	3.68	3.68
Mow Celebration	Don Schroeder	11/1/22 7:00 AM	Mowing	5	9.03	45.15
Cleanup Debris	Don Schroeder	11/2/22 7:00 AM	Cleanup	1	2.65	2.65
Mow St. Augustine	Don Schroeder	11/2/22 7:00 AM	Mowing	5	7.09	35.45
Remove plants	Don Schroeder	11/2/22 2:15 PM	Cleanup	5	1.76	8.8
Cleanup debris	Don Schroeder	11/3/22 7:00 AM	Cleanup	1	0.95	0.95
Application Turf	Don Schroeder	11/2/22 7:45 AM	Application	1	13.29	13.29
Application Roundup	Don Schroeder	10/31/22 8:20 AM	Application	1	27.55	27.55
Cleanup Debris	Don Schroeder	11/4/22 7:00 AM	Cleanup	1	1.37	1.37
Bay Club Mangroves	Don Schroeder	11/3/22 2:55 PM	Cleanup	4	2.58	10.32

Colony Operations

Trimming Shrubs	Don Schroeder	11/3/22 7:00 AM	Trimming	5	9.96	49.8
Hand prune shrubs	Don Schroeder	11/4/22 8:24 AM	Trimming	1	2.27	2.27
Application Turf	Don Schroeder	11/4/22 8:24 AM	Application	1	2.25	2.25
Cleanup Debris	Don Schroeder	11/7/22 7:00 AM	Cleanup	1	1.19	1.19
Cleanup Debris	Don Schroeder	11/8/22 7:00 AM	Cleanup	1	1.18	1.18
Mow Celebration	Don Schroeder	11/8/22 7:00 AM	Mowing	5	8.07	40.35
Application Roundup	Don Schroeder	11/7/22 8:10 AM	Application	1	6.91	6.91
Cleanup Debris	Don Schroeder	11/9/22 7:00 AM	Cleanup	1	1.56	1.56
Application Turf	Don Schroeder	11/7/22 7:00 AM	Application	1	16.98	16.98
Pull weeds	Don Schroeder	11/9/22 8:37 AM	Weeding	1	6.49	6.49
Trimming Shrubs	Don Schroeder	11/7/22 8:00 AM	Trimming	4	16.14	64.56
Cleanup Debris	Don Schroeder	2022-11-10	Cleanup	1	7.8	7.8
		09-30 to 11-10			562.18	1495.13

Updates

Item Name	User	Created At	Update Content
Flower bed preparation	Paul Kemp	10/October/2022 01:55:06 PM	Cleaning up beds for chemical treatment.
Coconut Road	Paul Kemp	10/October/2022 01:56:20 PM	Trimming west of gate toward The Hyatt.
Hurricane watch	Don Schroeder	11/October/2022 07:16:11 AM	Counting debris dumps
Fertilize Turf	Don Schroeder	13/October/2022 07:08:30 AM	16-0-8 with Bifen
Hurricane watch	Don Schroeder	17/October/2022 06:27:15 AM	Document loads of debris
Application Turf	Don Schroeder	18/October/2022 06:42:00 AM	Weed Control
Application Turf	Don Schroeder	21/October/2022 10:48:34 AM	Weed Control
Check uplights	Don Schroeder	25/October/2022 03:42:31 PM	Replaced 5 bulbs
Mow damaged jasmine	Don Schroeder	28/October/2022 08:40:41 AM	Trim damaged Carissa
Application Turf	Don Schroeder	01/November/2022 03:55:24 PM	18-3-6
Application Turf	Don Schroeder	04/November/2022 07:04:29 AM	Weed Control
Application Turf	Don Schroeder	08/November/2022 06:19:07 AM	Weed Control
Cleanup Debris	Paul Kemp	10/November/2022 03:02:37 PM	Tropical Storm Nicole

Emergent

New Requests								
Name	Leader	Issue Type	Assign To?	Submitted	Completed	Vendor	Days Since Request	Date in Progress
Median east of Tuscany	Paul Kemp	Landscape	Colony	2022-04-26		N/A	200	
Across from Belagio	Paul Kemp	Landscape	Colony	2022-04-26		N/A	200	
Fountain at the Ridge	Paul Kemp	Fountains	Vendor	2022-08-03		Arch Fountains	101	
Spring Creek Road	Paul Kemp	Storm Drains	Vendor	2022-09-08		MRI	65	
3481 Lake Crest	Paul Kemp	Landscape	The Landing	2022-10-27		N/A	16	
Aerator in A2	Paul Kemp	Lakes	Vendor	2022-11-03		Solitude	9	
Well 3940	Paul Kemp	Irrigation	Vendor	2022-11-03		Bullseye	9	
24681 Sweet Gum Ct	Paul Kemp	Lighting	Vendor	2022-11-04		Bentley	8	
Central Park Lake	Paul Kemp	Fountains		2022-11-07		N/A	5	
3672 Heron Point	Paul Kemp	Landscape	The Landing	2022-11-09		N/A	3	
3611 Lakemont	Paul Kemp	Landscape		2022-11-09		N/A	3	

