

**BAYSIDE IMPROVEMENT  
AND BAY CREEK**

**COMMUNITY DEVELOPMENT  
DISTRICTS**

**January 24, 2022**

**BOARD OF SUPERVISORS**

**JOINT REGULAR MEETING**

**AGENDA**

# 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

January 14, 2022

**DUE TO COVID-19 RESTRICTIONS BEING IMPLEMENTED AT THE COMMUNITY CENTER, ONLY BOARD MEMBERS/STAFF MAY PARTICIPATE AT THE MEETING'S PHYSICAL LOCATION AND MASKS ARE REQUIRED. PUBLIC AND PRESENTERS MAY JOIN BY VIDEO OR TELECONFERENCE ONLY.**

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 and Public Hearing on January 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 may participate in the Joint Regular 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*

### **JOINT BUSINESS ITEMS**

4. Staff Report: District Engineer – *Barraco and Associates, Inc.*
5. Waterway Inspection Report: *SOLitude Lake Management*
6. Committee Reports
  - A. PLCA Landscape Committee
  - B. Colony Landscape Committee
  - C. Water Quality Task Force
7. Consideration of Award of Contract – Lake Maintenance
8. Discussion: Clarification of Responsibilities Between the CDDs Supervisors and PLCA BOD

9. Presentation of Expanded Financial Statement Schedules *(to be provided under separate cover)*
10. Acceptance of Unaudited Financial Statements as of December 31, 2021
11. Approval of December 6, 2021 Joint Regular Meeting Minutes
12. Action/Agenda Items
13. Old Business
14. Staff Reports

A. District Counsel

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

II. *Daniel Cox, Esq.*

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

I. Monthly Status Report: Field Operations

- Discussion/Presentation: Monthly Report Narrative

II. NEXT MEETING DATE: February 28, 2022 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
Robert Travers	<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
Mary McVay	<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

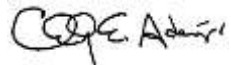
15. Supervisors' Requests
16. Public Comments: *Non-Agenda Items*
17. Adjournment *(Bayside Improvement CDD)*

**BAY CREEK ITEM**

18. Continued Discussion/Consideration: Consent to Use of Easement Agreement for Continued Encroachment of Retaining Wall and Landscape, McKinney Residence, 25131 Ridge Oak Drive
19. Public Hearing to Hear Public Comment and Objections to the Adoption of an Amendment to the Rules of Procedure, Related to the Rates and Charges for Irrigation Utility Usage, Pursuant to Sections 120.54 and 190.035, Florida Statutes
  - A. Affidavits of Publication
    - I. Notice of Rule Development
    - II. Notice of Intent
  - B. Consideration of Resolution 2022-01, Amending the District's Rules Relative to its Irrigation Utility Regulations and Rates and Charges for Utility Service; and Providing an Effective Date
20. Discussion/Consideration: Pelican Nest Golf Course Request to Directional Bore Irrigation Main Under CDD Land Tract
21. Adjournment (Bay Creek CDD)

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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# SOLITUDE

LAKE MANAGEMENT



## Bayside/Baycreek CDD Waterway Inspection Report

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**Reason for Inspection:** Routine Scheduled

**Inspection Date:** 2022-01-07

**Prepared for:**

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

**Prepared by:**

Christina Kennedy, Aquatic Biologist

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

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Site: A-7

Comments:

Normal growth observed

Pennyroyal

Shoreline is well maintained. Spot treat minimal algae and southern naiad around perimeter.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: A-8

Comments:

Requires attention

Pennyroyal

Treat torpedograss in water in the SW cove. Algae and aquatics are controlled.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: A-9

Comments:

Site looks good

Pennyroyal

Shoreline is well maintained. Algae and aquatics are controlled.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: A-11

**Comments:**

Requires attention  
Pennyroyal  
Shoreline needs treatment for  
thistle, Nightshade, pennywort  
and Asiatic dayflower. Algae and  
aquatics are controlled.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

Site: A-12

**Comments:**

Requires attention  
Pennyroyal  
Spot treat sedge and torpedograss.  
Algae and aquatics are controlled.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

Site: A-18

**Comments:**

Requires attention  
Capri  
Spot treat Cattails on W and SW  
bank. Algae and aquatics are  
controlled.



**Action Required:**

Routine maintenance next visit

**Target:**

Cattails

Site: C-3

Comments:

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



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: C-4

Comments:

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



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: D-6

Comments:

Normal growth observed  
Baycrest: Spot treat minimal  
torpedograss and vines. Algae and  
aquatics are controlled. Middle  
aerator was off, will be inspected  
on 1/13/2022.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

## Site: D-8

### Comments:

Requires attention

Baycreek

Spot treat patches of torpedograss in edge of bulrush. Treat for algae and duckweed.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: D-9

### Comments:

Treatment in progress

Baycreek

Observed torpedograss was discolored from recent treatment. Algae and aquatics are controlled.

### Action Required:

Re-inspect next visit

### Target:

Torpedograss



## Site: D-11

### Comments:

Normal growth observed

Cottages

Spot treat minimal torpedograss and pennywort. Algae and aquatics are controlled.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: T-1

### Comments:

Normal growth observed

Southbridge  
Shoreline is well maintained,  
minimal growth noted. Algae and  
aquatics are controlled.



### Action Required:

Routine maintenance next visit

### Target:

Torpedograss

## Site: E-1

### Comments:

Site looks good

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



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

## Site: E-2

### Comments:

Site looks good

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



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

## Site: E-3

### Comments:

Requires attention

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

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: E-4

### Comments:

Normal growth observed

Sand Piper  
Shoreline is well maintained. Spot  
treat light algae and slender  
spikerush growth.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: E-5

### Comments:

Site looks good

Sand Piper  
Shoreline is well maintained.  
Algae and aquatics are controlled.

### Action Required:

Re-inspect next visit

### Target:

Species non-specific



Site: F-3

**Comments:**

Requires attention

Tuscany Isle  
Spot treat torpedograss. Algae and aquatics are controlled.



**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

Site: F-8

**Comments:**

Normal growth observed

Merano  
Shoreline is well maintained.  
Monitor and treat as needed for marine naiad, slender spikerush, and bacopa.



**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

Site: F-12

**Comments:**

Requires attention

Sorrento  
Treat Cattails along preserve edge. Algae and aquatics are controlled.



**Action Required:**

Routine maintenance next visit

**Target:**

Cattails

**Site:** F-14

**Comments:**

Site looks good

Florencia  
Shoreline is well maintained.  
Algae and aquatics are controlled.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site:** F-15

**Comments:**

Site looks good

Florencia  
Shoreline is well maintained.  
Algae and aquatics are controlled.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

## 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.
- Now that the season has transitioned out of the summer/rainy season it is likely that the littorals will begin to enter into winter dormancy. This is triggered by lower temperatures, less rain and sunlight. There may be an increase in brown coloration and a thinning of littorals during this time. This is a normal part of the littoral life cycle, dormancy usually lasts until the spring.

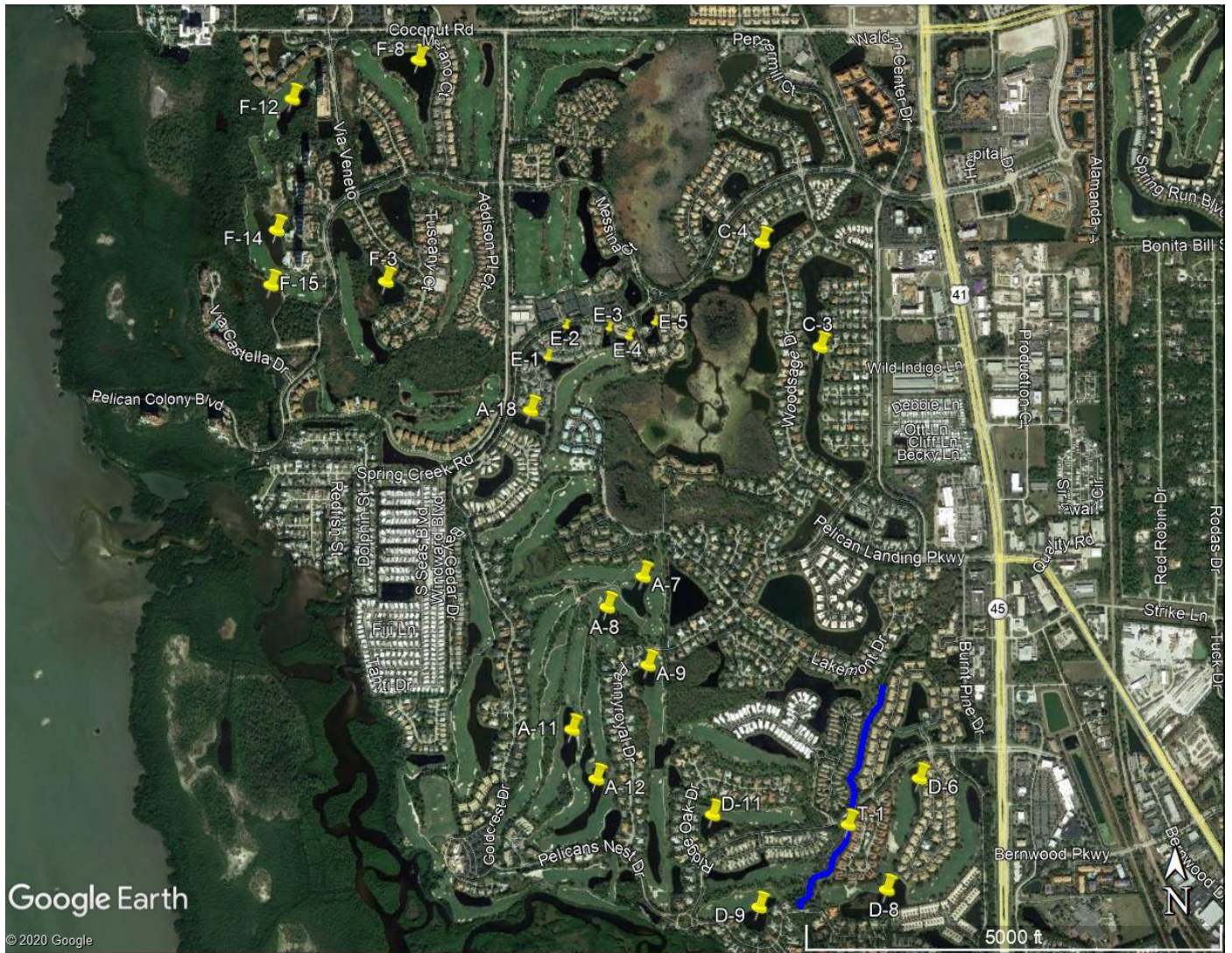
**Additional Observations:**

**Nanobubbles:**

- E1, E2 and A-18: all aeration and nanobubble systems were operational at the time of inspection.
- E3-E5: Nanobubble machines are still awaiting parts for supplied.
- E4: The aerator in E4 was not operating and is scheduled to be inspected on 1/13/2022 for repair.

