

BAYSIDE IMPROVEMENT AND BAY CREEK

**COMMUNITY DEVELOPMENT
DISTRICTS**

April 28, 2025

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

April 21, 2025

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 April 28, 2025 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/84137772934>, Meeting ID: **841 3777 2934** or via conference call at **1-929-205-6099**, Meeting ID: **841 3777 2934**. The agenda is as follows:

1. Call to Order/Phone Silent Mode/Pledge of Allegiance
2. Roll Call
3. Public Comments: *Agenda Items*
4. Presentation of Hurricane Preparedness: Review of PLCAs Hurricane Preparedness Plan
5. Staff Report: District Engineer - *Barraco and Associates, Inc.*
6. Treatment Report: March 2025 - *Superior Waterway Services, Inc. (Andy Nott)*
7. Committee Reports
 - A. Eco Club Committee Report: Pond Water Quality Monitoring
 - B. PLCA Landscape Committee: Presentation of Request for Fund for Surveyor Fees to Determine Slopes
 - C. Colony Landscape Committee
8. Discussion: Maintenance Site Updates
9. Presentation of Monthly Year-End Financial Forecast (*under separate cover*)
11. Acceptance of Unaudited Financial Statements as of March 31, 2025

12. Approval of March 24, 2025 Joint Regular Meeting Minutes

13. Action/Agenda Items

14. Old Business

15. Staff Reports

A. District Counsel: *Coleman Yovanovich Koester, P.A. [Gregory Urbancic, Esq.]*

- Update: Required Ethics Training

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

I. Monthly Status Report: Field Operations

II. NEXT MEETING DATE: May 19, 2025 at 2:00 PM [Presentation of FY2026 Proposed Budget]

○ QUORUM CHECK: **BAYSIDE IMPROVEMENT CDD**

SEAT 1	KAREN MONTGOMERY	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	GAIL GRAVENHORST	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	WALTER MCCARTHY	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	BERNIE CRAMER	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	BILL NICHOLSON	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

○ QUORUM CHECK: **BAY CREEK CDD**

SEAT 1	JERRY ADDISON	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	ROBERT TRAVERS	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	JIM JANEK	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	MARY MCVAY	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	GARY DURNEY	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO


15. Supervisors' Requests

16. Public Comments: *Non-Agenda Items*

17. 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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Bayside Baycreek CDD Lake Treatment Report March-25

Lake #	Work Preformed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
A1	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A2	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A3	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A4	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A5	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A6	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A7	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A8	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A9	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A10	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A11	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A12	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A13	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A14	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A15	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals



Bayside Baycreek CDD Lake Treatment Report March-25

Lake #	Work Preformed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
A16	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A17	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A18	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A19	Treated	Algae	3/19/25			Treated for Algae
A20	Treated	Algae	3/19/25			Treated for Algae
A21	Treated	Algae	3/19/25			Treated for Algae
A22	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A23	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A24	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A25	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A26	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A27	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A28	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
A29	Treated	Algae	3/19/25			Treated for Algae
B1	Inspected		3/19/25			No Problems Noted



Bayside Baycreek CDD Lake Treatment Report March-25

Lake #	Work Preformed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
B2	Inspected		3/19/25			No Problems Noted
B3	Inspected		3/19/25			No Problems Noted
B4	Inspected		3/19/25			No Problems Noted
B5	Treated	Algae	3/19/25			Treated for Algae
B6	Inspected		3/13/25			No Problems Noted
B7	Inspected		3/13/25			No Problems Noted
B8	Inspected		3/13/25			No Problems Noted
C1	Inspected		3/13/25			No Problems Noted
C2	Inspected		3/13/25			No Problems Noted
C3	Inspected		3/13/25			No Problems Noted
C4	Inspected		3/13/25			No Problems Noted
D1	Treated	Pennywort	3/13/25			Sprayed shoreline grasses/weeds
D2	Treated	Pennywort	3/13/25	Torpedograss	3/13/25	Sprayed shoreline grasses/weeds
D3	Treated	Grasses/Weeds	3/13/25	Algae	3/13/25	Spot treated shoreline Algae
D3A	Treated	Grasses/Weeds	3/14/25	Algae	3/14/25	Spot treated shoreline Algae



Bayside Baycreek CDD Lake Treatment Report March-25

Lake #	Work Preformed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
D4	Inspected		3/13/25			No Problems Noted
D5	Treated	Pennywort	3/13/25			Sprayed shoreline grasses/weeds
D6	Treated	Torpedograss	3/13/25			Sprayed shoreline grasses/weeds
D7	Inspected		3/27/25			No Problems Noted
D8	Treated	Torpedograss	3/6/24			Sprayed shoreline grasses/weeds
D9	Treated	Algae	3/6/25	Algae	3/27/25	Treated shoreline Algae
D10	Treated	Algae	3/27/25	Algae	3/27/25	Treated shoreline Algae
D11	Treated	Torpedograss	3/6/25	Algae	3/27/25	Sprayed shoreline grasses/weeds
D12	Treated	Torpedograss	3/6/25			Sprayed Littorals for Torpedograss
D13	Treated	Algae	3/27/25			Treated shoreline Algae
D14	Treated	Algae	3/6/25			Spot treated shoreline Algae
D15	Treated	Slender Spikerush	3/6/25	Slender Spikerush	3/18/25	Treated lake for submersed weeds
E1	Treated	Grasses/Weeds	3/14/25			Sprayed shoreline grasses/weeds
E2	Treated	Grasses/Weeds	3/14/25			Sprayed shoreline grasses/weeds
E3	Treated	Grasses/Weeds	3/14/25			Sprayed shoreline grasses/weeds



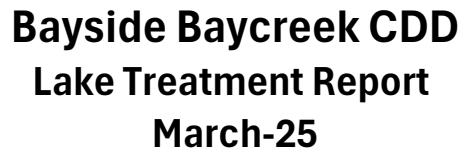
Bayside Baycreek CDD Lake Treatment Report March-25

Lake #	Work Preformed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
E4	Treated	Grasses/Weeds	3/14/25			Sprayed shoreline grasses/weeds
E5	Treated	Grasses/Weeds	3/14/25			Sprayed shoreline grasses/weeds
E6	Treated	Grasses/Weeds	3/14/25	Chara/Algae	3/18/25	Sprayed shoreline grasses/weeds
E7	Treated	Grasses/Weeds	3/14/25	Chara/Algae	3/18/25	Sprayed shoreline grasses/weeds
E8	Treated	Chara/Algae	3/18/25	Chara/Algae/Slender Spikerush	3/18/25	Treated lake for submersed weeds
E9	Treated	Vines	3/4/25	Alligatorweed	3/4/25	Sprayed Littorals
E10	Treated	Vines	3/5/25	Alligatorweed	3/5/25	Sprayed Littorals
E11	Treated	Bladderwort	3/4/25	Alligatorweed	3/4/25	Treated for submersed weeds and Algae
E12	Treated	Bladderwort	3/4/25	Alligatorweed	3/4/25	Treated for submersed weeds and Algae
E13	Treated	Grasses/Weeds	3/21/25			Crew sprayed lake bank/ littorals
E14	Treated	Grasses/Weeds	3/21/25			Crew sprayed lake bank/ littorals
E15	Treated	Chara	3/4/25	Bladderwort	3/4/25	Treated for submersed weeds and Algae
E16	Treated	Grasses/Weeds	3/21/25			Crew sprayed lake bank/ littorals
E17	Treated	Grasses/Weeds	3/21/25			Crew sprayed lake bank/ littorals
E18	Treated	Grasses/Weeds	3/21/25			Crew sprayed lake bank/ littorals



Bayside Baycreek CDD Lake Treatment Report March-25

Lake #	Work Preformed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
F1	Treated	Grasses/Weeds	3/21/25			Crew sprayed lake bank/ littorals
F2	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
F3	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
F4	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
F5	Inspected		3/28/25			No Problems Noted
F6	Treated	Baby Tears	3/4/25	Chara/Algae/Slender Spikerush	3/18/25	Treated lake for submersed weeds
F7	Treated	Grasses/Weeds	3/14/25	Chara/Algae	3/18/25	Sprayed shoreline grasses/weeds
F8	Treated	Grasses/Weeds	3/14/25	Chara/Algae/Slender Spikerush	3/18/25	Treated lake for submersed weeds
F9	Treated	Grasses/Weeds	3/14/25			Sprayed shoreline grasses/weeds
F10	Treated	Slender Spikerush	3/27/25	Algae	3/27/25	Treated lake for submersed weeds
F11	Treated	Slender Spikerush	3/28/25	Algae	3/28/25	Treated lake for submersed weeds
F12	Inspected		3/28/25			No Problems Noted
F13	Treated	Grasses/Weeds	3/22/25	Slender Spikerush	3/27/25	Treated lake for submersed weeds
F14	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals
F15	Treated	Grasses/Weeds	3/22/25			Crew sprayed lake bank/ littorals

[illegible]



Bayside Baycreek CDD Lake Treatment Report March-25

Lake inspection was done on April 9th, overall property looks good, we are seeing an increase of Algae and submersed weeds,

Eight lakes were treated in March for submersed weeds, Lakes D15, E8, E11, E12, F6, F11 and F13

Fifteen lakes were treated in March for Algae, Lakes A19, A20, A21, A29, B5, D3, D3A, D9, D10, D13, D14, E8, E15, F10, and F11

Also checked C4 Soth behind 25020 Cypress Hollow Ct, this was the lake the homeowner was concerned about us spraying out the littorals being his home, mostly what is there is Spikerush and there are no signs of it being sprayed out. It is common for Spikerush to turn brown, and die back some during the dry season other than that there were no problems this lake. See photos on next page

Lake E15 was treated for Baby Tears this lake will require follow up treatments

**Bayside Baycreek CDD
Lake Treatment Report
March-25**



Bayside Baycreek CDD Lake Treatment Report March-25



Lake A1

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake A6

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake A7

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Bayside Baycreek CDD Lake Treatment Report March-25



Lake **A9**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **A11**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **A19**

Notes/Comments

Water levels extremely low
Moderate
Grasses/Weeds

Action Needed

Routine maintenance

Bayside Baycreek CDD Lake Treatment Report March-25



Lake **A22**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **B2**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **B4**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Bayside Baycreek CDD Lake Treatment Report March-25



Lake B5

Notes/Comments

Moderate
Algae
Slender Spikerush

Action Needed

Follow up treatment needed



Lake B6

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake B7

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Bayside Baycreek CDD Lake Treatment Report March-25



Lake C2

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake D2

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake D3

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Bayside Baycreek CDD Lake Treatment Report March-25



Lake D5

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake D9

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake D14

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Bayside Baycreek CDD Lake Treatment Report March-25



Lake D13

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake D14

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake E1

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Bayside Baycreek CDD Lake Treatment Report March-25



Lake E4

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake E6

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake E8

Notes/Comments

Minimal

Chara

Slender Spikerush

Action Needed

Follow up treatment needed

Bayside Baycreek CDD Lake Treatment Report March-25



Lake **E9**

Notes/Comments

Minimal
Baby Tears

Action Needed

Monitor and treat as needed



Lake **E11**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **E15**

Notes/Comments

Heavy
Baby Tears

Action Needed

Follow up treatment needed
Will monitor and schedule a remove if needed

Bayside Baycreek CDD Lake Treatment Report March-25



Lake F4

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake F17

Notes/Comments

Minimal
Grasses/Weeds

Action Needed

Routine maintenance



Lake F8

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Bayside Baycreek CDD Lake Treatment Report March-25



Lake F9

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake F15

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake F18

Notes/Comments

Minimal
Grasses/Weeds

Action Needed

Routine maintenance

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

7B

PLCA/CDD
forum items

Process to identify areas of need. Who, when and how.