Emergent

In Progress Requests								
Name	Leader	Issue Type	Assign To?	Submitted	Completed	Vendor	Days Since Request	Date in Progress
Colony north entry	Paul Kemp	Landscape	Colony	2022-04-26		N/A	200	2022-09-16
Animal Crossing	Paul Kemp	Landscape	The Landing	2022-08-18	2022-09-09	N/A	86	2022-09-16
Central Park Fountain	Paul Kemp	Fountains	Vendor	2022-10-12		Arch Fountains	31	2022-10-17
Tuscany Fountain	Paul Kemp	Fountains	Vendor	2022-10-07		Arch Fountains	36	2022-10-17
Coconut Fountain	Paul Kemp	Fountains	Vendor	2022-10-07		Arch Fountains	36	2022-10-17
Completed Requests								
Name	Leader	Issue Type	Assign To?	Submitted	Completed	Vendor	Days Since Request	Date in Progress
Pine Tree	Paul Kemp	Landscape	The Landing	2022-11-03	2022-11-03	N/A	0	
Clusia opposite 24945 Bay Cedar	Paul Kemp	Landscape	The Landing	2022-10-21	2022-11-03	N/A	13	
Bay Club Mangroves	Paul Kemp	Other	Colony	2022-11-03	2022-11-04	N/A	1	
Dead palm Nest drive	Paul Kemp	Landscape	The Landing	2022-10-27	2022-11-04	N/A	8	

Emergent

Drain #0237	Paul Kemp	Storm Drains	Irrigation	2022-11-03	2022-11-07	N/A	4	
Dead palm at Tennis Center	Paul Kemp	Landscape	The Landing	2022-10-27	2022-11-08	N/A	12	
25051 Pinewater Cove	Paul Kemp	Landscape	The Landing	2022-10-27	2022-11-10	N/A	14	
25051 Pinewater Cove	Paul Kemp	Landscape	The Landing	2022-11-09	2022-11-10	N/A	1	

Updates

Item Name	User	Created At	Update Content
Median east of Tuscany	Paul Kemp	26/August/2022 09:29:51 AM	Fill out Roho Congos and Crotons at each end of the Oak trees.
Colony north entry	Paul Kemp	26/August/2022 09:30:33 AM	Scoop soil and roots out trouble spots and replace with nice topsoil before replanting with matching bougainvillea. Decide whether drip is appropriate or not.
Colony north entry	Paul Kemp	16/September/2022 09:13:07 AM	Scheduled for the week of Sept 19th.
Across from Belagio	Paul Kemp	26/August/2022 09:31:14 AM	Annual Palmetto Trimming. Cut out the tallest ones. Clear out an area by the fire hydrant, down to the lake, for a future bench installation.
Fountain at the Ridge	Paul Kemp	03/August/2022 04:17:25 PM	Resident reporting poor flow from the nozzles.
Fountain at the Ridge	Paul Kemp	09/September/2022 11:26:45 AM	Getting proposals to replace this shore-mounted fountain with a submersible.
Animal Crossing	Paul Kemp	18/August/2022 03:30:33 PM	Remove Juniper on the south side. Replace with ornamental grasses.
Animal Crossing	Paul Kemp	26/August/2022 09:00:47 AM	Juniper has been removed.
Animal Crossing	Paul Kemp	02/September/2022 10:14:53 AM	Tilled and rooted. Irrigation modification to come.
Animal Crossing	Paul Kemp	16/September/2022 09:32:06 AM	Prepped and ready for planting the week of Sept 19th.
Animal Crossing	Paul Kemp	11/November/2022 09:40:18 AM	Ordering plants, scheduled for the week of Nov. 14th.
Spring Creek Road	Paul Kemp	08/September/2022 02:50:44 PM	Missing storm gate.
Spring Creek Road	Paul Kemp	16/September/2022 09:12:02 AM	Scheduled with MRI for Sept. 20th.
Tuscany Fountain	Paul Kemp	17/October/2022 12:04:27 PM	Vault took on water during the hurricane. Motors are down.
Coconut Fountain	Paul Kemp	17/October/2022 12:04:34 PM	Vault took on water during the hurricane. Motors are down.