Site	Comments	Target	Action Required
A-7	Normal growth observed	Submersed vegetation	Routine maintenance next visit
A-8	Requires attention	Torpedograss	Routine maintenance next visit
A-9	Site looks good	Species non-specific	Routine maintenance next visit
A-11	Requires attention	Shoreline weeds	Routine maintenance next visit
A-12	Requires attention	Shoreline weeds	Routine maintenance next visit
A-18	Requires attention	Cattails	Routine maintenance next visit
C-3	Site looks good	Species non-specific	Routine maintenance next visit
C-4	Site looks good	Species non-specific	Routine maintenance next visit
D-6	Normal growth observed	Shoreline weeds	Routine maintenance next visit
D-8	Requires attention	Surface algae	Routine maintenance next visit
D-9	Treatment in progress	Torpedograss	Re-inspect next visit
D-11	Normal growth observed	Shoreline weeds	Routine maintenance next visit
T-1	Normal growth observed	Torpedograss	Routine maintenance next visit
E-1	Site looks good	Species non-specific	Routine maintenance next visit
E-2	Site looks good	Species non-specific	Routine maintenance next visit
E-3	Requires attention	Shoreline weeds	Routine maintenance next visit
E-4	Normal growth observed	Surface algae	Routine maintenance next visit
E-5	Site looks good	Species non-specific	Re-inspect next visit
F-3	Requires attention	Torpedograss	Routine maintenance next visit
F-8	Normal growth observed	Submersed vegetation	Routine maintenance next visit
F-12	Requires attention	Cattails	Routine maintenance next visit
F-14	Site looks good	Species non-specific	Routine maintenance next visit
F-15	Site looks good	Species non-specific	Routine maintenance next visit





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

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**Bayside Improvement and Bay Creek  
Community Development Districts**  
9220 Bonita Beach Road, Suite 214 • Bonita Springs, Florida 34135  
Phone (239) 498-9020

**MEMORANDUM**

Date: January 24, 2022

To: Bayside Improvement & Baycreek Board of Supervisors

From: Cleo Adams – Assistant District Manager

Subject: Consideration of Award of Contract – Lake Maintenance

Cc: File

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The Lake Management contract is set to expire 1/31/22. Staff has recently put out a request for bids for this service. The bid was advertised in the Fort Myers News Press as required by statute. Four companies were invited to the pre-bid meeting with three attending and were provided bid packages. Your current Contractor is the only bid submittal.

Solitude Lake Management has been maintaining your lakes since 2003, with the exception of short stints' with Aquagenix, Clarke Services & Aquatic Systems.

The first-year contract submittal is \$265,992.00 with a Second-year consideration of \$273,972.00

The current year contract price is \$279,996.00 Your 2021/22 combined budget appropriated \$317,000.00, which includes your annual lease of the Nano Bubbler Systems for this service.

The District Reserves the right to accept or reject any and all bids, to waive irregularities, technical errors and formalities, and to award the contract as it deems will best serve the interest of the district's.

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

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**BAYSIDE IMPROVEMENT AND BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICTS  
FINANCIAL STATEMENTS  
UNAUDITED  
DECEMBER 31, 2021**

**BAYSIDE IMPROVEMENT AND BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICTS  
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**BAYSIDE IMPROVEMENT AND BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2021**

	General Fund			Total Governmental Funds
	General Fund 001 & 101	General Fund 002	Uninsurable Assets Fund 302 & 354	
<b>ASSETS</b>				
Cash				
SunTrust	\$ 934,035	\$355,296	\$ -	\$ 1,289,331
FineMark MM	295,457	83,005	-	378,462
FineMark ICS	-	4,633	-	4,633
Accounts receivable (clearing fund)	1,164,922	364,451	-	1,529,373
Due from other funds				
Bayside general fund 001	3,477	-	-	3,477
Bayside general fund 002 - The Colony	-	113	-	113
Due from Bay Creek - enterprise fund 451	6	-	-	6
Prepaid expense	130	-	-	130
WC deposit	1,806	-	-	1,806
Deposits	125	555	-	680
Total assets	<u>\$ 2,399,958</u>	<u>\$808,053</u>	<u>\$ -</u>	<u>\$ 3,208,011</u>
<b>LIABILITIES &amp; FUND BALANCES</b>				
<b>Liabilities</b>				
Accounts payable	\$ 1,520	\$ 386	\$ -	\$ 1,906
Due to other funds				
Bayside general fund 002 - The Colony	113	-	-	113
Bay Creek - general fund 101	3,477	-	-	3,477
Due to Bayside - enterprise fund 401	673	-	-	673
Due to Bay Creek - enterprise fund 451	248	-	-	248
Total liabilities	<u>6,031</u>	<u>386</u>	<u>-</u>	<u>6,417</u>
<b>Fund Balances</b>				
Unassigned	<u>2,393,927</u>	<u>807,667</u>	<u>-</u>	<u>3,201,594</u>
Total fund balances	<u>2,393,927</u>	<u>807,667</u>	<u>-</u>	<u>3,201,594</u>
Total liabilities and fund balances	<u>\$ 2,399,958</u>	<u>\$808,053</u>	<u>\$ -</u>	<u>\$ 3,208,011</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 DECEMBER 31, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - net	\$ 1,167,675	\$ 2,104,374	\$ 2,315,361	91%
Interest	30	50	1,500	3%
Street sweeping	-	-	10,000	0%
Total revenues	<u>1,167,705</u>	<u>2,104,424</u>	<u>2,326,861</u>	90%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,614	4,844	19,377	25%
Engineering	75	673	21,750	3%
Legal	1,613	3,019	24,000	13%
Audit	-	-	18,000	0%
Management	3,500	10,500	42,000	25%
Accounting & payroll	1,400	4,200	16,799	25%
Computer services	420	1,260	5,040	25%
Assessment roll preparation* <sup>1</sup>	8,476	8,476	8,476	100%
Telephone	79	238	950	25%
Postage & reproduction	155	246	1,350	18%
Printing & binding	410	1,230	4,918	25%
Legal notices and communications	-	272	1,125	24%
Office supplies	-	346	600	58%
Subscriptions & memberships	-	263	263	100%
ADA website compliance	-	158	253	62%
Insurance* <sup>1</sup>	-	17,252	17,168	100%
Miscellaneous (bank fees)	334	1,091	6,750	16%
Total administrative	<u>18,076</u>	<u>54,068</u>	<u>188,819</u>	29%
<b>Field management</b>				
Other contractual	3,150	9,450	37,799	25%
Total field management services	<u>3,150</u>	<u>9,450</u>	<u>37,799</u>	25%
<b>Water management</b>				
NPDES program	-	-	3,165	0%
Other contractual services: lakes	15,948	48,317	200,661	24%
Other contractual services: wetlands	-	1,559	37,980	4%
Other contractual services: culverts/drains	-	3,165	37,980	8%
Other contractual services: lake health	-	-	6,330	0%
Aquascaping* <sup>1</sup>	-	1,634	18,990	9%
Capital outlay	-	-	9,495	0%
Contingencies	-	412	-	N/A
Repairs and Maintenance (Aerators)	75	150	9,495	2%
Total water management services	<u>16,023</u>	<u>55,237</u>	<u>324,096</u>	17%



**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 DECEMBER 31, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
<b>Street lighting</b>				
Electricity	4,051	8,000	39,000	21%
Contractual services-lightpole	6,807	14,320	40,000	36%
Total street lighting services	<u>10,858</u>	<u>22,320</u>	<u>79,000</u>	28%
<b>Landscaping</b>				
Supervisor	9,954	28,699	120,000	24%
Personnel services	68,026	199,046	950,000	21%
Capital outlay	3,871	3,871	55,000	7%
Fuel	2,874	8,986	22,000	41%
Repairs and maintenance (parts)	1,897	5,899	40,000	15%
Insurance* <sup>1</sup>	-	14,559	14,769	99%
Minor operating equipment	480	2,067	20,000	10%
Horticulture dumpster	350	4,900	35,000	14%
Employee uniforms	3,742	6,495	26,000	25%
Chemicals	2,128	16,584	55,000	30%
Flower program* <sup>2</sup>	844	45,402	125,000	36%
Mulch program* <sup>2</sup>	33,488	58,128	80,000	73%
Plant replacement program* <sup>2</sup>	822	967	50,000	2%
Other contractual - tree trimming* <sup>1</sup>	-	-	9,495	0%
Other contractual - horticulturalist	-	-	2,000	0%
Other contractual - training	-	-	1,500	0%
Maintenance tracking software	959	959	3,500	27%
Fountain maintenance	732	1,064	7,500	14%
Office operations	1,885	4,533	25,000	18%
Monument maintenance	-	-	20,000	0%
Total landscaping services	<u>132,052</u>	<u>402,159</u>	<u>1,661,764</u>	24%
<b>Roadway</b>				
Personnel	655	1,947	7,800	25%
Repairs and maintenance - parts	-	-	7,500	0%
Insurance	-	1,597	1,600	100%
Total roadway services	<u>655</u>	<u>3,544</u>	<u>16,900</u>	21%

**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 DECEMBER 31, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
<b>Parks &amp; recreation</b>				
Utilities	1,367	2,906	8,500	34%
Operating supplies	-	-	1,000	0%
Total parks & recreation	<u>1,367</u>	<u>2,906</u>	<u>9,500</u>	31%
<b>Other fees &amp; charges</b>				
Property appraiser	-	3,625	3,625	100%
Tax collector	2,628	5,360	5,358	100%
Total other fees & charges	<u>2,628</u>	<u>8,985</u>	<u>8,983</u>	100%
Total expenditures	<u>184,809</u>	<u>558,669</u>	<u>2,326,861</u>	24%
Excess/(deficiency) of revenues over/(under) expenditures	982,896	1,545,755	-	
Fund balances - beginning	1,411,031	210,423	280,267	
Fund balances - ending	<u>\$ 2,393,927</u>	<u>\$ 2,393,927</u>	<u>\$ 280,267</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  
DECEMBER 31, 2021**