How best to align our budgets given the October and January dating

What constitutes the need for a new design rather than plant replacement.
Circumstances that determine it be initiated.

Communication with PLCA/CDD membership. How best to achieve
effective communication. Request, complaints, and completion of tasks.
Sunshine late limitations for CDD

Hurricane responsibilities. (i know management understands but does the
community?)

Guidelines for expected maintenance. Upon completion of new design to
maturity. How to determine if they are being met?
(example of the height of palmettos by the Kayak birds, Line of sight
issues in relation to aesthetics. tree conflicts etc. Managers?

Things not covered in "landscape agreement " but are responsibilities of
the CDD. Lighting, streets, storm water.

terminology

when to apply

Who decides need for professional advise

time sensitivity

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

7C

Colony to CDD 4/21/2025

The Colony Foundation Board met on April 21, 2025. All directors were present with Treasurer Jim Borneman attending via Zoom.

The meeting started with an update to the repair on Pelican Colony Blvd. storm drain. President Loos asked that all the storm drains situated along the road from the North gate to the Bay Club be inspected so that the Colony will not suffer another incident like they did by Palermo. MRI did a fast job of repairing the dangerous situation.

Susan Irizarry, CAM, reported that the signs in the Colony are still in the process of being repaired as well as adjustments to the new gate arms.

She also stated that hurricane replacements were not yet complete but identified and awaiting the rainy season before the CDD would install new plants.

The BOD did address concerns that the CDD needs to fill the vacancy created when longtime supervising assistant, Don Schroeder retired. They requested that CDD hire a replacement with knowledge of plants and ability to recognize issues early on. It was noted that the Colony vegetation is no longer young and requires more attention to detail in order to deliver the upscale appearance desired.

President Loos reported that the lamp post repair, repainting and light coordination has been promised to be complete by the end of the calendar year.

There will be a survey of the Colony residents arriving soon. Included will be question on landscaping opinions. There has been a lot of negative comments regarding the hard cuts.

Cheryl Hughes, new BOD member, was appointed liaison to the Bay Club Activities Committee and Gina Hanft liaison to the Landscape Committee.

Gail Gravenhorst announced to the CFB that Bill Nicholson will be moving the end of May and that his position on the CDD will need to be filled. It was asked if a CFB member could serve. Bob Loos will check with Chuck Adams but it was thought by Gail that there was no restriction other than that between Supervisors due to the Sunshine law. She further stated that she would not be able to advise the new Supervisors due to the Sunshine Law.

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

**UNAUDITED
FINANCIAL
STATEMENTS**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2025**

BAYSIDE IMPROVEMENT AND BAY CREEK COMMUNITY DEVELOPMENT DISTRICTS TABLE OF CONTENTS

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Statement of net position	
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Statement of revenues, expenses and changes in net position	
Enterprise fund: 451	22 - 23

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2025**

	<u>General Fund</u>		
	General Fund 001 & 101	General Fund 002	Total Governmental Funds
ASSETS			
Cash			
Truist	\$ 230,639	\$123,311	\$ 353,950
Truist - Debt Card	7,098	-	7,098
FineMark MM	1	-	1
FineMark ICS	-	6	6
Bank United MM	125,000	5,000	130,000
Bank United ICS *	1,624,350	649,871	2,274,221
Due from Bay Creek - enterprise fund 451	87,819	-	87,819
Prepaid expense	130	-	130
WC deposit	1,806	-	1,806
Deposits	125	555	680
Total assets	<u>\$ 2,076,968</u>	<u>\$ 778,743</u>	<u>\$ 2,855,711</u>
LIABILITIES & FUND BALANCES			
Liabilities			
Due to clearing fund	4	-	4
Total liabilities	<u>4</u>	<u>-</u>	<u>4</u>
Fund Balances			
Unassigned	<u>2,076,964</u>	<u>778,743</u>	<u>2,855,707</u>
Total fund balances	<u>2,076,964</u>	<u>778,743</u>	<u>2,855,707</u>
Total liabilities and fund balances	<u>\$ 2,076,968</u>	<u>\$ 778,743</u>	<u>\$ 2,855,711</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 MARCH 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 38,344	\$ 2,577,599	\$ 2,727,746	94%
Interest	5,005	14,863	79,000	19%
Total revenues	<u>43,349</u>	<u>2,592,462</u>	<u>2,806,746</u>	92%
EXPENDITURES				
Administrative				
Supervisors	3,230	7,750	19,377	40%
Engineering	-	7,666	15,000	51%
Legal	593	4,943	18,000	27%
Audit	2,626	6,376	15,000	43%
Management	3,500	21,000	42,000	50%
Accounting & payroll	1,400	8,399	16,799	50%
Computer services	420	3,758	5,040	75%
Assessment roll preparation* ¹	706	4,238	8,476	50%
Telephone	79	475	950	50%
Postage & reproduction	229	895	1,350	66%
Printing & binding	410	2,459	4,918	50%
Legal notices and communications	-	373	1,125	33%
Office supplies	-	669	750	89%
Subscriptions & memberships	-	263	263	100%
ADA website compliance	-	158	253	62%
Insurance* ¹	-	20,400	21,576	95%
Miscellaneous (bank fees)	226	1,468	5,250	28%
Total administrative	<u>13,419</u>	<u>91,290</u>	<u>176,127</u>	52%
Field management				
Other contractual	3,150	18,899	37,799	50%
Total field management services	<u>3,150</u>	<u>18,899</u>	<u>37,799</u>	50%
Water management				
NPDES program	-	355	3,165	11%
Other contractual services: lakes	16,043	87,603	174,075	50%
Other contractual services: wetlands	-	21,001	44,310	47%
Other contractual services: culverts/drains	14,211	15,160	37,980	40%
Other contractual services: lake health	-	529	6,330	8%
Aquascaping* ¹	-	-	18,990	0%
Capital outlay	-	-	9,495	0%
Repairs and maintenance (aerators)	7,068	14,609	9,495	154%
Total water management services	<u>37,322</u>	<u>139,257</u>	<u>303,840</u>	46%

**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 MARCH 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	-	53,508	-	N/A
Electricity	5,144	31,439	55,000	57%
Contractual services-lightpole	-	-	40,000	0%
Total street lighting services	<u>5,144</u>	<u>84,947</u>	<u>95,000</u>	89%
Landscaping				
Supervisor	6,304	43,109	125,000	34%
Personnel services	94,327	607,612	1,235,000	49%
Capital outlay	-	7,953	60,000	13%
Fuel	2,126	12,243	25,000	49%
Repairs and maintenance (parts)	2,501	10,512	40,000	26%
Insurance* ¹	-	22,649	24,608	92%
Minor operating equipment	3,217	11,371	20,000	57%
Horticulture dumpster	5,700	46,200	65,000	71%
Employee uniforms	1,369	8,478	29,000	29%
Chemicals	3,643	36,813	68,000	54%
Flower program* ²	-	72,594	130,000	56%
Mulch program* ²	-	78,941	83,000	95%
Plant replacement program* ²	951	24,561	45,000	55%
Other contractual - tree trimming* ¹	1,381	34,905	12,660	276%
Other contractual - horticulturalist	-	-	2,000	0%
Other contractual - training	-	-	1,500	0%
Maintenance tracking software	-	-	11,886	0%
Unbudgeted contractual services	-	81,215	82,000	99%
Fountain maintenance	212	928	18,114	5%
Office operations	2,916	11,949	25,000	48%
Office operations - capital outlay	17,545	17,545	-	N/A
Monument maintenance	-	-	15,000	0%
Total landscaping services	<u>142,192</u>	<u>1,129,578</u>	<u>2,117,768</u>	53%
Roadway				
Personnel	503	3,462	7,700	45%
Repairs and maintenance - parts	-	-	4,500	0%
Insurance	-	2,484	2,501	99%
Total roadway services	<u>503</u>	<u>5,946</u>	<u>14,701</u>	40%

**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 MARCH 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Parks & recreation				
Utilities	1,533	5,383	11,000	49%
Operating supplies	1,031	1,111	1,500	74%
Total parks & recreation	<u>2,564</u>	<u>6,494</u>	<u>12,500</u>	52%
Other fees & charges				
Property appraiser	-	3,629	3,625	100%
Tax collector	-	6,794	5,358	127%
Total other fees & charges	<u>-</u>	<u>10,423</u>	<u>8,983</u>	116%
Total expenditures	<u>204,294</u>	<u>1,486,834</u>	<u>2,766,718</u>	54%
Excess/(deficiency) of revenues over/(under) expenditures	(160,945)	1,105,628	40,028	
Fund balances - beginning	<u>2,237,909</u>	<u>971,336</u>	<u>1,040,433</u>	
Fund balances - ending	<u>\$ 2,076,964</u>	<u>\$ 2,076,964</u>	<u>\$ 1,080,461</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
MARCH 31, 2025**