Updates

Central Park Fountain	Paul Kemp	17/October/2022 12:04:48 PM	Vault took on water during the hurricane. Motors are down.
Clusia opposite 24945 Bay Cedar	Paul Kemp	21/October/2022 09:34:54 AM	There are numerous Clusia beaten down opposite 24945 bay cedar .Could we please stake them and possibly they will survive.
Clusia opposite 24945 Bay Cedar	Paul Kemp	21/October/2022 09:36:00 AM	We have added this to our schedule for the week of October 24th. Regards, Paul Kemp
3481 Lake Crest	Paul Kemp	27/October/2022 06:53:28 AM	Gap in Bushes, privacy issue.
Dead palm at Tennis Center	Paul Kemp	27/October/2022 08:32:44 AM	Ganaderma spotted.
Dead palm at Tennis Center	Paul Kemp	04/November/2022 12:35:59 PM	Need lift to address.
Dead palm Nest drive	Paul Kemp	27/October/2022 08:34:23 AM	By sidewalk at N Commons.
25051 Pinewater Cove	Paul Kemp	27/October/2022 11:08:59 AM	Tree down behind home on the bank of Spring Creek.
25051 Pinewater Cove	Paul Kemp	10/November/2022 10:33:01 AM	Could not find any issues.
Aerator in A2	Paul Kemp	03/November/2022 06:41:02 AM	Motor down at 25141 Bay Cedar Dr.
Aerator in A2	Paul Kemp	08/November/2022 10:15:56 AM	Proposal received and approved.
Bay Club Mangroves	Paul Kemp	03/November/2022 07:41:32 AM	Downed, damaged and/or dead material can be removed as long as soil is not disturbed. MUST TAKE PHOTOGRAPHS, BEFORE AND AFTER.
Well 3940	Paul Kemp	03/November/2022 07:42:43 AM	Bad motor.
Well 3940	Paul Kemp	04/November/2022 12:35:13 PM	Motor, pump, and meter to be replaced.
Pine Tree	Paul Kemp	03/November/2022 08:59:13 AM	In Southbridge, near the bridge, on the creek bank there is a fallen pine tree. Please remove it along with any other large debris along the creek bank.

Updates

Drain #0237	Paul Kemp	03/November/2022 09:22:02 AM	On Tasselflower. Resident is reporting an odor. Possibly clogged? Please observe and report. @Miguel Solis
Drain #0237	Paul Kemp	04/November/2022 12:35:31 PM	Everything checks out AOK.
24681 Sweet Gum Ct	Paul Kemp	04/November/2022 12:32:50 PM	The bulb in the street light in front of my house needs to be replaced.
24681 Sweet Gum Ct	Paul Kemp	04/November/2022 12:33:56 PM	We have added your street light concern to our agenda. Thanks, Paul Kemp
24681 Sweet Gum Ct	Paul Kemp	04/November/2022 01:14:22 PM	The light goes on for a minute or 2 but then goes for a awhile. This continues all night.
Central Park Lake	Paul Kemp	07/November/2022 09:59:59 AM	"The fountain Lights in the main lake at the end of Pelican Parkway are not working."
3672 Heron Point	Paul Kemp	09/November/2022 11:30:19 AM	Behind home, on our berm, there are vines on the Silver Buttonwood. Please remove.
3611 Lakemont	Paul Kemp	09/November/2022 11:33:40 AM	Trees down in preserve behind home. Unless threatening the building, they need to stay.
25051 Pinewater Cove	Paul Kemp	09/November/2022 11:37:52 AM	Tree down behind home near the bank of Spring Creek. Is it ours?
25051 Pinewater Cove	Paul Kemp	11/November/2022 09:41:58 AM	No issues found.