	Bayside Improvement Enterprise Fund 401	Bay Creek Enterprise Fund 451	Total Enterprise Funds 401 & 451
<b>ASSETS</b>			
<b>Current assets:</b>			
Cash			
Wells Fargo	\$ 795,364	\$ -	\$ 795,364
SunTrust	273,871	77,102	350,973
Due from Bayside general fund 001	553	248	801
Due from Bay Creek general fund 101	120	-	120
Due from Bay Creek enterprise fund 451	88,186	-	88,186
Accounts receivable (clearing fund)	127,462	40,291	167,753
WC deposit	104	35	139
Total current assets	<u>1,285,660</u>	<u>117,676</u>	<u>1,403,336</u>
<b>Noncurrent assets:</b>			
Capital assets			
Property, plant and equipment	1,657,913	18,320	1,676,233
Irrigation system	-	596,951	596,951
Less accumulated depreciation	<u>(1,564,437)</u>	<u>(513,288)</u>	<u>(2,077,725)</u>
Total capital assets, net of accumulated depreciation	<u>93,476</u>	<u>101,983</u>	<u>195,459</u>
Total noncurrent assets	<u>93,476</u>	<u>101,983</u>	<u>195,459</u>
Total assets	<u>1,379,136</u>	<u>219,659</u>	<u>1,598,795</u>
<b>LIABILITIES</b>			
<b>Current liabilities:</b>			
Unearned revenue	6,048	4,714	10,762
Accounts payable	290	97	387
Customer deposits	47,824	12,189	60,013
Due to Bay Creek general fund 101	-	3	3
Due to Bay Creek enterprise fund 451	-	3	3
Due to Bayside enterprise fund 401	-	88,186	88,186
Total current liabilities	<u>54,162</u>	<u>105,192</u>	<u>159,354</u>
<b>NET POSITION</b>			
Net investment in capital assets	93,476	101,983	195,459
Unrestricted	1,231,498	12,484	1,243,982
Total net position	<u>\$ 1,324,974</u>	<u>\$ 114,467</u>	<u>\$ 1,439,441</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 DECEMBER 31, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
<b>OPERATING REVENUES:</b>				
<b>Charges for services</b>				
Assessment levy - net	\$ 167,793	\$ 302,657	\$ 334,494	90%
Irrigation	52,119	138,902	581,896	24%
Meter fees	-	-	3,500	0%
Total operating revenues	<u>219,912</u>	<u>441,559</u>	<u>919,890</u>	48%
<b>OPERATING EXPENSES:</b>				
<b>Administrative services</b>				
Supervisor's fees	538	1,614	6,459	25%
Engineering fees	25	224	7,250	3%
Legal	537	1,007	8,000	13%
Audit	-	-	6,000	0%
Management	1,340	4,020	16,082	25%
Accounting & payroll	467	1,400	5,600	25%
Computer services	140	420	1,680	25%
Utility billing	3,440	6,877	29,000	24%
Telephone	25	77	311	25%
Postage & reproduction	55	84	450	19%
Printing and binding	136	409	1,639	25%
Legal notices and communications	-	91	375	24%
Office supplies	-	115	200	58%
Subscription and memberships	-	88	87	101%
ADA website compliance	-	52	147	35%
Insurance* <sup>1</sup>	-	5,750	5,976	96%
Miscellaneous	119	364	2,250	16%
Total administrative services	<u>6,822</u>	<u>22,592</u>	<u>91,506</u>	25%
<b>Field management services</b>				
Other contractual services	1,051	3,151	12,600	25%
Total field management services	<u>1,051</u>	<u>3,151</u>	<u>12,600</u>	25%
<b>Water management services</b>				
NPDES program	-	-	1,835	0%
Other contractual services: lakes	9,245	28,013	116,339	24%
Other contractual services: wetlands	-	904	22,020	4%
Other contractual services: culverts/drains	-	1,835	22,020	8%
Other contractual services: lake health	-	-	3,670	0%
Aquascaping* <sup>1</sup>	-	947	11,010	9%
Capital outlay	-	-	5,505	0%
Repairs and Maintenance (Aerators)*	44	87	5,505	2%
Contingencies	-	239	-	N/A
Total water management services	<u>9,289</u>	<u>32,025</u>	<u>187,904</u>	17%

**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 DECEMBER 31, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
<b>Landscape services</b>				
Other contractual - tree trimming	-	-	5,505	0%
Total landscape services	-	-	5,505	0%
<b>Roadway services</b>				
Personnel	275	823	4,394	19%
Repairs and maintenance - parts	-	-	1,835	0%
Insurance	16	1,195	250	478%
Total irrigation supply services	291	2,018	6,479	31%
<b>Irrigation supply services</b>				
Personnel	6,352	18,329	78,500	23%
Reclaimed water	8,621	19,527	75,646	26%
Repairs and maintenance - parts	2,057	8,631	25,000	35%
Insurance* <sup>1</sup>	-	10,467	10,500	100%
Minor operating equipment	-	-	151,475	0%
Meter costs	1,263	3,187	7,500	42%
Other contractual services	340	2,031	9,000	23%
Electricity	-	14,280	100,000	14%
Pumps & machinery	1,355	16,980	50,000	34%
Depreciation	4,876	14,628	60,000	24%
Total irrigation supply services	24,864	108,060	567,621	19%
Total operating expenses	42,317	167,846	871,615	19%
Operating income/(loss)	177,595	273,713	48,275	
Nonoperating revenues/(expenses):				
Interest income	3	7	500	1%
Total nonoperating revenues	3	7	500	1%
Change in net position	177,598	273,720	48,775	
Total net position - beginning	1,261,843	1,165,721	1,136,690	
Total net position - ending	<u>\$ 1,439,441</u>	<u>\$ 1,439,441</u>	<u>\$ 1,185,465</u>	

\*<sup>1</sup> Typically an annual expense.

\*<sup>2</sup> Typically a seasonal expense.

**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2021**

	General Fund			Total Governmental Funds
	001	The Colony 002	Uninsurable Assets 302	
<b>ASSETS</b>				
Cash				
SunTrust	\$ 776,872	\$355,296	\$ -	\$ 1,132,168
FineMark MM	64,106	83,005	-	147,111
FineMark ICS	-	4,633	-	4,633
Accounts receivable (clearing fund)	947,399	364,451	-	1,311,850
Due from other funds				
Bayside general fund 002 - The Colony	-	113	-	113
Prepaid expense	130	-	-	130
WC deposit	1,462	-	-	1,462
Deposits	125	555	-	680
Total assets	<u>\$ 1,790,094</u>	<u>\$ 808,053</u>	<u>\$ -</u>	<u>\$ 2,598,147</u>
<b>LIABILITIES &amp; FUND BALANCES</b>				
<b>Liabilities</b>				
Accounts payable	\$ 1,233	\$ 386	\$ -	\$ 1,619
Due to other funds				
Bayside general fund 002 - The Colony	113	-	-	113
Due to other governments (Bay Creek)				
Bay Creek - general fund 101	3,477	-	-	3,477
Bay Creek - enterprise fund 451	248	-	-	248
Due to Bayside - enterprise fund 401	553	-	-	553
Total liabilities	<u>5,624</u>	<u>386</u>	<u>-</u>	<u>6,010</u>
<b>Fund balances</b>				
Unassigned	1,784,470	807,667	-	2,592,137
Total fund balances	<u>1,784,470</u>	<u>807,667</u>	<u>-</u>	<u>2,592,137</u>
Total liabilities and fund balances	<u>\$ 1,790,094</u>	<u>\$ 808,053</u>	<u>\$ -</u>	<u>\$ 2,598,147</u>

**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - net	\$ 950,023	\$ 1,706,285	\$ 1,864,454	92%
Interest	8	17	1,211	1%
Street sweeping	-	-	8,072	0%
Total revenue	<u>950,031</u>	<u>1,706,302</u>	<u>1,873,737</u>	91%
<b>EXPENDITURES</b>				
<b>Administration services</b>				
Supervisors	807	2,422	9,689	25%
Engineering	61	546	17,648	3%
Legal	1,309	2,450	19,474	13%
Audit	-	-	9,000	0%
Management	2,840	8,520	34,079	25%
Accounting & payroll	1,136	3,408	13,631	25%
Computer services	341	1,022	4,089	25%
Assessment roll preparation* <sup>1</sup>	6,877	6,877	6,877	100%
Telephone	64	193	771	25%
Postage & reproduction	128	202	1,095	18%
Printing & binding	333	998	3,990	25%
Legal notices and communications	-	221	913	24%
Office supplies	-	281	487	58%
Subscriptions & memberships	-	213	213	100%
ADA website compliance	-	128	205	62%
Insurance* <sup>1</sup>	-	8,626	8,584	100%
Miscellaneous (bank fees)	267	885	5,477	16%
Total administration services	<u>14,163</u>	<u>36,992</u>	<u>136,222</u>	27%
<b>Field management</b>				
Other contractual services	2,556	7,668	30,670	25%
Total field management services	<u>2,556</u>	<u>7,668</u>	<u>30,670</u>	25%
<b>Water management</b>				
NPDES program	-	-	2,568	0%
Other contractual services: lakes	12,940	39,204	162,816	24%
Other contractual services: wetlands	-	1,265	30,817	4%
Other contractual service: culverts/drains	-	2,568	30,817	8%
Other contractual services: lake health	-	-	5,136	0%
Aquascaping* <sup>1</sup>	-	1,326	15,408	9%
Capital outlay	-	-	7,704	0%
Contingencies	-	334	-	N/A
Repairs and Maintenance (Aerators)	61	122	7,704	2%
Total water management services	<u>13,001</u>	<u>44,819</u>	<u>262,970</u>	17%