	Bayside Improvement Enterprise Fund 401	Bay Creek Enterprise Fund 451	Total Enterprise Funds 401 & 451
ASSETS			
Current assets:			
Cash			
Wells Fargo	\$ 246,567	\$ -	\$ 246,567
SunTrust	16,566	56,845	73,411
Bank United MM	80,000	2,000	82,000
Bank United ICS *	1,129,558	8,459	1,138,017
Accounts receivable (customers)	-	526	526
Due from Bayside general fund 001	-	7,568	7,568
WC deposit	104	35	139
Total current assets	<u>1,472,795</u>	<u>75,433</u>	<u>1,548,228</u>
Noncurrent assets:			
Capital assets			
Property, plant and equipment	1,968,959	24,570	1,993,529
Irrigation system	-	596,951	596,951
Less accumulated depreciation	(1,649,312)	(571,396)	(2,220,708)
Total capital assets, net of accumulated depreciation	<u>319,647</u>	<u>50,125</u>	<u>369,772</u>
Total noncurrent assets	<u>319,647</u>	<u>50,125</u>	<u>369,772</u>
Total assets	<u>1,792,442</u>	<u>125,558</u>	<u>1,918,000</u>
LIABILITIES			
Current liabilities:			
Customer deposits	\$ 48,104	\$ 12,189	\$ 60,293
Due to Bay Creek general fund 101	-	87,819	87,819
Total current liabilities	<u>66,527</u>	<u>100,008</u>	<u>166,535</u>
NET POSITION			
Net investment in capital assets	319,647	50,125	369,772
Unrestricted	1,406,268	(24,575)	1,381,693
Total net position	<u>\$ 1,725,915</u>	<u>\$ 25,550</u>	<u>\$ 1,751,465</u>

* Statements were not received prior to Financials being prepared

**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 MARCH 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
OPERATING REVENUES:				
Charges for services				
Assessment levy - net	\$ 4,727	\$ 317,706	\$ 325,583	98%
Irrigation	30,329	232,037	584,000	40%
Total operating revenues	<u>35,056</u>	<u>549,743</u>	<u>909,583</u>	60%
OPERATING EXPENSES:				
Administrative services				
Supervisor's fees	1,076	2,584	6,459	40%
Engineering fees	-	2,555	5,000	51%
Legal	197	1,648	6,000	27%
Audit	876	2,126	5,000	43%
Management	1,423	8,533	17,066	50%
Accounting & payroll	467	2,800	5,600	50%
Computer services	140	1,252	1,680	75%
Utility billing	-	21,856	44,000	50%
Telephone	25	156	311	50%
Postage & reproduction	76	299	450	66%
Printing and binding	136	820	1,639	50%
Legal notices and communications	-	124	375	33%
Office supplies	-	223	251	89%
Subscription and memberships	-	88	87	101%
ADA website compliance	-	52	147	35%
Insurance* ¹	-	6,800	6,728	101%
Miscellaneous	335	3,574	1,750	204%
Total administrative services	<u>4,751</u>	<u>55,490</u>	<u>102,543</u>	54%
Field management services				
Other contractual services	1,051	6,300	12,600	50%
Total field management services	<u>1,051</u>	<u>6,300</u>	<u>12,600</u>	50%
Water management services				
NPDES program	-	205	1,835	11%
Other contractual services: lakes	13,303	54,792	100,925	54%
Other contractual services: wetlands	-	12,176	25,691	47%
Other contractual services: culverts/drains	8,239	8,789	22,020	40%
Other contractual services: lake health	-	307	3,670	8%
Aquascaping* ¹	-	-	11,010	0%
Capital outlay	-	-	5,505	0%
Repairs and maintenance (aerators)*	97	4,469	5,505	81%
Total water management services	<u>21,639</u>	<u>80,738</u>	<u>176,161</u>	46%

**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 MARCH 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	7,340	0%
Total landscape services	-	-	7,340	0%
Roadway services				
Personnel	161	1,058	4,955	21%
Repairs and maintenance - parts	-	-	3,671	0%
Insurance	21	1,926	2,999	64%
Total irrigation supply services	182	2,984	11,625	26%
Irrigation supply services				
Personnel	4,160	28,638	67,000	43%
Reclaimed water	8,517	43,690	100,000	44%
Repairs and maintenance - parts	381	20,942	25,000	84%
Insurance* ¹	-	16,281	19,480	84%
Meter costs	-	5,793	7,500	77%
Other contractual services	800	4,651	9,000	52%
Electricity	11,196	59,517	90,000	66%
Pumps & machinery	868	97,962	75,000	131%
Depreciation	4,876	29,256	60,000	49%
Total irrigation supply services	30,798	306,730	452,980	68%
Total operating expenses	58,421	452,242	763,249	59%
Operating income/(loss)	(23,365)	97,501	146,334	
Nonoperating revenues/(expenses):				
Interest income	3,506	16,847	500	3369%
Miscellaneous income	-	-	50,700	0%
Miscellaneous income roof replacement	-	30,272	-	N/A
Total nonoperating revenues	3,506	47,119	51,200	92%
Change in net position	(19,859)	144,620	197,534	
Total net position - beginning	1,771,324	1,606,845	1,589,985	
Total net position - ending	<u>\$ 1,751,465</u>	<u>\$ 1,751,465</u>	<u>\$ 1,787,519</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2025**

	General Fund		
		The Colony	Total
	001	002	Governmental Funds
ASSETS			
Cash			
Truist	\$ 138,767	\$123,311	\$ 262,078
Truist - debit card	7,098	-	7,098
FineMark ICS	-	6	6
Bank United ICS *	1,251,947	649,871	1,901,818
Bank United MM	100,000	5,000	105,000
Prepaid expense	130	-	130
WC deposit	1,462	-	1,462
Deposits	125	555	680
Total assets	<u>\$ 1,499,529</u>	<u>\$ 778,743</u>	<u>\$ 2,278,272</u>
LIABILITIES & FUND BALANCES			
Liabilities			
Due to clearing fund	4	-	4
Total liabilities	<u>4</u>	<u>-</u>	<u>4</u>
Fund balances			
Unassigned	<u>1,499,525</u>	<u>778,743</u>	<u>2,278,268</u>
Total fund balances	<u>1,499,525</u>	<u>778,743</u>	<u>2,278,268</u>
Total liabilities and fund balances	<u>\$ 1,499,529</u>	<u>\$ 778,743</u>	<u>\$ 2,278,272</u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 31,266	\$ 2,088,044	\$ 2,188,681	95%
Interest	3,857	10,115	67,000	15%
Total revenue	<u>35,123</u>	<u>2,098,159</u>	<u>2,255,681</u>	93%
EXPENDITURES				
Administration services				
Supervisors	1,615	3,875	9,689	40%
Engineering	-	6,220	12,171	51%
Legal	481	4,011	14,605	27%
Audit	1,313	3,188	7,500	43%
Management	2,840	17,039	34,079	50%
Accounting & payroll	1,136	6,815	13,631	50%
Computer services	341	3,049	4,089	75%
Assessment roll preparation* ¹	573	3,438	6,877	50%
Telephone	64	385	771	50%
Postage & reproduction	186	726	1,095	66%
Printing & binding	333	1,995	3,990	50%
Legal notices and communications	-	303	913	33%
Office supplies	-	543	609	89%
Subscriptions & memberships	-	213	213	100%
ADA website compliance	-	128	205	62%
Insurance* ¹	-	10,200	10,788	95%
Miscellaneous (bank fees)	140	1,060	4,260	25%
Total administration services	<u>9,022</u>	<u>63,188</u>	<u>125,485</u>	50%
Field management				
Other contractual services	<u>2,556</u>	<u>15,335</u>	<u>30,670</u>	50%
Total field management services	<u>2,556</u>	<u>15,335</u>	<u>30,670</u>	50%
Water management				
NPDES program	-	288	2,568	11%
Other contractual services: lakes	11,716	69,780	141,244	49%
Other contractual services: wetlands	-	17,040	35,953	47%
Other contractual service: culverts/drains	11,531	12,301	30,817	40%
Other contractual services: lake health	-	429	5,136	8%
Aquascaping* ¹	-	-	15,408	0%
Capital outlay	-	-	7,704	0%
Repairs and maintenance (aerators)	7,037	13,155	7,704	171%
Total water management services	<u>30,284</u>	<u>112,993</u>	<u>246,534</u>	46%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	-	43,416	-	N/A
Electricity	4,174	25,510	44,627	57%
Contractual services-lightpole	-	-	32,456	0%
Total street lighting services	<u>4,174</u>	<u>68,926</u>	<u>77,083</u>	89%
Landscaping				
Supervisor	5,115	34,975	101,425	34%
Personnel	76,525	492,939	1,002,079	49%
Capital outlay	-	6,453	48,684	13%
Fuel	1,725	9,934	20,285	49%
Repairs & maintenance (parts)	2,029	8,529	32,456	26%
Insurance* ¹	-	18,339	19,967	92%
Minor operating equipment	2,609	9,226	16,228	57%
Horticultural dumpster	4,625	37,487	52,741	71%
Employee uniforms	1,111	6,879	23,531	29%
Chemicals	2,956	29,870	55,175	54%
Flower program* ²	-	58,903	105,482	56%
Mulch program* ²	-	64,053	67,346	95%
Plant replacement program* ²	918	20,075	36,513	55%
Other contractual - tree trimming* ¹	974	28,176	10,272	274%
Other contractual - horticulturalist	-	-	1,623	0%
Other contractual - training	-	-	1,217	0%
Maintenance tracking software	-	-	8,114	0%
Contractual service-palm pruning	-	65,898	66,535	99%
Fountain maintenance	172	753	16,228	5%
Office operations	2,366	9,693	20,285	48%
Office operations - capital outlay	14,236	14,236	-	N/A
Monument maintenance	-	-	12,171	0%
Total landscaping services	<u>115,361</u>	<u>916,418</u>	<u>1,718,357</u>	53%
Roadway services				
Personnel	409	2,809	6,248	45%
Repairs & maintenance - parts	-	-	3,651	0%
Insurance	-	2,011	2,029	99%
Total roadway services	<u>409</u>	<u>4,820</u>	<u>11,928</u>	40%
Parks & recreation				
Utilities	1,472	5,168	10,560	49%
Operating supplies	990	1,067	1,440	74%
Total parks & recreation	<u>2,462</u>	<u>6,235</u>	<u>12,000</u>	52%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Other fees & charges				
Property appraiser	-	3,484	3,480	100%
Tax collector	-	5,363	5,144	104%
Total other fees & charges	-	8,847	8,624	103%
Total expenditures	164,268	1,196,762	2,230,681	54%
Excess/(deficiency) of revenues over/(under) expenditures	(129,145)	901,397	25,000	
Fund balances - beginning	1,628,670	598,128	646,347	
Fund balances - ending	<u>\$ 1,499,525</u>	<u>\$ 1,499,525</u>	<u>\$ 671,347</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 MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 13,537	\$ 901,737	\$ 937,227	96%
Interest & miscellaneous	2,003	3,293	20,000	16%
Total revenues	<u>15,540</u>	<u>905,030</u>	<u>957,227</u>	95%
EXPENDITURES				
Administrative services				
Accounting & payroll	782	4,690	9,380	50%
Computer services	284	1,706	3,411	50%
Assessment roll preparation* ¹	96	575	1,150	50%
Field management	1,184	7,106	14,211	50%
Other current charges	91	463	-	N/A
Total administrative services	<u>2,437</u>	<u>14,540</u>	<u>28,152</u>	52%
Street lighting services				
Contractual services - light poles* ¹	-	-	131,875	0%
Total street lighting services	<u>-</u>	<u>-</u>	<u>131,875</u>	0%
Landscaping maintenance services				
Personnel services	31,424	208,646	402,000	52%
Other contractual - horticulturalists	-	-	1,500	0%
Other contractual - training	250	250	1,500	17%
Other contractual - turf & shrub	7,364	44,183	100,000	44%
Rentals & leases	-	-	20,000	0%
Fuel	-	-	7,500	0%
Repairs & maintenance (parts)	2,574	6,948	14,000	50%
Insurance* ¹	-	3,693	3,000	123%
Minor operating equipment	-	5,405	-	N/A
Horticulture dumpster	3,325	10,825	16,000	68%
Miscellaneous equipment	-	-	2,500	0%
Chemicals	-	630	3,500	18%
Flower program* ²	22,489	58,937	70,000	84%
Mulch program* ²	15,682	31,492	40,000	79%
Plant replacement program* ²	2,555	4,674	40,000	12%
Other contractual - tree trimming* ²	4,400	9,713	12,000	81%
Monument maintenance	-	-	3,000	0%
Total landscaping maintenance services	<u>90,063</u>	<u>385,396</u>	<u>736,500</u>	52%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 002 - THE COLONY
FOR THE PERIOD ENDED MARCH 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Fountain services				
Operating supplies	<u>11,923</u>	<u>98,473</u>	<u>150,000</u>	66%
Total fountain services	<u>11,923</u>	<u>98,473</u>	<u>150,000</u>	66%
Total expenditures	<u>104,423</u>	<u>498,409</u>	<u>1,046,527</u>	48%
Net increase/(decrease) of fund balance	(88,883)	406,621	(89,300)	
Fund balance - beginning	<u>867,626</u>	<u>372,122</u>	<u>368,526</u>	
Fund balance - ending	<u>\$ 778,743</u>	<u>\$ 778,743</u>	<u>\$ 279,226</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 401
MARCH 31, 2025**