Landing Production

Upcoming Jobs						
Name	Leader	Started	Crew	Category	Actual	Team
Sod on Pelican Colony	Paul Kemp	2022-10-25	1	Sod replacement	0	0
3481 Lake Crest	Paul Kemp	2022-10-27	2	Other	0	0
		10-25 to 10-27			0	0
Completed Jobs						
Name	Leader	Started	Crew	Category	Actual	Team
Mowing	D. Kucera	2022-10-06	9	Mowing	12.5	112.5
Hurricane clean up	Paul Kemp	2022-10-06	10	Cleanup	9	90
Hurricane Clean up	Paul Kemp	2022-10-03	14	Other	27	378
Bed Preparation	Paul Kemp	2022-10-07	5	Other	12.5	62.5
Flower bed Preparation	Paul Kemp	2022-10-10	9	Cleanup	11.16	100.44
Sweeper	D. Kucera	2022-10-20	1	Sweep	8.92	8.92
Greenview Berm	Paul Kemp	2022-10-13	5	Trimming	73.36	366.8
Mow grass	D. Kucera	2022-10-17	10	Mowing	13.4	134
Turf Fertilization	Paul Kemp	2022-10-18	5	Application	26.59	132.95
Waterside Berm	Paul Kemp	2022-10-17	5	Trimming	56.86	284.3
Turf Fertilization	Paul Kemp	2022-10-25	5	Application	9	45
Peppermill berm	Paul Kemp	2022-10-25	6	Trimming	21.76	130.56
Tilling Beds	Paul Kemp	2022-10-25	4	Annuals	29.83	119.32
Bromeliads	Paul Kemp	2022-10-25	5	Other	12.03	60.15
Greenview Berm	Paul Kemp	2022-10-26	2	Trimming	41.67	83.34
Peppermill Berm	Paul Kemp	2022-10-26	4	Trimming	41.66	166.64
Bay Cedar bend	Paul Kemp	2022-10-27	5	Trimming	26.74	133.7
Mowing	D. Kucera	2022-10-31	10	Mowing	15.03	150.3
Clusia opposite 24945 Bay Cedar	Miguel Solis, Paul Kemp	2022-10-21	2	Emergent	1.64	3.28
		10-03 to 10-31			450.65	2562.7

Updates

Item Name	User	Created At	Update Content
Bed Preparation	Paul Kemp	07/October/2022 11:47:52 AM	Prepping annual beds for pesticide treatment.
Flower bed Preparation	Paul Kemp	10/October/2022 01:58:19 PM	Final prep for chemical treatment.
Waterside Berm	Paul Kemp	11/October/2022 02:02:00 PM	Hard-curt ficus along Peppermill berm.
Waterside Berm	Paul Kemp	21/October/2022 10:38:09 AM	Hard cutting Fire bush and Arbicola along the Peppermill berm.
Greenview Berm	Paul Kemp	13/October/2022 02:54:57 PM	Cleaning up the
Sweeper	Paul Kemp	21/October/2022 10:37:27 AM	Street sweeping in Pelican Landing
Clusia opposite 24945 Bay Cedar	Paul Kemp	25/October/2022 06:51:16 AM	There are Clusia beaten down opposite 24945 Bay Cedar. Please stand them up and stake them.
Clusia opposite 24945 Bay Cedar	Miguel Solis	03/November/2022 03:21:10 PM	
Turf Fertilization	Paul Kemp	21/October/2022 10:37:00 AM	Apply fertilizer to the sod areas in Pelican Landing.
Tilling Beds	Paul Kemp	25/October/2022 06:53:41 AM	Tilling the beds after two weeks of pesticide treatment.
Peppermill berm	Paul Kemp	25/October/2022 06:55:59 AM	Hard-cutting after storm damage.
Bromeliads	Paul Kemp	25/October/2022 10:59:48 AM	Move the Bromeliads from the north side of the south gate to the south side of the south gate.
Greenview Berm	Paul Kemp	26/October/2022 10:59:47 AM	Hard-cutting the Fire Bush.
Peppermill Berm	Paul Kemp	26/October/2022 11:00:36 AM	Trimming the fence line.
3481 Lake Crest	Paul Kemp	03/November/2022 09:03:20 AM	Gap in Bushes, privacy issue.

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

**STAFF
REPORTS
BII**

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
AND
BAY CREEK COMMUNITY DEVELOPMENT DISTRICT**

BOARDS OF SUPERVISORS FISCAL YEAR 2022/2023 JOINT MEETING SCHEDULE

LOCATION

Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2022	Regular Meeting	2:00 PM
December 5, 2022	Regular Meeting	2:00 PM
January 23, 2023	Regular Meeting	2:00 PM
February 27, 2023	Regular Meeting	2:00 PM
March 27, 2023	Regular Meeting	2:00 PM
April 24, 2023	Regular Meeting	2:00 PM
May 22, 2023	Regular Meeting	2:00 PM
June 26, 2023	Regular Meeting	2:00 PM
July 14, 2023	Budget Workshop	9:00 AM
July 24, 2023	Regular Meeting	2:00 PM
August 28, 2023	Public Hearing & Regular Meeting	2:00 PM
September 25, 2023	Regular Meeting	2:00 PM