**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
<b>Street lighting</b>				
Electricity	3,284	6,489	31,645	21%
Contractual services-lightpole	5,523	11,619	32,456	36%
Total street lighting services	<u>8,807</u>	<u>18,108</u>	<u>64,101</u>	28%
<b>Landscaping</b>				
Supervisor	8,076	23,285	97,368	24%
Personnel	55,187	161,480	770,830	21%
Capital outlay	3,141	3,141	44,627	7%
Fuel	2,332	7,291	17,851	41%
Repairs & maintenance (parts)	1,539	4,786	32,456	15%
Insurance* <sup>1</sup>	-	11,788	11,984	98%
Minor operating equipment	390	1,677	16,228	10%
Horticultural dumpster	284	3,976	28,399	14%
Employee uniforms	3,036	5,270	21,096	25%
Chemicals	1,727	13,456	44,627	30%
Flower program* <sup>2</sup>	685	36,839	101,425	36%
Mulch program* <sup>2</sup>	27,172	47,165	64,912	73%
Plant replacement program* <sup>2</sup>	667	785	40,570	2%
Other contractual - tree trimming* <sup>1</sup>	-	-	7,704	0%
Other contractual - horticulturalist	-	-	1,623	0%
Other contractual - training	-	-	1,217	0%
Maintenance tracking software	778	778	2,840	27%
Fountain maintenance	594	863	6,086	14%
Office operations	1,529	3,678	20,285	18%
Monument maintenance	-	-	16,228	0%
Total landscaping services	<u>107,137</u>	<u>326,258</u>	<u>1,348,356</u>	24%
<b>Roadway services</b>				
Personnel	531	1,580	6,329	25%
Repairs & maintenance - parts	-	-	6,086	0%
Insurance	-	1,293	1,298	100%
Total roadway services	<u>531</u>	<u>2,873</u>	<u>13,713</u>	21%
<b>Parks &amp; recreation</b>				
Utilities	1,312	2,790	8,160	34%
Operating supplies	-	-	960	0%
Total parks & recreation	<u>1,312</u>	<u>2,790</u>	<u>9,120</u>	31%



**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
<b>Other fees &amp; charges</b>				
Property appraiser	-	3,480	3,480	100%
Tax collector	2,523	5,130	5,144	100%
Total other fees & charges	<u>2,523</u>	<u>8,610</u>	<u>8,624</u>	100%
Total expenditures	<u>150,030</u>	<u>448,118</u>	<u>1,873,776</u>	24%
Excess/(deficiency) of revenues over/(under) expenditures	800,001	1,258,184	(39)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer in	-	355,346	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>355,346</u>	<u>-</u>	N/A
Net change in fund balances	800,001	1,613,530	(39)	
Fund balances - beginning	984,469	170,940	227,716	
Fund balances - ending	<u>\$ 1,784,470</u>	<u>\$ 1,784,470</u>	<u>\$ 227,677</u>	

\*<sup>1</sup> Typically an annual expense.

\*<sup>2</sup> 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 DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - net	\$ 364,451	\$ 654,373	\$ 717,152	91%
Interest & miscellaneous	7	21	2,500	1%
Total revenues	<u>364,458</u>	<u>654,394</u>	<u>719,652</u>	91%
<b>EXPENDITURES</b>				
<b>Administrative services</b>				
Accounting & payroll	782	2,345	9,380	25%
Computer services	284	853	3,411	25%
Assessment roll preparation* <sup>1</sup>	1,150	1,150	1,150	100%
Field management	1,184	3,553	14,211	25%
Other current charges	51	156	-	N/A
Total administrative services	<u>3,451</u>	<u>8,057</u>	<u>28,152</u>	29%
<b>Street lighting services</b>				
Contractual services - light poles* <sup>1</sup>	-	-	5,000	0%
Total street lighting services	<u>-</u>	<u>-</u>	<u>5,000</u>	0%
<b>Landscaping maintenance services</b>				
Personnel services	25,228	70,616	333,000	21%
Other contractual - horticulturalists	-	-	1,500	0%
Other contractual - training	-	-	1,500	0%
Rentals & leases	-	-	20,000	0%
Fuel	-	147	8,000	2%
Repairs & maintenance (parts)	639	2,376	15,000	16%
Insurance* <sup>1</sup>	-	2,374	3,000	79%
Horticulture dumpster	-	3,150	19,000	17%
Miscellaneous equipment	-	-	2,500	0%
Chemicals	2,526	6,169	15,000	41%
Flower program* <sup>2</sup>	-	21,864	50,000	44%
Mulch program* <sup>2</sup>	-	20,742	45,000	46%
Plant replacement program* <sup>2</sup>	1,011	6,744	40,000	17%
Other contractual - tree trimming* <sup>2</sup>	-	-	10,000	0%
Monument maintenance	-	-	3,000	0%
Total landscaping maintenance services	<u>29,404</u>	<u>134,182</u>	<u>566,500</u>	24%

**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 002 - THE COLONY  
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>Fountain services</b>				
Operating supplies	27,716	46,296	120,000	39%
Total fountain services	<u>27,716</u>	<u>46,296</u>	<u>120,000</u>	39%
Total expenditures	<u>60,571</u>	<u>188,535</u>	<u>719,652</u>	26%
Net increase/(decrease) of fund balance	303,887	465,859	-	
Fund balance - beginning	503,780	341,808	294,464	
Fund balance - ending	<u>\$ 807,667</u>	<u>\$ 807,667</u>	<u>\$ 294,464</u>	

\*<sup>1</sup> Typically an annual expense.

\*<sup>2</sup> Typically a seasonal expense.

**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 302 - UNINSURED ASSETS  
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest & miscellaneous	\$ -	\$ 2
Total revenues	-	2
<b>EXPENDITURES</b>		
Other current charges	-	50
Total expenditures	-	50
Excess/(deficiency) of revenues		
Over/(under) expenditures	-	(48)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers out	-	(355,345)
Total other financing sources/(uses)	-	(355,345)
Net increase/(decrease) of fund balance	-	(355,393)
Fund balance - beginning	-	355,393
Fund balance - ending	\$ -	\$ -

**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICTS  
STATEMENT OF NET POSITION  
ENTERPRISE FUND 401  
DECEMBER 31, 2021**

	<u>Bayside Improvement Enterprise Fund 401</u>
<b>ASSETS</b>	
<b>Current assets:</b>	
Cash	
Wells Fargo	\$ 795,364
SunTrust	273,871
Due from Bayside general fund 001	553
Due from Bay Creek general fund 101	120
Due from Bay Creek enterprise fund	88,186
Accounts receivable (clearing fund)	127,462
WC deposit	104
Total current assets	<u>1,285,660</u>
<b>Noncurrent assets:</b>	
Capital assets	
Property, plant and equipment	1,657,913
Less accumulated depreciation	<u>(1,564,437)</u>
Total capital assets, net of accumulated depreciation	<u>93,476</u>
Total noncurrent assets	<u>93,476</u>
Total assets	<u>1,379,136</u>
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	290
Unearned revenue	6,048
Customer deposits	47,824
Total current liabilities	<u>54,162</u>
<b>NET POSITION</b>	
Net investment in capital assets	93,476
Unrestricted	1,231,498
Total net position	<u>\$ 1,324,974</u>

**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN FUND NET POSITION  
ENTERPRISE FUND 401  
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>Operating revenues</b>				
Charges for services:				
Assessment levy - net	\$ 127,492	\$ 228,913	\$ 250,870	91%
Irrigation	37,974	98,521	400,000	25%
Meter fees	-	-	2,625	0%
Total operating revenues	<u>165,466</u>	<u>327,434</u>	<u>653,495</u>	50%
<b>Operating expenses</b>				
<b>Administrative services</b>				
Supervisors	269	807	3,230	25%
Engineering	19	168	5,438	3%
Legal	403	755	6,000	13%
Audit	-	-	3,000	0%
Management	1,005	3,015	12,062	25%
Accounting & payroll	350	1,050	4,200	25%
Computer services	105	315	1,260	25%
Utility billing	2,580	5,158	21,750	24%
Telephone	19	58	233	25%
Postage & reproduction	41	63	338	19%
Printing and binding	102	307	1,229	25%
Legal notices and communications	-	68	281	24%
Office supplies	-	86	150	57%
Subscription and memberships	-	66	65	102%
ADA website compliance	-	39	110	35%
Insurance* <sup>1</sup>	-	2,875	2,988	96%
Miscellaneous	89	273	1,688	16%
Total administrative services	<u>4,982</u>	<u>15,103</u>	<u>64,022</u>	24%
<b>Field management services</b>				
Other contractual services	788	2,363	9,450	25%
Total field management services	<u>788</u>	<u>2,363</u>	<u>9,450</u>	25%
<b>Water management services</b>				
NPDES program	-	-	1,376	0%
Other contractual services: lakes	6,934	21,010	87,254	24%
Other contractual services: wetlands	-	678	16,515	4%
Other contractual services: culverts/drains	-	1,376	16,515	8%
Other contractual services: lake health	-	-	2,753	0%
Aquascaping* <sup>1</sup>	-	710	8,258	9%
Capital outlay	-	-	4,129	0%
Repairs and Maintenance (Aerators)*	33	65	4,129	2%
Total water management services	<u>6,967</u>	<u>24,018</u>	<u>140,929</u>	17%

**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN FUND NET POSITION  
ENTERPRISE FUND 401  
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>Landscape services</b>				
Other contractual - tree trimming	-	-	4,129	0%
Total landscape services	-	-	4,129	0%
<b>Roadway services</b>				
Personnel	206	617	3,296	19%
Repairs and maintenance - parts	-	-	1,376	0%
Insurance	12	896	188	477%
Total irrigation supply services	218	1,513	4,860	31%
<b>Irrigation supply services</b>				
Personnel	4,764	13,747	58,875	23%
Repairs and maintenance - parts	1,543	6,474	18,750	35%
Insurance* <sup>1</sup>	-	7,850	7,875	100%
Surplus RCS Water-Bayside	-	-	151,475	0%
Meter costs	947	2,390	5,625	42%
Other contractual services	255	1,523	6,750	23%
Electricity	-	10,710	75,000	14%
Pumps & machinery	1,016	12,736	37,500	34%
Depreciation	3,626	10,878	45,000	24%
Total irrigation supply services	12,151	66,308	406,850	16%
Total operating expenses	25,106	109,305	630,240	17%
Operating income/(loss)	140,360	218,129	23,255	
Nonoperating revenues/(expenses)				
Interest income	2	6	375	2%
Total nonoperating revenues	2	6	375	2%
Change in net position	140,362	218,135	23,630	
Total net position - beginning	1,184,612	1,106,839	1,029,712	
Total net position - ending	<u>\$ 1,324,974</u>	<u>\$ 1,324,974</u>	<u>\$ 1,053,342</u>	

\*<sup>1</sup> Typically an annual expense.

**BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2021**

	General Fund		Total Governmental Funds
	101	Uninsurable Assets 354	
<b>ASSETS</b>			
Cash			
SunTrust	\$157,163	\$ -	\$ 157,163
FineMark MM	231,351	-	231,351
Accounts receivable (clearing fund)	217,523	-	217,523
Due from Bay Creek - enterprise fund 451	6	-	6
Due from other governments - Bayside Improvement			
Bayside general fund 001	3,477	-	3,477
WC deposit	344	-	344
Total assets	<u>\$609,864</u>	<u>\$ -</u>	<u>\$ 609,864</u>
<b>LIABILITIES &amp; FUND BALANCES</b>			
<b>Liabilities</b>			
Accounts payable	\$ 287	\$ -	\$ 287
Due to other governments - Bayside Improvement			
Bayside - enterprise fund 401	120	-	120
Total liabilities	<u>407</u>	<u>-</u>	<u>407</u>
<b>Fund balances</b>			
Unassigned	609,457	-	609,457
Total fund balances	<u>609,457</u>	<u>-</u>	<u>609,457</u>
Total liabilities and fund balances	<u>\$609,864</u>	<u>\$ -</u>	<u>\$ 609,864</u>



**BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 101  
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - net	\$ 217,652	\$ 398,089	\$ 450,873	88%
Interest	22	33	291	11%
Street sweeping	-	-	1,928	0%
Total revenues	<u>217,674</u>	<u>398,122</u>	<u>453,092</u>	88%
<b>EXPENDITURES</b>				
<b>Administration services</b>				
Supervisors	807	2,422	9,689	25%
Engineering	14	127	4,102	3%
Legal	304	569	4,526	13%
Audit	-	-	9,000	0%
Management	660	1,980	7,921	25%
Accounting & payroll	264	792	3,168	25%
Computer services	79	238	951	25%
Assessment roll preparation* <sup>1</sup>	1,599	1,599	1,599	100%
Telephone	15	45	179	25%
Postage & reproduction	27	44	255	17%
Printing & binding	77	232	928	25%
Legal notices and communications	-	51	212	24%
Office supplies	-	65	113	58%
Subscriptions & memberships	-	50	50	100%
ADA website compliance	-	30	48	63%
Insurance* <sup>1</sup>	-	8,626	8,584	100%
Miscellaneous (bank fees)	67	206	1,273	16%
Total administration services	<u>3,913</u>	<u>17,076</u>	<u>52,598</u>	32%
<b>Field management fees</b>				
Other contractual	594	1,782	7,129	25%
Total field management	<u>594</u>	<u>1,782</u>	<u>7,129</u>	25%
<b>Water management</b>				
NPDES program	-	-	597	0%
Other contractual services: lakes	3,008	9,113	37,845	24%
Other contractual services: wetlands	-	294	7,163	4%
Other contractual service: culverts/drains	-	597	7,163	8%
Other contractual services: lake health	-	-	1,194	0%
Aquascaping* <sup>1</sup>	-	308	3,582	9%
Capital outlay	-	-	1,791	0%
Contingencies	-	78	-	N/A
Repairs and Maintenance (Aerators)	14	28	1,791	2%
Total water management	<u>3,022</u>	<u>10,418</u>	<u>61,126</u>	17%

**BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 101  
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
<b>Street lighting</b>				
Electricity	767	1,511	7,355	21%
Contractual services-lightpole	1,284	2,701	7,544	36%
Total street lighting	<u>2,051</u>	<u>4,212</u>	<u>14,899</u>	28%
<b>Landscape services</b>				
Supervisor	1,878	5,414	22,632	24%
Personnel services	12,839	37,566	179,170	21%
Capital outlay	730	730	10,373	7%
Fuel	542	1,695	4,149	41%
Repairs and maintenance (parts)	358	1,113	7,544	15%
Insurance* <sup>1</sup>	-	2,771	2,785	99%
Minor operating equipment	90	390	3,772	10%
Horticulture dumpster	66	924	6,601	14%
Employee uniforms	706	1,225	4,904	25%
Chemicals	401	3,128	10,373	30%
Flower program* <sup>2</sup>	159	8,563	23,575	36%
Mulch program* <sup>2</sup>	6,316	10,963	15,088	73%
Plant replacement program* <sup>2</sup>	155	182	9,430	2%
Other contractual - tree trimming* <sup>1</sup>	-	-	1,791	0%
Other contractual - horticulturalist	-	-	377	0%
Other contractual - training	-	-	283	0%
Maintenance tracking software	181	181	660	27%
Fountain maintenance	138	201	1,415	14%
Office operations	356	855	4,715	18%
Monument maintenance	-	-	3,772	0%
Total landscape services	<u>24,915</u>	<u>75,901</u>	<u>313,409</u>	24%
<b>Roadway services</b>				
Personnel	124	367	1,471	25%
Repairs and maintenance - parts	-	-	1,415	0%
Insurance	-	304	302	101%
Total roadway services	<u>124</u>	<u>671</u>	<u>3,188</u>	21%
<b>Parks &amp; recreation</b>				
Utilities	55	116	340	34%
Operating supplies	-	-	40	0%
Total parks and recreation	<u>55</u>	<u>116</u>	<u>380</u>	31%

**BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 101  
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Annual Budget	% of Budget
<b>Other fees &amp; charges</b>				
Property appraiser	-	145	145	100%
Tax collector	105	230	214	107%
Total other fees & charges	<u>105</u>	<u>375</u>	<u>359</u>	104%
Total expenditures	<u>34,779</u>	<u>110,551</u>	<u>453,088</u>	24%
Excess/(deficiency) of revenues over/(under) expenditures	182,895	287,571	4	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer in	-	282,403	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>282,403</u>	<u>-</u>	N/A
Net change in fund balances	182,895	569,974	4	
Fund balances - beginning	426,562	39,483	52,550	
Fund balances - ending	<u>\$ 609,457</u>	<u>\$ 609,457</u>	<u>\$ 52,554</u>	

\*<sup>1</sup> Typically an annual expense.

\*<sup>2</sup> Typically a seasonal expense.

**BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 354 - UNINSURED ASSETS  
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ -	\$ 16
Total revenues	-	16
<b>EXPENDITURES</b>		
Miscellaneous expenses	-	50
Total expenditures	-	50
Excess/(deficiency) of revenues over/(under) expenditures	-	(34)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers out	-	(282,403)
Total other financing sources/(uses)	-	(282,403)
Net increase/(decrease) of fund balance	-	(282,437)
Fund balance - beginning	-	282,437
Fund balance - ending	\$ -	\$ -

**BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICTS  
STATEMENT OF NET POSITION  
ENTERPRISE FUND 451  
DECEMBER 31, 2021**

	<u>Bay Creek Enterprise Fund 451</u>
<b>ASSETS</b>	
<b>Current assets:</b>	
Cash	
SunTrust	\$ 77,102
Due from Bayside general fund 001	248
Accounts receivable (clearing fund)	40,291
WC deposit	35
Total current assets	<u>117,676</u>
<b>Noncurrent assets:</b>	
Capital assets	
Property, plant and equipment	18,320
Irrigation system	596,951
Less accumulated depreciation	<u>(513,288)</u>
Total capital assets, net of accumulated depreciation	<u>101,983</u>
Total noncurrent assets	<u>101,983</u>
Total assets	<u>219,659</u>
<b>LIABILITIES</b>	
<b>Current Liabilities:</b>	
Accounts payable	97
Unearned revenue	4,714
Customer deposits	12,189
Due to Bay Creek general fund 101	3
Due to Bay Creek enterprise fund 451	3
Due to Bayside enterprise fund 401	88,186
Total current liabilities	<u>105,192</u>
<b>NET POSITION</b>	
Net investment in capital assets	101,983
Unrestricted	12,484
Total net position	<u>\$ 114,467</u>

**BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN FUND NET POSITION  
ENTERPRISE FUND 451  
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>Operating revenues</b>				
Charges for services:				
Assessment levy - net	\$ 40,301	\$ 73,744	\$ 83,624	88%
Irrigation	14,145	40,381	181,896	22%
Meter fees	-	-	875	0%
Total operating revenues	<u>54,446</u>	<u>114,125</u>	<u>266,395</u>	43%
<b>Operating expenses</b>				
<b>Administrative services</b>				
Supervisors	269	807	3,230	25%
Engineering	6	56	1,813	3%
Legal	134	252	2,000	13%
Audit	-	-	3,000	0%
Management	335	1,005	4,021	25%
Accounting & payroll	117	350	1,400	25%
Computer services	35	105	420	25%
Utility billing	860	1,719	7,250	24%
Telephone	6	19	78	24%
Postage & reproduction	14	21	113	19%
Printing and binding	34	102	410	25%
Legal notices and communications	-	23	94	24%
Office supplies	-	29	50	58%
Subscription and memberships	-	22	22	100%
ADA website compliance	-	13	37	35%
Insurance* <sup>1</sup>	-	2,875	2,988	96%
Miscellaneous	30	91	563	16%
Total administrative services	<u>1,840</u>	<u>7,489</u>	<u>27,489</u>	27%
<b>Field management services</b>				
Other contractual services	263	788	3,150	25%
Total field management services	<u>263</u>	<u>788</u>	<u>3,150</u>	25%
<b>Water management services</b>				
NPDES program	-	-	459	0%
Other contractual services: lakes	2,311	7,003	29,085	24%
Other contractual services: wetlands	-	226	5,505	4%
Other contractual services: culverts/drains	-	459	5,505	8%
Other contractual services: lake health	-	-	918	0%
Aquascaping* <sup>1</sup>	-	237	2,753	9%
Capital outlay	-	-	1,376	0%
Repairs and Maintenance (Aerators)*	11	22	1,376	2%
Contingencies	-	60	-	N/A
Total water management services	<u>2,322</u>	<u>8,007</u>	<u>46,977</u>	17%

**BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN FUND NET POSITION  
ENTERPRISE FUND 451  
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>Landscape services</b>				
Other contractual - tree trimming	-	-	1,376	0%
Total landscape services	-	-	1,376	0%
<b>Roadway services</b>				
Personnel	69	206	1,099	19%
Repairs and maintenance - parts	-	-	459	0%
Insurance	4	299	63	475%
Total irrigation supply services	73	505	1,621	31%
<b>Irrigation supply services</b>				
Personnel	1,588	4,582	19,625	23%
Reclaimed water	8,621	19,527	75,646	26%
Repairs and maintenance - parts	514	2,157	6,250	35%
Insurance* <sup>1</sup>	-	2,617	2,625	100%
Meter costs	316	797	1,875	43%
Other contractual services	85	508	2,250	23%
Electricity	-	3,570	25,000	14%
Pumps & machinery	339	4,244	12,500	34%
Depreciation	1,250	3,750	15,000	25%
Total irrigation supply services	12,713	41,752	160,771	26%
Total operating expenses	17,211	58,541	241,384	24%
Operating income/(loss)	37,235	55,584	25,011	
Nonoperating revenues/(expenses)				
Interest income	1	1	125	1%
Total nonoperating revenues	1	1	125	1%
Change in net position	37,236	55,585	25,136	
Total net position - beginning	77,231	58,882	107,004	
Total net position - ending	<u>\$ 114,467</u>	<u>\$ 114,467</u>	<u>\$ 132,140</u>	

\*<sup>1</sup> Typically an annual expense.