	Bayside Improvement Enterprise Fund 401
ASSETS	
Current assets:	
Cash	
Wells Fargo	\$ 246,567
Truist	16,566
Bank United ICS *	1,129,558
Bank United MM	80,000
WC deposit	104
Total current assets	<u>1,472,795</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	1,968,959
Less accumulated depreciation	<u>(1,649,312)</u>
Total capital assets, net of accumulated depreciation	<u>319,647</u>
Total noncurrent assets	<u>319,647</u>
Total assets	<u>1,792,442</u>
LIABILITIES	
Current liabilities:	
Unearned revenue	10,855
Customer deposits	48,104
Due to Bay Creek enterprise fund 451	<u>7,568</u>
Total current liabilities	<u>66,527</u>
NET POSITION	
Net investment in capital assets	319,647
Unrestricted	<u>1,406,268</u>
Total net position	<u><u>\$ 1,725,915</u></u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Operating revenues				
Charges for services:				
Assessment levy - net	\$ 3,527	\$ 234,924	\$ 244,141	96%
Irrigation	16,538	149,498	325,000	46%
Total operating revenues	<u>20,065</u>	<u>384,422</u>	<u>569,141</u>	68%
Operating expenses				
Administrative services				
Supervisors	538	1,292	3,230	40%
Engineering	-	1,916	3,750	51%
Legal	148	1,236	4,500	27%
Audit	438	1,063	2,500	43%
Management	1,067	6,400	12,800	50%
Accounting & payroll	350	2,100	4,200	50%
Computer services	105	939	1,260	75%
Utility billing	-	16,392	33,000	50%
Telephone	19	117	233	50%
Postage & reproduction	57	224	338	66%
Printing and binding	102	615	1,229	50%
Legal notices and communications	-	93	281	33%
Office supplies	-	167	188	89%
Subscription and memberships	-	66	65	102%
ADA website compliance	-	39	110	35%
Insurance* ¹	-	3,400	3,364	101%
Miscellaneous	216	3,174	1,313	242%
Total administrative services	<u>3,040</u>	<u>39,233</u>	<u>72,361</u>	54%
Field management services				
Other contractual services	788	4,725	9,450	50%
Total field management services	<u>788</u>	<u>4,725</u>	<u>9,450</u>	50%
Water management services				
NPDES program	-	154	1,376	11%
Other contractual services: lakes	9,977	41,094	75,694	54%
Other contractual services: wetlands	-	9,132	19,268	47%
Other contractual services: culverts/drains	6,179	6,592	16,515	40%
Other contractual services: lake health	-	230	2,753	8%
Aquascaping* ¹	-	-	8,258	0%
Capital outlay	-	-	4,129	0%
Repairs and maintenance (aerators)*	73	3,352	4,129	81%
Total water management services	<u>16,229</u>	<u>60,554</u>	<u>132,122</u>	46%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	5,505	0%
Total landscape services	-	-	5,505	0%
Roadway services				
Personnel	120	794	3,716	21%
Repairs and maintenance - parts	-	-	2,753	0%
Insurance	16	1,445	2,250	64%
Total irrigation supply services	136	2,239	8,719	26%
Irrigation supply services				
Personnel	3,120	21,479	50,250	43%
Repairs and maintenance - parts	286	15,705	18,750	84%
Insurance ^{*1}	-	12,211	14,610	84%
Meter costs	-	4,345	5,625	77%
Other contractual services	600	3,488	6,750	52%
Electricity	8,397	44,638	67,500	66%
Pumps & machinery	652	73,471	56,250	131%
Depreciation	3,626	21,756	45,000	48%
Total irrigation supply services	16,681	197,093	264,735	74%
Total operating expenses	36,874	303,844	492,892	62%
Operating income/(loss)	(16,809)	80,578	76,249	
Nonoperating revenues/(expenses)				
Interest income	3,480	16,687	375	4450%
Miscellaneous income	-	-	50,000	0%
Miscellaneous income roof replacement	-	22,704	-	N/A
Total nonoperating revenues	3,480	39,391	50,375	78%
Change in net position	(13,329)	119,969	126,624	
Total net position - beginning	1,739,244	1,605,946	1,578,914	
Total net position - ending	<u>\$ 1,725,915</u>	<u>\$ 1,725,915</u>	<u>\$ 1,705,538</u>	

^{*1} Typically an annual expense.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2025**

	<u>General Fund</u>	<u>Total Governmental Funds</u>
	101	
ASSETS		
Cash		
Truist	\$ 91,872	\$ 91,872
FineMark MM	1	1
Bank United ICS *	372,403	372,403
Bank United MM	25,000	25,000
Due from Bay Creek - enterprise fund 451	87,819	87,819
WC deposit	344	344
Total assets	<u>\$ 577,439</u>	<u>\$ 577,439</u>
LIABILITIES & FUND BALANCES		
Liabilities	-	-
Total liabilities	<u>-</u>	<u>-</u>
Fund balances		
Unassigned	<u>577,439</u>	<u>577,439</u>
Total fund balances	<u>577,439</u>	<u>577,439</u>
Total liabilities and fund balances	<u>\$ 577,439</u>	<u>\$ 577,439</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 7,078	\$ 489,555	\$ 539,038	91%
Interest	1,148	4,748	12,000	40%
Total revenues	<u>8,226</u>	<u>494,303</u>	<u>551,038</u>	90%
EXPENDITURES				
Administration services				
Supervisors	1,615	3,875	9,689	40%
Engineering	-	1,446	2,829	51%
Legal	112	932	3,395	27%
Audit	1,313	3,188	7,500	43%
Management	660	3,961	7,921	50%
Accounting & payroll	264	1,584	3,168	50%
Computer services	79	709	951	75%
Assessment roll preparation* ¹	133	800	1,599	50%
Telephone	15	90	179	50%
Postage & reproduction	43	169	255	66%
Printing & binding	77	464	928	50%
Legal notices and communications	-	70	212	33%
Office supplies	-	126	141	89%
Subscriptions & memberships	-	50	50	100%
ADA website compliance	-	30	48	63%
Insurance* ¹	-	10,200	10,788	95%
Miscellaneous (bank fees)	86	408	990	41%
Total administration services	<u>4,397</u>	<u>28,102</u>	<u>50,643</u>	55%
Field management fees				
Other contractual	594	3,564	7,129	50%
Total field management	<u>594</u>	<u>3,564</u>	<u>7,129</u>	50%
Water management				
NPDES program	-	67	597	11%
Other contractual services: lakes	4,327	17,823	32,831	54%
Other contractual services: wetlands	-	3,961	8,357	47%
Other contractual service: culverts/drains	2,680	2,859	7,163	40%
Other contractual services: lake health	-	100	1,194	8%
Aquascaping* ¹	-	-	3,582	0%
Capital outlay	-	-	1,791	0%
Repairs and maintenance (aerators)	31	1,454	1,791	81%
Total water management	<u>7,038</u>	<u>26,264</u>	<u>57,306</u>	46%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	-	10,092	-	N/A
Electricity	970	5,929	10,373	57%
Contractual services-lightpole	-	-	7,544	0%
Total street lighting	<u>970</u>	<u>16,021</u>	<u>17,917</u>	89%
Landscape services				
Supervisor	1,189	8,134	23,575	35%
Personnel services	17,802	114,673	232,921	49%
Capital outlay	-	1,500	11,316	13%
Fuel	401	2,309	4,715	49%
Repairs and maintenance (parts)	472	1,983	7,544	26%
Insurance* ¹	-	4,310	4,641	93%
Minor operating equipment	608	2,145	3,772	57%
Horticulture dumpster	1,075	8,713	12,259	71%
Employee uniforms	258	1,599	5,469	29%
Chemicals	687	6,943	12,825	54%
Flower program* ²	-	13,691	24,518	56%
Mulch program* ²	-	14,888	15,654	95%
Plant replacement program* ²	33	4,486	8,487	53%
Other contractual - tree trimming* ¹	407	6,729	2,388	282%
Other contractual - horticulturalist	-	-	377	0%
Other contractual - training	-	-	283	0%
Maintenance tracking software	-	-	3,772	0%
Contractual service-palm pruning	-	15,317	15,465	99%
Fountain maintenance	40	175	1,886	9%
Office operations	550	2,256	4,715	48%
Office operations - capital outlay	3,309	3,309	-	N/A
Monument maintenance	-	-	2,829	0%
Total landscape services	<u>26,831</u>	<u>213,160</u>	<u>399,411</u>	53%
Roadway services				
Personnel	94	653	1,452	45%
Repairs and maintenance - parts	-	-	849	0%
Insurance	-	473	472	100%
Total roadway services	<u>94</u>	<u>1,126</u>	<u>2,773</u>	41%
Parks & recreation				
Utilities	61	215	440	49%
Operating supplies	41	44	60	73%
Total parks and recreation	<u>102</u>	<u>259</u>	<u>500</u>	52%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Other fees & charges				
Property appraiser	-	145	145	100%
Tax collector	-	1,431	214	669%
Total other fees & charges	-	1,576	359	439%
Total expenditures	40,026	290,072	536,038	54%
Excess/(deficiency) of revenues over/(under) expenditures	(31,800)	204,231	15,000	
Fund balances - beginning	609,239	373,208	394,086	
Fund balances - ending	<u>\$ 577,439</u>	<u>\$ 577,439</u>	<u>\$ 409,086</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 451
MARCH 31, 2025**