**BAYSIDE IMPROVEMENT  
AND  
BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICTS  
CHECK REGISTER  
DECEMBER 2021**



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

**1 1**

**DRAFT**

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

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The Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District held a Joint Regular Meeting on December 6, 2021 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 Joint Regular Meeting via Zoom, at <https://us02web.zoom.us/j/88969163185>, and via conference call, 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 (via telephone)	Chair
Robert Travers	Vice Chair
Mary McVay	Assistant Secretary
R. Gary Durney (via telephone)	Assistant Secretary
Jerry Addison	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Shane Willis	Operations Manager
Dan Cox (via Zoom)	District Counsel, Bay Creek CDD
Greg Urbancic (via Zoom)	District Counsel, Bayside Improvement CDD
Wes Kayne	District Engineer
Christina Kennedy (via Zoom)	SOLitude Lake Management (SOLitude)
Roy Hyman	PLCA General Manager
Marilyn Price (via Zoom)	Resident/PLCA Board Member & Landscape Committee Chair

40	William "Bill" Packard	Resident/PLCA Board
41	Charlotte McCarthy	Resident
42	Jack McKinney	Resident
43	Eick Peterson	Resident
44	Anne Cramer	Resident

45  
46

47 **FIRST ORDER OF BUSINESS** **Call to Order/Phone Silent Mode/Pledge of**  
48 **Allegiance**

49

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

52

53 **SECOND ORDER OF BUSINESS** **Roll Call**

54

55 For Bayside Improvement CDD, all Supervisors were present in person. For Bay Creek  
56 CDD, Supervisors McVay, Addison and Travers were present in person. Supervisors Janek and  
57 Durney were not present at roll call.

58

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

60

61 No Members of the public spoke

62

63 **JOINT BUSINESS ITEMS**

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

66

67 There was no report.

68

69 **FIFTH ORDER OF BUSINESS** **Waterway Inspection Report: *SOLitude***  
70 ***Lake Management***

71

72 This item was presented following Item 6A.

73

74 **SIXTH ORDER OF BUSINESS** **Committee Reports**

75

76 **A. PLCA Landscape Committee**

77 Ms. Price reported the following, regarding the PLCA Landscaping plans emailed to the  
78 CDD Boards on December 6, 2021:

79 ➤ The Springs Creek project was the only project completed from the original JRL Grand  
80 Master Plan, which is no longer feasible.

81 ➤ Pelican Colony Boulevard Project: They are working on a new plan with Mr. Joyce, the  
82 Arborist familiar with the Village of Estero to remove about 20 damaged trees.

83 ➤ Boulevard One Project would start at Colony Circle and end in front of Sanctuary.

84 ➤ Boulevard Two Project starts just east of Sanctuary to Waterside.

85 The Committee would continue to work with Mr. Adams on the understory plants.

86 Ms. Price was asked to submit a bullet point report to include in the agenda package. Ms.

87 Price suggested holding a workshop. Ownership of the south entrance was discussed.

88 **Mr. Janek and Mr. Durney joined the meeting, via telephone.**

89

90 **On MOTION for Bay Creek by Mr. Travers and seconded by Mr. Addison, with all**  
91 **in favor, authorizing Mr. Janek and Mr. Durney's attendance and full**  
92 **participation, via telephone, due to exceptional circumstances, was approved.**

93

94

95 **▪ Waterway Inspection Report: *SOLitude Lake Management***

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

97 Ms. Kennedy presented the November Monthly Report and reported the following:

98 ➤ The December Report would be combined with the January Report, as it was not included  
99 in the agenda package.

100 ➤ Lakes A-2, A-5, A-17 and D-14 required further attention to treat shoreline weeds for  
101 torpedo grass, alligatorweed and vines growing in the littorals.

102 ➤ Lake E-9: The follow up treatment of the littorals was successful.

103 ➤ All nano-bubbler machines are operational, except in Lake E-5. Parts are delayed, due to  
104 supply chain issues.

105 ➤ Lake E-5 Bacteria Study was completed; she hoped to present the results at the next  
106 meeting.

107 Mr. McCarthy asked Ms. Kennedy to begin taking pictures at the weir and retaining wall  
108 area of Lake A-2, as this is a constant source of issues with grass clippings from the golf course.

109 Discussion ensued regarding the Pelican’s Nest Golf Course (PNGC) response, efforts  
110 towards keeping grass clippings from the lakes, indemnity, City of Bonita Springs settlement  
111 deeming the CDDs regulatory authorities, golf courses implementing Best Management Practices  
112 (BMPs) by eliminating grasses and replacing with plantings to filter runoff and reducing fertilizer  
113 and asking the PNGC to prepare a remediation plan.

114 Mr. Adams discussed his research regarding using certain equipment to prevent this  
115 ongoing issue and how the PNGC implemented BMPs, such as installing a rough edge and setting  
116 the turf line back during the rainy season. He wants to come up with a cooperative solution  
117 instead of demanding a remediation plan, as Mr. Zimmerman is known for his stewardship of golf  
118 courses and is on the Water Quality Task Force (WQTF) and several other committees.

119 Discussion ensued regarding who to fault and identifying what is causing the high nitrogen  
120 levels. It was noted the Florida Gulf Coast University (FGCU) study identified that the highest  
121 phosphorus/nitrogen levels are all in lakes that are on golf courses.

122 Mr. Cox stated that he has participated in the same conversation for over 23 years and  
123 recommended sending a notice demanding that they address the issue and convey the CDDs’  
124 intent to turn this matter over to the City of Bonita Springs to take regulatory actions to enforce  
125 implementation of some BMPs that will address the problem. Mr. Adams stated he would convey  
126 the message to Mr. Zimmerman.

127 **B. Colony Landscape Committee**

128 The report was included for informational purposes.

129 **C. Water Quality Task Force**

130 Ms. Montgomery and Mr. Durney reported the following from the November 12, 2021  
131 WQTF Preliminary Recommendations Report, which was distributed during the meeting and  
132 reviewed by all parties:

- 133 ➤ The WQTF consensus was that no additional testing is needed. All parties concluded this  
134 from the data collected and from taking certain actions to reduce total nitrogen levels. Mr.  
135 Zimmerman participated in the meeting via telephone and Mr. Durney was not present.
- 136 ➤ Development of a Communication Plan that collectively involves all stakeholders,  
137 broadcasting information and education.
- 138 ➤ WQTF to present Reports to the HOA Presidents to begin communications to the  
139 community, asking them to help with a grassroots movement to educate homeowners.
- 140 ➤ Implement 15' protective zone and not applying fertilizer.
- 141 ➤ Create Pilot Project with volunteer leaders, comprised of HOA Members and  
142 homeowners, to demonstrate reduced fertilizer application benefits.
- 143 ➤ Increase littoral plantings and start researching floating islands. Mr. Adams defined  
144 floating islands and materials that could be used.
- 145 Mr. McCarthy noted that the City of Bonita Springs' focus is different than the WQTF. Ms.  
146 McVay recommended implementing a test study in Bay Creek CDD (BCCDD) to reduce reclaimed  
147 water, with the BCCDD taking a leadership position, and requiring landscapers in Pelican Landing  
148 to use certain fertilizers, with a 10' or 15' buffer around the lakes.
- 149 Discussion ensued regarding the Lee County Fertilizer Ordinance. Mr. Cox stated the  
150 CDD's opportunity was to send the PNGC notice for BMPs; otherwise, the matter would be turned  
151 over to the City of Bonita Springs.
- 152 ➤ As reclaimed water use at BCDD is a significant factor, the CDDs were asked and provided  
153 a map showing the location of reclaimed water use for irrigation so they can identify hot spots.
- 154 ➤ Research a partnership with the City of Bonita Springs and determine if grants are  
155 available to the CDDs.
- 156 ➤ The WQTF's next meeting will be January 14, 2022.
- 157 ➤ The Assistant City Manager, Mr. Matt Feeney, will be invited to attend the WQTF meeting.
- 158 ➤ The Explanation of Implementing the Golf Course 15' Exclusion Policy, by Mr. Rod Koker  
159 of the Colony County Club, was included in the Report for informational purposes.
- 160 ➤ The plan is to explore areas where larger "No Mow Zone Buffers" or alternatives for grass  
161 at the pond edges can be implemented without cost or negative impact to property values.

162 Mr. Cramer thanked the WQTF for its efforts and stated his feeling that the CDDs should  
163 start with their own in-house process of setting standards for Mr. Adams to convey to Mr.  
164 Zimmerman and for working with the PLCA.

165

166 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Johnson's Tree  
Service Estimate for Palm Pruning Project**

167

168

169 • **Bayside/Bay Creek Palm Pruning Analysis**

170 Mr. Adams presented the Palm Pruning Analysis to outsource the palm pruning project,  
171 which would enable completion of the project within four to six weeks, as opposed to in-house  
172 staff taking three to four months to complete. The cost would be offset by removing two entry  
173 level landscape crew positions. Mr. Kucera confirmed this would not affect his program or result  
174 in any drop in the level of services.

175 Mr. Nicholson and Mr. Janek stated that Johnson's Tree Service, the lowest bidder, was  
176 engaged for other organizations and always provides excellent service. Mr. Adams responded to  
177 questions regarding vendors, responsibility of the CDDs to repair damaged sprinkler heads, staff  
178 retention and a request to implement a program to train landscape staff to take on more  
179 responsibility and supervise projects. Mr. Adams stated that the bid included debris removal; he  
180 would confirm whether the dumpster cost is too low. While this approach would enable removal  
181 of two positions, it would allow for one to be reinstated. He stated that they would need to  
182 address the issue of entry level wages to maintain existing Staff, as other companies offer much  
183 higher wages, due to staff shortages. Mr. Adams was asked to provide a final cost savings report,  
184 once the Fiscal Year 2022 budget ends.

185

186 **On MOTION for Bayside by Mr. McCarthy and seconded by Mr. Nicholson, with**  
187 **all in favor, the Johnson's Tree Service & Stump Grinding proposal for the Palm**  
188 **Pruning Project, in a not-to-exceed amount of \$65,000, was approved.**

189

190

191 **On MOTION for Bay Creek by Ms. McVay and seconded by Mr. Travers, with all**  
192 **in favor, the Johnson’s Tree Service & Stump Grinding proposal for the Palm**  
193 **Pruning Project, in a not-to-exceed amount of \$65,000, was approved.**

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195  
196 **EIGHTH ORDER OF BUSINESS**

**Presentation of Expanded Financial  
Statement Schedules (to be provided under  
separate cover)**

197  
198  
199  
200 Mr. Adams distributed and presented the Expanded Financial Statement Schedules,  
201 which would also be emailed to the Boards prior to the meetings. It would not be included in the  
202 agenda packages, due to the timing of when the agenda packages are shipped. This is a  
203 supplement to the Unaudited Financial Statements. As Mr. Nicholson and Mr. Durney reported  
204 they did not receive the email, Corporate would review the email distribution list and make any  
205 necessary corrections.

206 This item would remain as a monthly agenda item.  
207

208 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of October 31, 2021**

209  
210  
211 Mr. Adams presented the Unaudited Financial Statements as of October 31, 2021. The  
212 financials were accepted.  
213

214 **TENTH ORDER OF BUSINESS**

**Approval of October 25, 2021 Joint Regular  
Meeting Minutes**

215  
216  
217 Mr. Travers presented the October 25, 2021 Joint Regular Meeting Minutes.  
218

219 **On MOTION for Bayside by Mr. McCarthy and seconded by Mr. Nicholson, with**  
220 **all in favor, the October 25, 2021 Joint Regular Meeting Minutes, as amended to**  
221 **include any changes submitted to Management, were approved.**  
222  
223



224 On MOTION for Bay Creek by Mr. Travers and seconded by Ms. McVay, with all  
225 in favor, the October 25, 2021 Joint Regular Meeting Minutes, as amended to  
226 include any changes submitted to Management, were approved.

227  
228  
229 **ELEVENTH ORDER OF BUSINESS**

**Action/Agenda Items**

230  
231 This item was deferred to the next meeting, as the wrong version was put in the agenda  
232 package.

233  
234 **TWELFTH ORDER OF BUSINESS**

**Old Business**

235  
236 Mr. Durney asked when the public hearing to hear comments on the irrigation rate  
237 increase would be held. Mr. Adams stated that it would be held in January 2022.

238  
239 **THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

240  
241 **A. District Counsel**

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

243 Mr. Urbancic stated that new legislation allowing local governments to conduct virtual  
244 meetings, in emergency situations, would be presented once finalized.

245 **II. *Daniel Cox, Esq.***

246 Mr. Cox concurred with Mr. Urbancic's analysis of new legislation that effects CDDs.  
247 Regarding water quality matters, he stated that the CDDs now have water quality authority that  
248 they never had before, where the City of Bonita Springs can help with their regulatory authority  
249 to accomplish the goals this community has had for years.

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

251 **I. Monthly Status Report: Field Operations**

252 **• Discussion/Presentation: Monthly Report Narrative**

253 The Monthly Status Report was distributed and Mrs. Adams reported the following:

254 ➤ Lake Maintenance Contract: SOLitude was the sole respondent to the Request for  
255 Proposals (RFP) bid request and the bid price was less than the current contract expiring January  
256 2022. This item would be placed on the next agenda.

257 ➤ Littoral planting at Lakes A-28 and A-29 was completed.

258 ➤ Tract D/Bay Creek Drive Update: District Counsel's costs were received and would be  
259 included in the invoice to the homeowner. The South Florida Water Management District  
260 (SFWMD) response to the Consent Order was pending and the CDDs consideration for the end  
261 time contribution was denied.

262 **II. NEXT MEETING DATE: January 24, 2022 at 2:00 P.M.**

263 • **QUORUM CHECK: BAYSIDE IMPROVEMENT CDD**

264 • **QUORUM CHECK: BAY CREEK CDD**

265 The next meeting would be held on January 24, 2022.

266

267 **FOURTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

268

269 Mr. Nicholson asked who owns the Terzetto monument and how ownership can be  
270 determined. Mr. Adams believed the Terzetto Homeowners Association (HOA) owns it and stated  
271 that the CDDs typically maintain monuments in communities without an HOA and include it as a  
272 budget line item.

273 A Board Member asked for an update on the Ridge monument being cleaned. Mrs. Adams  
274 stated she would find out if the vendor can complete it after the holidays.

275 Ms. McVay recalled that she emailed Mrs. Adams and Mr. Kucera, a month ago about  
276 fixing the seven street lights in Spring Creek. Mrs. Adams would contact Bentley Electric.

277 Mr. Adams highlighted Mr. Kemp's report about the revamping of the Bayside Pump  
278 Station to be done on January 3 through January 17, 2022, which was an extension from the  
279 January 11, 2022 completion. He stated that service would continue but they should expect only  
280 two-thirds power during this project. A notice would be sent to Mr. Hyman to send an e-blast.

281

282

283 **FIFTEENTH ORDER OF BUSINESS**

**Public Comments: *Non-Agenda Items***

284

285 Resident and PLCA HOA Board Member Bill Packard thanked the Boards for a very  
286 informative meeting. Speaking as a homeowner, he asked the Boards to reconsider the  
287 Seventeenth Order of Business granting the Consent to Use of Easement Agreement and the  
288 request to construct a retaining wall behind other properties, as he was concerned about setting  
289 precedent, since the Agreement speaks on access to the lakes but does not address drainage  
290 control, littorals or erosion.

291

292

293

294

295

296

297 **SIXTEENTH ORDER OF BUSINESS**

**Adjournment (Bayside Improvement CDD)**

298

299 There being no further Bayside business to discuss, the Bayside CDD meeting adjourned.

300

301

302

**On MOTION for Bayside by Mr. McCarthy and seconded by Ms. Montgomery,  
with all in favor, the meeting adjourned at 3:51 p.m.**

303

304

305

**SEVENTEENTH ORDER OF BUSINESS**

**Discussion/Consideration: Consent to Use  
of Easement Agreement for Continued  
Encroachment of Retaining Wall and  
Landscape, McKinney Residence, 25131  
Ridge Oak Drive**

306

307

308

309

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311

312 Mrs. Adams stated that she and Mr. Kanye reviewed the documents and Agreement,  
313 which was the same as the prior one that was approved, and saw no issue approving the  
314 homeowner's request to replace the existing retaining wall. Photographs were passed around.

315

316 Mr. Kayne stated he toured the area before the meeting and noted that a portion of the  
southwest existing retaining wall, which is about 20 years old, is washed out because of the

316 downspout, which the homeowner must repair to prevent future damage. He discussed the  
317 homeowner's plans, upgraded materials that would be used to replace the existing wall and the  
318 cost. He stated that the 20' length of maintenance easement is within the homeowner's private  
319 property. He saw no issue with accessing Lake D-11 as it is abutted by eight large estate lots.

320 Mr. McCarthy voiced his opinion that the request should be denied since the wall was not  
321 permitted and they cannot obtain a permit. He felt that, instead, the area should be graded to  
322 4:1, where it pools down to the lake. The current slope was discussed. It was noted that the  
323 Design Review Committee (DRC) approved these plans contingent upon CDD approval.

324 Mr. Cramer stated that the Covenants do not allow homeowners to build a wall that faces  
325 a lake. He agreed with Mr. McCarthy that the homeowner never obtained a permit for the wall.

326 Mr. Adams suggested approval of the Agreement, subject to the homeowner returning  
327 the slope to 4:1, which would bring the CDD into compliance with the SFWMD permit and resolve  
328 the permit compliance and liability issues. He suggested Mr. Cramer discuss the Covenants with  
329 the DRC.

330 Ms. McVay suggested deferring this until the homeowner submits a survey and permit  
331 for the wall to the CDD. She felt that, in addition to the DRC, the PLCA Board should also approve  
332 this.

333

**On MOTION for Bay Creek by Ms. McVay and seconded by Mr. Addison, with all in favor, deferring a decision on the Consent to Use of Easement Agreement for Continued Encroachment of Retaining Wall and Landscape, McKinney Residence, 25131 Ridge Oak Drive to January 2022, contingent upon the homeowner agreeing to return the slope from the retaining wall to the water's edge to 3.5:1 or 4:1, and providing the CDD with documentation, was approved.**

340

341

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment (Bay Creek CDD)**

342

343

There being no further business to discuss, the Bay Creek CDD meeting adjourned.