	Bay Creek Enterprise Fund 451
ASSETS	
Current assets:	
Cash	
Truist	\$ 56,845
Bank United ICS *	8,459
Bank United MM	2,000
Accounts receivable (customers)	526
Due from Bayside general fund 001	7,568
WC deposit	35
Total current assets	<u>75,433</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	24,570
Irrigation system	596,951
Less accumulated depreciation	(571,396)
Total capital assets, net of accumulated depreciation	<u>50,125</u>
Total noncurrent assets	<u>50,125</u>
Total assets	<u>125,558</u>
LIABILITIES	
Current Liabilities:	
Customer deposits	12,189
Due to Bay Creek general fund 101	87,819
Total current liabilities	<u>100,008</u>
NET POSITION	
Net investment in capital assets	50,125
Unrestricted	(24,575)
Total net position	<u>\$ 25,550</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED MARCH 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Operating revenues				
Charges for services:				
Assessment levy - net	\$ 1,200	\$ 82,782	\$ 81,442	102%
Irrigation	13,791	82,539	259,000	32%
Total operating revenues	<u>14,991</u>	<u>165,321</u>	<u>340,442</u>	49%
Operating expenses				
Administrative services				
Supervisors	538	1,292	3,230	40%
Engineering	-	639	1,250	51%
Legal	49	412	1,500	27%
Audit	438	1,063	2,500	43%
Management	356	2,133	4,267	50%
Accounting & payroll	117	700	1,400	50%
Computer services	35	313	420	75%
Utility billing	-	5,464	11,000	50%
Telephone	6	39	78	50%
Postage & reproduction	19	75	113	66%
Printing and binding	34	205	410	50%
Legal notices and communications	-	31	94	33%
Office supplies	-	56	63	89%
Subscription and memberships	-	22	22	100%
ADA website compliance	-	13	37	35%
Insurance* ¹	-	3,400	3,364	101%
Miscellaneous	119	400	438	91%
Total administrative services	<u>1,711</u>	<u>16,257</u>	<u>30,186</u>	54%
Field management services				
Other contractual services	263	1,575	3,150	50%
Total field management services	<u>263</u>	<u>1,575</u>	<u>3,150</u>	50%
Water management services				
NPDES program	-	51	459	11%
Other contractual services: lakes	3,326	13,698	25,231	54%
Other contractual services: wetlands	-	3,044	6,423	47%
Other contractual services: culverts/drains	2,060	2,197	5,505	40%
Other contractual services: lake health	-	77	918	8%
Aquascaping* ¹	-	-	2,753	0%
Capital outlay	-	-	1,376	0%
Repairs and maintenance (aerators)*	24	1,117	1,376	81%
Total water management services	<u>5,410</u>	<u>20,184</u>	<u>44,041</u>	46%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED MARCH 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Landscape services				
Other contractual - tree trimming	-	-	1,835	0%
Total landscape services	<u>-</u>	<u>-</u>	<u>1,835</u>	0%
Roadway services				
Personnel	41	264	1,239	21%
Repairs and maintenance - parts	-	-	918	0%
Insurance	5	481	750	64%
Total irrigation supply services	<u>46</u>	<u>745</u>	<u>2,907</u>	26%
Irrigation supply services				
Personnel	1,040	7,159	16,750	43%
Reclaimed water	8,517	43,690	100,000	44%
Repairs and maintenance - parts	95	5,237	6,250	84%
Insurance* ¹	-	4,070	4,870	84%
Meter costs	-	1,448	1,875	77%
Other contractual services	200	1,163	2,250	52%
Electricity	2,799	14,879	22,500	66%
Pumps & machinery	216	24,491	18,750	131%
Depreciation	1,250	7,500	15,000	50%
Total irrigation supply services	<u>14,117</u>	<u>109,637</u>	<u>188,245</u>	58%
Total operating expenses	<u>21,547</u>	<u>148,398</u>	<u>270,364</u>	55%
Operating income/(loss)	(6,556)	16,923	70,078	
Nonoperating revenues/(expenses)				
Interest income	26	160	125	128%
Miscellaneous income	-	-	700	0%
Miscellaneous income roof replacement	-	7,568	-	N/A
Total nonoperating revenues	<u>26</u>	<u>7,728</u>	<u>825</u>	937%
Change in net position	(6,530)	24,651	70,903	
Total net position - beginning	32,080	899	11,071	
Total net position - ending	<u>\$ 25,550</u>	<u>\$ 25,550</u>	<u>\$ 81,974</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 will hold a Joint Regular Meeting on March 24, 2025 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 in the meeting, via Zoom, at <https://us02web.zoom.us/j/84137772934>, Meeting ID: 841 3777 2934 or via conference call at 1-929-205-6099, Meeting ID: 841 3777 2934 for both.

Present for Bayside Improvement CDD:

Walter McCarthy	Chair
Bill Nicholson (via phone/Zoom)	Vice Chair
Bernie Cramer	Assistant Secretary
Gail Gravenhorst	Assistant Secretary
Karen Montgomery	Assistant Secretary

Present for Bay Creek CDD:

James Janek	Chair
Robert Travers	Vice Chair
Gary Durney	Assistant Secretary
Mary McVay	Assistant Secretary
Jerry Addison	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic	District Counsel
Wes Kayne (via phone/Zoom)	District Engineer
Paul Kemp	Field Manager
Andy Nott	Superior Waterway
Jim Hoppensteadt	Pelican Landing General Manager
Bill Dietz	Resident & Pelican Landing Eco Club Advisory Group Member
Bruce Turner	Resident
Other residents	

FIRST ORDER OF BUSINESS

**Call to Order/Phone Silent Mode/Pledge of
Allegiance**

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

SECOND ORDER OF BUSINESS**Roll Call**

For Bay Creek CDD, all Supervisors were present.

For Bayside Improvement CDD, Supervisors Cramer, Gravenhorst, Montgomery and McCarthy were present. Supervisor Nicholson attended via telephone.

On MOTION for Bayside by Ms. Gravenhorst and seconded by Ms. Montgomery, with all in favor, authorizing the attendance and full participation of Mr. Bill Nicholson, via phone/Zoom, due to exceptional circumstances, was approved.

Mr. McCarthy stated the Eighth Order of Business will only provide an update regarding Colony street lighting; Items 8A and 8B will be stricken. Item 9 is to be deleted from the agenda, as it does not pertain to either CDD.

THIRD ORDER OF BUSINESS**Public Comments: Agenda Items**

No members of the public spoke at this time.

FOURTH ORDER OF BUSINESS**Staff Report: District Engineer – Barraco and Associates, Inc.**

Mr. Kayne stated a survey crew staked the portion of the Palermo detention/conveyance area at the bubble-up structure. He thinks contractors were regrading that portion at the same time. Pictures of completed work were received. The area will be inspected within the next two days to check elevations and ensure that all work complies with the plan approved by the South Florida Water Management District (SFWMD). The annual sluice gate conservations are due May 1, 2025; work is scheduled this week for that and the Palermo observation will be done at that time, or possibly before. Results will be provided as soon as they are complete.

Mr. Cramer asked if anyone from the PLCA contacted Mr. Kayne or his firm to investigate any of the surface water management issues in or around the tennis courts. Mr. Kayne stated nobody contacted him in this regard.

FIFTH ORDER OF BUSINESS**Treatment Report: February 2025 - Superior Waterway Services, Inc. (Andy Nott)**

Mr. Nott presented the monthly Treatment Report. Water levels are down and water temperatures are increasing; as expected, algae and submersed weeds increased. Follow-up treatments will be applied, as necessary. In addition to regular visits, a five-person crew continually maintains littorals and lake banks so technicians can focus on waterways. Mr. McCarthy stated the A lakes do not have littorals and asked for the report to be updated.

- **T-1 E-Coli Test Results**

The Report was included for informational purposes.

Mr. Nott stated that two samples were pulled, one from the north end and one from the south end. Levels are very low; nothing is out of the ordinary and the reading from the south end was low enough to be considered undetectable. Samples will be taken during the rainy season.

Discussion ensued regarding the locations from which samples are taken as shown on the map, locations of the weirs, stagnation and low water flow.

SIXTH ORDER OF BUSINESS

Committee Reports

A. Eco Club Committee Report: Pond Water Quality Monitoring

Mrs. Adams distributed a handout provided by Ms. Montgomery.

Ms. Montgomery stated she previously informed the Boards about the Eco Club's ongoing focus on water quality. She stated Dr. Douglass, of the FGCU water school, spoke recently and it followed a Lee County speaker's January discussion of water quality, which heightened interest in water quality. Several people represent the organization; in the recent issue of Pelican Landing Life, an article titled "What's in the Water at Pelican Landing" was provided by the Club. She would like to read the article and stated that Mr. Bill Dietz would like to speak.

Resident Bruce Turner expressed concern about vegetation, including spikerush being sprayed. He thinks littorals should be protected for the sake of fish and birds.

Mr. Nott stated spikerush is reduced when it extends 20' to 30' into the water but spikerush on the lake bank is not treated on purpose. It can die out naturally when water recedes, or due to damage when selective herbicides are used to treat grasses, broad leaves or vines on the lake banks. When water levels increase, spikerush on the banks will grow back; all beneficial littoral growth is encouraged and supported.

Resident Bruce Turner, who lives on Lake C-4, thinks all lakes need more vegetation and diversity. Mr. Nott will inspect the area and present a summary report at the next meeting.

Mr. McCarthy stated, in recent years, Lake C-4 residents complained about littorals extending from bank to bank; complaints are about too much rather than too little. It was noted that the CDD has been maintaining littorals within the guidelines for the permit for quite a while.

Ms. McVay believes the littorals on her lake vanished due to saltwater intrusion following Hurricane Ian and cannot be replanted due to salinity.

Ms. Montgomery affirmed the CDD's active efforts to increase littorals in the ponds and noted concern about the extent of spraying. In her opinion, applying the minimum amount required seems to be a wise approach.

Creekside Crossing resident Bill Dietz appreciated testing of Canal T-1. He recalled discussion about the breadth of samples and stated, per the Lee County laboratory, there is no funding for more testing. Per the Bonita Springs water steward, they test five locations in Spring Creek for nutrients; once he receives and evaluates the data, he will share it. Five volunteers are performing random testing in Pelican Landing ponds and some ponds that are tested every month. He distributed the results. Asked if bacteria levels in Spring Creek changed, Mr. Dietz stated the level fluctuates, especially in the rainy season. He believes it was 110 last month and it has not exceeded 150 lately, and that the safe norm is 70.

Mr. McCarthy stated he takes offense to the Pelican Landing Eco Club email with the subject "Polluted Ponds at Pelican Landing". He believes that other than the Lake A-16 issue, there has been no pollution. He expressed concern about the attached document from the PLCA newspaper that states, "unfortunately many of our ponds exceed the Florida Department of Environmental Protection's maximum levels" and stated that he challenges that as incorrect; there are no established levels for retention ponds. He appreciates resident interest in CDD activities but thinks there is a misconception that extensive spraying occurs. He asked Mr. Nott to make the reports more accurate so they do not give the wrong impression. He stated that Dr. Douglass' recommendation to "stop cutting the grass within at least five feet of the ponds' edge" came up numerous times but it is beyond the CDD's authority to address. He thinks Dr. Douglass would have been better off directing his comments to the City, as this would probably require an Ordinance by a municipality and hiring Code Enforcement to ensure compliance. The PLCA could possibly address this via a requirement within its codes, given the need to address individual property owners, the HOAs, the Condo Associations and the Golf Club. He does not think they will be successful. He asked for this not to be brought to the CDDs again because the CDDs cannot do anything to help. Regarding the statement in the email that "The Eco Club would like to

encourage the CDDs to adopt a more natural method of pond management.”, he stated that he addressed the Boards about it years ago. He described Mr. Bill Kurth’s efforts as the initial contractor to remove chemicals from treatment, the thick algae on Lake A-2 when he joined the Board and Mr. Andy Nott’s current Sonar® treatments of submersed weeds, with no apparent damage as far as he knows. Sonar® brought the algae under control and reduced the need for algae treatments. There is a balance between maintaining proper appearance and managing the treatments. He takes offense to the comments in the article and asked that the Eco Club restrain themselves from making unfounded comments that damage the CDDs’ good reputation.

Mr. Cramer stated the CDDs work as a team and Staff should work with the Chairs and District Management to improve communications about CDD operations.

Mr. McCarthy finds the call to action in the email, which states, “If there is enough interest as a group we may be able to convince the CDD to make some changes.” very offensive. It takes just a call to him for an issue to be addressed. He stated a Greens Committee Member at The Nest asked why there are no littorals on most of the lakes on the golf course. Most of those lakes are “A” lakes and most cannot grow littorals because of the attenuation of the lake. Due to the slope, the area is sometimes dry and sometimes wet, and a littoral shelf is needed for planting. He asked for Lake A-16 to be inspected. Mrs. Adams stated that an Action Item was added.

Regarding a question about the odor where recycled water is taken in at US-41 and Greenview Drive, Mr. Janek stated the odor is not caused by pollution. Bay Creek sells the water, which is used for irrigation. Mr. McCarthy noted that Lake D-5 is an irrigation lake for effluent water from the sewage treatment plants in Bonita Springs.

B. PLCA Landscape Committee: Presentation of Request for Fund for Surveyor Fees to Determine Slopes

Mrs. Adams distributed the “PLCA/CDD forum items” handout.

There were no comments or questions.

C. Colony Landscape Committee

The Colony Landscape Committee Report was included for informational purposes.

Mr. Adams stated that a Horticulturalist was identified but not yet engaged and the PLCA is engaging a Landscape Architect. Mr. Hoppensteadt stated that two proposals were submitted for the Pennyroyal berm; they are evaluating the slope to see if it is too steep to maintain nutrients and soil conditions. Mr. Adams stated a plan for cul-de-sacs in the Pennyroyal area will be updated and implemented in June or July, when the rainy season starts.

Mr. Cramer stated many are concerned about the Pennyroyal berm; the Landscape Architect that designed it is willing to come out but a Request for Proposals (RFP) is needed. The Landscape Architect designed the community 35 years ago and has all the data and records regarding slope, etc. Ms. Gravenhorst noted that the original designer is deceased.

Ms. McVay stated that Pelican Nest Drive has blank spaces where bushes died. She does not believe mulch is a feature. She noted 10' stretches of mulch in some areas and voiced her opinion that, if one part of the community is done, all areas should look good; however, that would be the responsibility of the PLCA.

Mr. Adams stated that Mr. Kemp is working with the Landscape Committee with regard to Peppermill. They discussed installing a hedge of native sea grape shrubs instead of clusters of sabal palms. Mrs. Adams stated sea grapes tolerate salt water.

Ms. Gravenhorst stated the Landscaping Committee received a request from Spring Creek Village to address an eyesore at the swimming pool area and the bright lights for the park behind Bay Creek and asked how such projects should be prioritized.

Discussion ensued regarding the lights and noise.

Mr. Durney stated the issues were directed to the Landscape Committee. The areas of concern appear to be on the perimeter of the property, such as the Greenview and Pennyroyal berms, and privacy seems to be the area of most concern. The Landscape Committee is aware of the concern but is constrained by resources. He suggested concerns be brought up to the PLCA Board in the hopes that more resources will be allocated. His understanding is that high visibility areas, such as monuments and the south entrance gate, were prioritized.

Directing the CDD's efforts to the Peppermill issue, the futility of pursuing the noise ordinance and the damage on Bay Cedar Drive following hurricanes, were discussed.

Mr. Adams stated additional Ficus will be removed now that the Clusia has grown; it will allow the Clusia to grow taller to be a better buffer. It was noted that it will take several rainy seasons to flush the salt out of the soil. Regarding CDD or PLCA responsibility, Mr. Adams stated replacement of the Clusia hedge several years ago was before the current Agreement with the PLCA. He thinks the Landscape Committee looked at the Bay Cedar buffer and it should be looked at by the PLCA, with Pelican Landing eventually providing some additional plant material.

Discussion ensued regarding replacement of the Ficus with Clusia, removing Ficus with a backhoe, slow growth of Clusia, possibility of adding plantings and being fair in addressing the community's needs.

Mr. Adams stated his understanding that the Landscape Committee and the PLCA are focusing on these areas. It is a matter of getting these areas and the cottages berm, exterior at Waterside, exterior at Bay Cedar and exterior at 41 on the priority list. He thinks Mr. Kemp is discussing the perimeters with the Landscape Committee and the areas of concern will rise to the PLCA.

Mr. Durney stated the priorities will need to be shared with the Landscape Committee so the budget can be prepared and approved. Mr. Hoppensteadt stated Mr. Durney's comments were noted and the PLCA has numerous issues to prioritize, including sidewalks, storm drains, roadways, pavers, etc. He thinks a consultant can conduct surveys and focus groups to prioritize projects. He will work to get a landscape or perimeter line item inserted into the replacement reserve budget. He noted that all have good intentions but a funding mechanism is needed.

SEVENTH ORDER OF BUSINESS

**Update: Maintenance Site Deferred
Maintenance Summary of Costs**

Mr. Adams stated that work on three of the four items commenced last month. The building, the permitted wall and the signage in front were all pressure washed and repainted. Next week, Bentley Electric is anticipated to perform lighting upgrades in working areas and install high volume fans. The HVAC workers will return to remove the remaining materials. Mr. Willis is finalizing the numbers for paving and concrete in staging areas. All deferred maintenance is expected to be completed in 30 days. Mr. Willis is sourcing sheds; a shed to be strapped to the asphalt is anticipated to be procured in the next 30 days. Landscaping will be restored following repaving the area. Construction is progressing nicely.

EIGHTH ORDER OF BUSINESS

**Continued Discussion/Consideration:
Colony Street Lighting Items**

A. Proposals for Rehabilitation of Street Lights

I. Bentley Electric Co of Naples, FL Inc. #24-498 [The Colony Streetlights]

II. Florida Painters [Exterior Painting of The Colony Streetlights]

Mr. Adams stated the items he submitted are not in the agenda; the information in the agenda was presented previously. He presented a spreadsheet with the following options:

➤ Option 3: The Florida Power & Light (FPL) option includes the lease, which would net out \$6,000 per year for electrical costs. \$66,000 per year for ten years totals \$660,000. The cost for

FPL to dispose of the existing would total \$170,000 and, without design, the estimated cost for new power and conduit is approximately \$500,000, eliminating the FPL option.

➤ Option 2: Replacing all the heads and straightening and replacing all 11 poles included in the original option totals approximately \$330,000.

➤ Option 1: The original proposal totaling \$135,345, the amount budgeted against, is recommended by Bob Loos, considering the cost.

Mr. Adams stated Option 1 will likely be completed during the summer.

On MOTION for Bayside by Ms. Gravenhorst and seconded by Ms. Montgomery, with all in favor, Option 1, Bentley Electric Co of Naples, FL Inc. Proposal #24-498 for The Colony Streetlights, in a not-to-exceed amount of \$135,345, was approved.

NINTH ORDER OF BUSINESS

Discussion: Estero River Update

This item was deleted from the agenda.

TENTH ORDER OF BUSINESS

Presentation of Monthly Year-End Financial Forecast (under separate cover)

The Monthly Year-End Financial Forecast was distributed.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements

A. As of January 31, 2025

Mr. Adams stated that Item 10A was accepted at the last meeting.

B. As of February 28, 2025

Mr. Adams distributed Year-End Financial Forecast sheets and noted that the Bayside variance will disappear when the formulas are corrected. The interest rate on the ICS accounts, which started at 4.75%, has fallen to 3.66%.

Discussion ensued regarding the option of purchasing Treasury Bills and the need for liquidity. Mr. Adams will research it and advise.

Mr. Adams stated the Lee County Tax Collector fee increased from \$1.50 to \$2.00 per parcel. The budget will be amended accordingly.

The financials were accepted.

TWELFTH ORDER OF BUSINESS**Approval of February 24, 2025 Joint Regular Meeting Minutes**

On MOTION for Bay Creek by Mr. Janek and seconded by Mr. Travers, with all in favor, the February 24, 2025 Joint 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 February 24, 2025 Joint Regular Meeting Minutes, as amended to include any changes submitted to Management, were approved.

THIRTEENTH ORDER OF BUSINESS**Action/Agenda Items**

This item was not addressed.

FOURTEENTH ORDER OF BUSINESS**Old Business**

There was no old business.

FIFTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Coleman Yovanovich Koester, P.A. [Gregory Urbancic, Esq.]**

Mr. Urbancic stated he is monitoring bills in the current legislative session and will provide updates on matters that might affect CDDs. He will update his original memorandum to include other online courses for the ethics training requirement and email it to Mrs. Adams to distribute.

Mr. McCarthy asked Mr. Urbancic to review the Sunshine Law regarding meetings and email. Mr. Urbancic stated that the general law is that two or more members of the same body cannot have communications on a subject matter that is or might reasonably or foreseeably come before the Board for action, discussion or deliberations. The restrictions pertain to email, text messages, direct messages, face to face conversations, phone calls, intermediaries, etc.

Discussion ensued regarding scenarios and ways to avoid violations.

Ms. Gravenhorst recalled a motion at the last meeting to invite the newly elected PLCA Board Members to a meeting to discuss some items. It was suggested that Board Members suggest some topics. She wanted to share her topics, and she feels that today's discussion regarding what is happening in Bay Creek would be a good topic for discussion.

Mrs. Adams stated that the Bayside motion to invite the newly elected PLCA Board Members to the April meeting passed 3-2, and the Bay Creek motion was not approved.

It was noted that the new PLCA Board will be elected this week.

Ms. Gravenhorst expressed concern that there will not be much time at the April meeting.

The consensus was to schedule the discussion at the end of the May meeting and adjourning the meeting so that Bay Creek Board members can leave. Following the PLCA election, Mr. Adams will invite the new PLCA Board to the May 2025 meeting to meet with Bayside.

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

I. Update: Circles "Adjacent Cul-de Sacs"

II. Update: Installation of Landscape Buffer Adjacent to Pepper Mill

III. Monthly Status Report: Field Operations

IV. NEXT MEETING DATE: April 28, 2025 at 2:00 PM

○ **QUORUM CHECK: BAYSIDE IMPROVEMENT CDD**

○ **QUORUM CHECK: BAY CREEK CDD**

Bayside Supervisors Nicholson, Gravenhorst, McCarthy and Cramer confirmed their attendance at the April 28, 2025 meeting. Supervisor Montgomery might attend via telephone.

Bay Creek Supervisors Addison, Travers, McVay and Durney confirmed their attendance at the April 28, 2025 meeting. Supervisor Janek might attend via telephone.

SIXTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Durney questioned the low amount deducted from the Enterprise 451 fund for Supervisors fees. Mr. Adams stated that the current month's expense seems low because the expenses are paid from multiple line items.

Ms. McVay stated that one of her neighbors asked why there are several dead trees in the Bay Creek island. She asked why the fire bush in the center died and stated that residents are concerned about dead oak trees. Mrs. Adams stated that is an Action Item.

Mr. Kemp stated that he met with Mr. Marty McGee at the first circle in Bay Creek, which has always been treated as a natural area because it is 4' deep in the middle. It is populated with sand oaks and palmettos with fire bush around the edge; the area is maintained and some dead sand oaks were removed. Mr. McGee asked why the trees were not replaced. Mr. Kemp advised that, while the area is maintained, plant for plant replacements are not done in that area. Ms.

McVay stated the fire bush were cut too short, died and were removed. Mr. Kemp stated anyone wanting their circle re-landscaped should call the MCA.

Mr. Cramer discussed the importance of communications. He stated the Annual Meeting agenda came out and he thinks the CDDs should be mentioned in the agenda, as it is the CDDs' responsibility to provide information about what the CDDs are doing. Mr. Adams stated he was invited to speak at the meeting but he is unable to due to a prior commitment; however, one CDD Board Member could volunteer.

SEVENTEENTH ORDER OF BUSINESS**Public Comments: Non-Agenda Items**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS**Adjournment [Bayside Improvement CDD]**

The meeting adjourned at 3:47 p.m.

BAY CREEK BUSINESS ITEM**NINETEENTH ORDER OF BUSINESS****Consideration of Resolution 2025-03, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-03. This Resolution is necessary because the Fiscal Year 2024 expenditures exceeded appropriations by approximately \$9,600. An additional contingency of \$20,000 will be added to account for any last minute journal entries.

On MOTION for Bay Creek by Mr. Addison and seconded by Mr. Durney, with all in favor, Resolution 2025-03, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date, was adopted.

TWENTIETH ORDER OF BUSINESS**Adjournment: [Bay Creek CDD]**

On MOTION for Bay Creek by Mr. Janek and seconded by Mr. Travers, with all in favor the meeting adjourned at 3:49 p.m.

FOR BAYSIDE IMPROVEMENT:

Secretary/Assistant Secretary

Chair/Vice Chair

FOR BAY CREEK:

Secretary/Assistant Secretary

Chair/Vice Chair

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

**ACTION/AGENDA
ITEMS**

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

ACTIVE / ONGOING – NEW 03.24.25 MEETING

- 1.** Mr. Nott: Next samples to be pulled during the rainy season. **ONGOING**
- 2.** Mr. Nott: Inspect Lake C-4 and present a summary report at the next meeting. **ONGOING**
- 3.** Mr. Nott: Inspect Lake A-16; advise whether littorals can be planted. **ONGOING**
- 4.** Mr. Willis: Bentley Electric rehabilitation of The Colony Streetlights, in a not-to-exceed amount of \$135,345, to be completed during the summer of 2025. **ONGOING**

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

ACTIVE / ONGOING – CARRY OVER FROM 02.24.25 MEETING

1. Mr. Adams: Update Boards on final on-site audit of NPDES Annual Report for Cycle 4. **ONGOING**
2. Mr. Adams/Mr. Hoppensteadt: Give contractor benchmark to provide proposal for Palermo drainage issues in parking garage. Ensure slope is towards dry retention area. **ONGOING**
3. Mrs. Adams/Mr. Adams: Post Bonita Springs Utilities Sewer Pipe Repair Report for Pond A-16 to the CDDs' website. **ONGOING**
4. Mr. Nott: Provide proposal for two E. coli tests at Canal T-1. **03.24.25** One completed on March Agenda **COMPLETED after 03.24.25 mtg**
5. Mr. Adams/Mr. Kemp: Ask Mr. Rick Joyce to return as horticulturist. Obtain professional advice and guidance on troubled areas from Lee Co. list of approved horticulturists on Florida Agricultural website. **ONGOING**
6. Mr. Adams and Ms. Gravenhorst to work on an agenda and identify all ongoing issues; inviting the PLCA Board to the May CDD meeting. **ONGOING**
7. Paul Kemp: Obtain quote from Amazon Sheds for a custom shed. **COMPLETED after 03.24.25 mtg**
8. Paul Kemp: Have Bentley Elec. ensure entrance monument lights are uniform. **ONGOING**
9. Mr. Adams: Obtain clarification of \$30,272 in "Undeposited Funds" on Balance Sheet and check why Monthly Year-End Financial Forecast Report for The Colony's "Contractual Services – Light Poles" entry is zero for the first three months. **ONGOING**
10. Mr. Urbancic: Update original memo with other online ethics training courses and email to Mrs. Adams to distribute to the Boards. **ONGOING**
11. Mr. Kemp: Follow up on trimming Kayak Park palmettos. **ONGOING**
12. Ms. Montgomery: Attend and report on Bonita Bay resident group's May 1, 2025 meeting exploring ways to prevent future storm surge damage. **ONGOING**
13. Mr. Adams: Inspect Waterside area about visibility complaints and about lighting and prepare plan to install landscape buffer adjacent to Pepper Mill. **ONGOING**
14. Mr. Adams/group: Inspect the PLCA landscape areas and determine where replacement material is needed and funding and present options, if any, at the next meeting. **ONGOING**

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

ACTIVE /ONGOING – CARRIED OVER OLDER THAN 01.27.25

1. Mr. Kemp: Request proposal from Johnson to remove 3 dead pine trees on lake bank. Evaluate approximately 10 tall pine trees in the preserve, as they present a risk to neighboring homes, should they fall. **02.24.25** Scheduled. **03.24.25** All dead trees to be removed. **COMPLETED after 03.24.25 mtg**
2. Mr. McCarthy: Complete Maintenance Site Deferred application for zoning by March 2025. **02.24.25** Boards: Consider alternative at next meeting. **ONGOING**
3. Mr. Adams: Maintenance Site Deferred electrical work, etc., to proceed. **ONGOING**
4. Mr. Adams: Annual audit - water management permit drawings to be scrutinized and inventory outfalls, drainage areas, etc.; follow up that Palermo project Bay Colony outfall are added to the GIS map. **ONGOING**
5. Mr. Savage: Schedule on-site meeting with Mr. Cramer at Lake A-23 to address questions about the soil samples and drainage issues. **ONGOING**
6. Ms. Hughes: Provide Mr. Kemp life span of PLCA's plants. **ONGOING**
7. Staff: Revise Interlocal Agmt w/ Village of Estero & negotiate accepting maintenance of section of CDD-owned road outside gate. **ONGOING**
8. Mr. Kemp: Work with management on transferring CDD meter to the HOA meter for pairing the CDD lighting with the Cielo monument. **COMPLETED after 03.24.25 mtg**
9. Mr. Adams: Obtain additional proposals for The Colony Street Lighting Items. **COMPLETED after 03.24.25 mtg**
10. Mr. Kemp: See if main gate fountain lights need to be replaced or cleaned. **ONGOING**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

1. Mr. Adams: Include three flower rotations in proposed FY 2026 budget. **COMPLETED 03.24.25**
2. Mr. Adams: Give FPL mid-March deadline to provide LED light poles to The Colony before proceeding with the original plan to repair and replace as needed. **COMPLETED 03.24.25**
3. Update Boards on progress of PLCA Landscape Committee's capital program. **COMPLETED 03.24.25**
4. Mr. Adams: Speak with Jason about adding hazard lights to all lawn mowers and oversize vehicles. **03.24.25 PLCA to contact. REMOVE 03.24.25**
5. Mrs. Adams: Mr. Dietz's comments to be included in the next meeting agenda, under the water testing done by Superior Waterway. **COMPLETED 02.24.25**
6. Mr. Adams: Provide Mr. Francis with a copy of the written Maintenance Agreement between the CDD and the HOA. **COMPLETED 02.24.25**
7. Mr. Adams: Meet with Mr. Barraco to discuss transition, communication issues and the need for one point of contact to better handle urgent issues. **COMPLETED 02.24.25**
8. Mr. Adams: Forward photographs related to Mr. Lienesch's request to PLCA Landscape Committee. **COMPLETED 02.24.25**
9. Mr. Adams: Confirm that Controller moved funds as follows: Bayside: Move \$900,000 from the General Fund into the ICS Account; The Colony: Move \$600,000 from Truist Account into the ICS Account; Bayside: Move \$300,000 from Enterprise Fund into the ICS Account; Bay Creek: Move \$250,000 from the General Fund into the ICS Account. **COMPLETED 02.24.25**
10. Mr. Savage: Review original design parameters and permitting calculations and compare against current data. Identify responsibilities regarding Palermo drainage issues in parking garage. Have MRI review District pipes and grates, while the HOA reviews their pipes. **COMPLETED after 01.27.25 mtg**
11. Mr. Adams: Provide accounting figures supporting Section 4A of NPDES Report to Mr. Durney. **COMPLETED 02.24.25**
12. Mr. Kemp: Provide monthly updates regarding status of filing permit application. **COMPLETED 02.24.25**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

13. Mr. Savage: Inform Bonita Springs Utilities (BSU) that human E-Coli was identified on Lake A-16. Confirm whether the four original model homes still have septic systems or if they were removed properly. Ask about the lift station at Canoe Park. Review Pelican Landing resident email with suggestions about this. **COMPLETED after 01.27.25 mtg**
14. Mr. Adams: Provide update on Bayside CDD's year-to-date non-operating revenues to Mr. McCarthy. **COMPLETED 02.24.25**
15. Mr. Kemp: Provide info to Mr. Adams to determine if CDD is responsible for trimming and cleaning up areas by Cielo. Mr. Adams: Email info to Ms. Haber & Ms. Gravenhorst. **COMPLETED 02.24.25**
16. Mr. Savage: Verify contract addressed all remediation pertaining to Infinity Project and that NPDES preventions are in place. **COMPLETED 02.24.25**
17. Mr. McCarthy: Contact Lee County re: Maintenance & Admin Facility building. **COMPLETED 02.24.25**
18. Mr. Adams: Send materials to Mr. Hoppensteadt with suggestion to re-evaluate Pennyroyal berm. **COMPLETED 02.24.25**
19. Paul Kemp: Send fire bush treatment schedule to Ms. McVay. **COMPLETED 02.24.25**
20. Mr. Kemp: Send contractor's schedule to connect the bypass to Mr. Francis upon receipt. **COMPLETED 02.24.25**
21. Mr. Savage: Contact Bonita Springs Utilities (BSU) to determine which homes are not connected. **COMPLETED 02.25.25**
22. Chuck Adams: Prep & send memo of historical intent between Bay Creek HOA and the CDD. **COMPLETED 01.27.25**
23. Mr. Savage: Forward revisions to NPDES Annual Report before submission. **COMPLETED 12.09.24**
24. Mr. Nott: Test affected lakes for human E. coli contamination. **COMPLETED 12.09.24**
25. Mrs. Adams: The annual NPDES Report to be included in The Landings publication once edits are completed. **COMPLETED 12.09.24**
26. Mr. Nott: Reevaluate treatment of Lake A-16 during dry season. **COMPLETED 10.28.24**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

- 27.** Mr. Savage: Present draft National Pollutant Discharge Elimination System (NPDES) Annual Report to the Boards at the next or following meeting. **COMPLETED 10.28.24**
- 28.** Mr. Savage: Include NPDES Annual Report in next meeting agenda. **COMPLETED 10.28.24**
- 29.** Mr. Nott: Present phosphorus & nitrogen nutrient test results. **COMPLETED 10.28.24**
- 30.** Mr. Nott: Superior Waterway Services, Inc., to test Lakes A-8 & A-16 for possible source of E. coli contamination. **COMPLETED 10.28.24**
- 31.** Mrs. Adams: Send E. coli results to agencies. **COMPLETED 10.28.24**
- 32.** Mr. Adams: Schedule call w/ Mr. McCarthy and Johnson Eng. **COMPLETED 10.28.24**

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

**STAFF
REPORTS A**

MEMORANDUM

To: District Board of Supervisors

From: Gregory L. Urbancic, Esq.
Meagan E. Magaldi, Esq.

Re: Ethics Training Requirements (Updated 2025)

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a community development district organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are required to complete four (4) hours of ethics training each calendar year (“Ethics Training”). The four (4) hours of Ethics Training shall be allocated amongst the following categories: two (2) hours of ethics law, one (1) hour of Sunshine law, and one (1) hour of Public Records law. Supervisors will report their 2025 training when they fill out their Form 1 (Statement of Financial Interests) for the 2026 year by checking a box confirming that they have completed the annual Ethics Training.

The Ethics Training may be completed online, or at a continuing legal education class or other continuing professional education class, seminar, or presentation, provided the required subject matter is covered. It is highly recommended that you keep a record of all trainings, classes, seminars, and/or presentations completed or attended which are used to satisfy the Ethics Training requirements. This record may include date and time of completion. At this time, there is no requirement to submit a certificate of completion of the Ethics Training. However, the Florida Commission on Ethics (“COE”) advises that Supervisors maintain a record in the event they are asked to provide proof of completion of the Ethics Training. Please note that the four (4) hours of the Ethics Training do not have to be completed all at once.

The COE has compiled a list of resources on their website, a link to which can be found below. We recommend that you review the COE website. The COE website has several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside trainings which can be used to satisfy the other categories of the Ethics Training. For your convenience, links to the trainings provided by the COE and other outside trainings are listed below.

1. **General Resource: Florida Commission on Ethics** - [Training - Ethics \(state.fl.us\)](https://www.state.fl.us/coe/training-ethics)
2. **Free Training Programs:**
 - a. **Ethics law** - The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two “hours” in the category of ethics law are required annually. Pursuant to CEO 13-15, “hours” may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

- State Ethics Laws for Constitutional Officers & Elected Municipal Officers
[Video Tutorial](#)
 - Business and Employment Conflicts and Post-Public-Service Restriction
[Video Tutorial](#)
 - Financial Disclosure - Form 1
[Video Tutorial](#)
 - Gifts
[Video Tutorial](#)
 - Voting Conflicts - Local Officers
[Video Tutorial](#)
- b. **Sunshine law and Public Records law** - The Office of the Attorney General offers a free two-hour online course (audio only) which satisfies both the one-hour Sunshine law and one-hour Public Records law portions of the annual training requirement.
- [Video Tutorial](#)
- c. **Ethics law, Sunshine law, and Public Records law** - The Florida League of Cities offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.
- [FLC Ethics Education](#)

3. Other Training Programs

- a. Florida State University's Florida Institute of Government offers a "4-Hour Ethics Course" which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is \$79.00.
- [4-Hour Ethics Course](#)
- b. The Florida Bar offers a course titled "2024 Sunshine Law, Public Records and Ethics for Public Officers and Public Employees" which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is \$365.00. Please note that this course exceeds the four-hour requirement (duration is 6 hours, 13 minutes), is significantly more expensive than the other options, and the material is tailored for attorneys.
- [2024 Sunshine Law, Public Records and Ethics for Public Officers and Public Employees](#)
- c. Other training options will likely be added over time by other education organizations.

If you have any questions regarding this law, or need any additional assistance with locating resources or classes to satisfy any portion of the Ethics Training, please contact the District Manager, or myself.

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

**STAFF
REPORTS
BII**

BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT AND BAY CREEK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 JOINT MEETING SCHEDULE		
LOCATION		
<i>Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2024	Regular Meeting	2:00 PM
December 9, 2024*	Public Hearing & Regular Meeting <i>Irrigation Rates (Bay Creek)</i>	2:00 PM
January 27, 2025	Regular Meeting	2:00 PM
February 24, 2025	Regular Meeting	2:00 PM
March 24, 2025	Regular Meeting	2:00 PM
April 28, 2025	Regular Meeting	2:00 PM
May 19, 2025**	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	2:00 PM
June 23, 2025	Regular Meeting	2:00 PM
July 18, 2025	Budget Workshop	9:00 AM
July 28, 2025	Regular Meeting	2:00 PM
August 25, 2025	Public Hearing and Regular Meeting <i>Adoption of FY26 Proposed Budget</i>	2:00 PM
September 22, 2025	Regular Meeting	2:00 PM
Join Zoom Meeting: https://us02web.zoom.us/j/84137772934 Meeting ID: 841 3777 2934 Dial: 1 929 205 6099 US Meeting ID: 841 3777 2934		

Exceptions

*December meeting date is two (2) weeks earlier to accommodate the holidays.

**May meeting date is one (1) week earlier to accommodate the Memorial Day holiday.