344

345

346

**On MOTION for Bay Creek by Ms. McVay and seconded by Mr. Addison, with all in favor, the meeting adjourned at 4:12 p.m.**

347

348 **FOR BAYSIDE IMPROVEMENT:**

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353 **Secretary/Assistant Secretary**

**Chair/Vice Chair**

354

355 **FOR BAY CREEK:**

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361 **Secretary/Assistant Secretary**

**Chair/Vice Chair**

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

**12**

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

**ACTIVE / ONGOING – NEW at 12.06.21 MEETING**

- 1.** Ms. Kenney to present results of the E-5 Bacteria Study at the next meeting. **ONGOING**
- 2.** Ms. Kennedy to submit photographs of the weir and retaining wall at Lake A-2 in future reports. **ONGOING**
- 3.** Corporate to correct slate of officers. **ONGOING**
- 4.** Mrs. Adams to research cost for floating littoral islands. **ONGOING.**
- 5.** Mr. Adams to convey to Mr. Zimmerman the Boards' intent to turn matter over to the City of Bonita Springs to enforce BMPs. **ONGOING**
- 6.** Mr. Adams to provide a cost saving analysis report for outsourcing the palm pruning project, at the end of Fiscal Year 2022. **ONGOING**
- 7.** Corporate to confirm the Board Members' emails and make changes, if necessary. Mr. Nicholson and Mr. Durney stated that they did not receive the emails transmitting the agenda package or the Expanded Financial Statement Schedule. **ONGOING**
- 8.** Mrs. Adams to contact vendor about cleaning the Ridge monument after the holidays. **ONGOING**
- 9.** Mrs. Adams to contact Bentley Electric to repair the seven Spring Creek street lights that are out. **ONGOING**
- 10.** Mr. Adams to prepare notice regarding the dates of the Bayside Pump Station revamping and provide it to send to Mr. Hyman to e-blast. **ONGOING**

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

**ACTIVE / ONGOING – CARRIED OVER FROM 10.25.21 MEETING**

- 1.** Ms. Kennedy to report to Derek non-working nano-bubbler as the south end of Lake D-6 and Mrs. Adams to ensure SOLitude repairs aeration. **ESTIMATED COMPLETION DATE:** Prior to the 12.08.21 meeting. **ONGOING**
  
- 2.** Ms. Price to send new PLCA plans from Arborist when available, to Mr. Adams, Mr. Kucera and Mr. Kemp for review before going out to bid. **ONGOING**
  
- 3.** Mr. Adams to coordinate scheduling a PLCA and CDD Workshop to address traffic concerns. **ONGOING**



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

**ACTIVE / ONGOING – CARRY OVER - OLDER THAN MEETING on 10.25.21**

1. The 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. **ONGOING**
2. Mr. Adams to email a copy of the new expanded Financial Statement Schedules to Mr. Durney and Ms. McVay, include as an ongoing agenda item and, email the document to the Boards and distribute at each meeting; as they will not be included in the agenda package. **ONGOING**
3. Mr. Adams to add to the next agenda presentation and proposals to outsource the palm pruning project. **December Agenda item.**
4. Mrs. Adams to purchase signs to be installed every 70' in the preserve areas. **ONGOING**
5. Mr. Adams to forward the latest PowerPoint presentation regarding District versus HOA responsibilities regarding monuments, etc., to Mr. Hyman to work on together. **ONGOING**
6. Mr. Cramer to contact homeowner Mr. Susan Demarco to discuss monuments and implementing the same protocol that was done at Long Lake Village. **ONGOING**
7. Mrs. Adams to post on the District's website about services provided for monument enhancements and listing District versus HOA responsibilities. **ONGOING**
8. Mr. Adams to provide an explanation regarding a discrepancy on Page 10 in "Fund balance- ending (projected) on the proposed Fiscal year 2022 budget. **ONGOING**
9. Mr. Adams to email project updates from Ms. Muller to the Boards. **ONGOING**
10. Mr. Adams to discuss with the PLCA use of the beach parking lot for Disaster Response cleanup. **ONGOING**
11. Staff to schedule a joint Workshop with the PLCA and the WQTF, after March 2021, once the Disaster Response Agreement is submitted to the PLCA. **REVISED 04.26.21** Mr. Adams recommended early June. **ONGOING**
12. Mr. Cox to share template for meeting procedure protocols and rules with Mr. Urbancic for presentation to the Board. **ONGOING**

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

**ACTIVE / ONGOING – CARRY OVER - OLDER THAN MEETING on 10.25.21**

- 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**
  
- 14.** Mr. Adams to give PowerPoint about CDDs at PLCA April/May 2021 meeting. **ONGOING**
  
- 15.** Mr. Adams to present designs to provide Bayside CDD reclaimed water from The Brooks at the next meeting and present modified permits within the next 30 to 60 days. **09.27.21**  
**ESTIMATED COMPLETION DATE:** First Quarter of Fiscal Year 2022 **ONGOING**
  
- 16.** Mr. Adams to send the Pelican Nest Golf Club a formal letter recording the Lake A-2 incident and being in violation of the NPDES permit; as well as copy the Boards. **10.26.21** Send letter. **ONGOING**

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

**COMPLETED ITEMS – RECENT TO OLDEST**

1. Mr. McCarthy to send his edits to the National Pollutant Discharge Elimination System (NPDES) Report for Annual Year 4, Cycle 4, to Mr. Adams and Mr. Kayne to make appropriate changes discussed, confirm certain figures on page 8 & 9 of 28 were correct and resend corrected Report to Mr. McCarthy and the Board. **COMPLETED (subsequent to 10.25.21 meeting)**
2. Mrs. Adams to provide a map showing the location reclaimed water use lakes to the WQTF so they can identify hot spots. **COMPLETED (subsequent to 10.25.21 meeting)**
3. Mr. Adams to advertise Public Hearing for December 6, 2021 to advertise and approve Bay Creek Updated Rules and Irrigation Rates. **COMPLETED (subsequent to 10.25.21 meeting)**
4. Add brochure on the Districts and PLCA website, for educational use. **COMPLETED (subsequent to 10.25.21 meeting)**
5. Mr. Kayne to work with Mr. Adams to prepare the National Pollutant Discharge Elimination System (NPDES) Report for Annual Year 4, Cycle 4, due October 31, 2021. **09.27.21** Mr. Adams to email draft report to the Boards for review and Place presentation of NPDES Year 4 Report on the October 2021 agenda. **COMPLETED 10.25.21**
6. Mrs. Adams to include estimated target completion dates to each action item and Manager’s Report, when available. **COMPLETED 10.25.21**
7. Ms. Price to forward the plans for the three North Gatehouses. **COMPLETED 10.25.21**
8. Mrs. Adams to coordinate company to inspect the aeration compressor on Pelican Nest Drive below the bridge just before Pinewater. **COMPLETED (subsequent to 09.27.21 meeting)**
9. Mr. Kurth to inspect Lake D-14 to help get ahead of weed control. **COMPLETED 09.27.21**
10. Ms. Price to forward the plans for Tree Trimming to Mr. Adams to forward to the Boards. **COMPLETED 09.27.21**
11. Mr. Adams to contact supplier to determine what crops are available, and if moving up the flower rotation to October 15<sup>th</sup>, was possible. **COMPLETED 09.27.21**
12. WHA Staff to ensure 08.25.21 meeting minutes include resident Wallace Wade’s written objections, to the irrigation assessment increase for Fiscal Year 2022 budget, and Mr. Nicholson’s written motion regarding Staff modifying the monthly financial reports. **COMPLETED 09.27.21**

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

**COMPLETED ITEMS – RECENT TO OLDEST**

- 13.** Mr. Adams to modify the monthly financial report as written in the motion. **COMPLETED 09.27.21**
  
- 14.** Mr. Adams to forward year end projection worksheet related to Unaudited Financial Statements to Mr. Nicholson. **COMPLETED 09.27.21**
  
- 15.** Documents relating to Cypress Island Condominium easement to be drafted and recorded. **COMPLETED 09.27.21**
  
- 16.** Mr. Adams to schedule Zoom meeting with Mr. Bill Nicholson and the Controller to discuss the modified financial worksheets. **COMPLETED 09.27.21**
  
- 17.** Mrs. Adams to notify landscapers to address sod width at the southern gate and make it consistent throughout the community. **COMPLETED 09.27.21**
  
- 18.** Ms. Montgomery to share the Lee County monthly water quality sampling data for distribution purposes. Ms. McVay to publish the website URL for residents to access. **COMPLETED 09.27.21**
  
- 19.** Mr. Adams to email the Modernization of Stormwater Quality Rules article to The Boards, upon receipt from Mr. Cox. **COMPLETED 09.27.21**
  
- 20.** Mr. Adams to follow up with Mr. Cox to email instructions to access the active waterway map to the Boards. **COMPLETED 09.27.21**
  
- 21.** Mr. Adams to email revisions of PLCA Declarations proposed by the Documents Revisions Task Force to both District Counsels for review. **REVISED 12.07.20** Waiting on response to the comments sent to the DRC. **COMPLETED 09.27.21**
  
- 22.** Mr. Cox to provide a detail budget associated with the City of Bonita Springs litigation, to reduce maintenance assessments, at the next meeting. **REVISED 09.27.21** Settled Case **COMPLETED 09.27.21**
  
- 23.** Mr. Adams to prepare District related information incorporated into the PLCA’s Hurricane Preparedness Plan or place in quarterly newsletter. **COMPLETED 09.27.21**
  
- 24.** Mr. Adams to prepare separate list of all community projects scheduled for the fall to e-blast to the residents. **COMPLETED 09.27.21**

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

**COMPLETED ITEMS – RECENT TO OLDEST**

25. Mrs. Adams to ensure SOLitude repairs aeration at D-14. **COMPLETED 08.23.21**
  
26. Mrs. Adams to review the MRI Report and only have storm structure blockages cleaned as necessary. **08.23.21** MRI performing work today. **COMPLETED 08.23.21**
  
27. Mr. Barraco to stake conservation easement lines at 3661 Bay Creek Drive so that encroachments may be evaluated. **08.23.21** Mrs. Adams working with homeowner to return area to original condition. **COMPLETED 08.23.21**
  
28. Mrs. Adams to request inspection of residence with riprap repair issue adjacent to Bay Creek Drive. **08.23.21** Mrs. Adams working with homeowner to return area to original condition. **COMPLETED 08.23.21**
  
29. Sewer Viewer to provide proposal with scope of work similar to MRI's and vice versa for Mrs. Adams to present at the next meeting. **COMPLETED 07.26.21**
  
30. Mr. Willis to reinspect area to ensure 3' tall weeds around the traffic circle was removed. **COMPLETED 7/2/2021.** On-Site staff added to their weekly maintenance program.
  
31. Staff to schedule a Joint Workshop with the PLCA and The Colony, to review details of the Revised Disaster Response Agreements. **06.28.21** No longer needed as both agreements were executed. **COMPLETED**
  
32. Mr. Adams to include cost required for weekend landscape labor and misc. items in the Bayside's District Financial Impact Report for remainder of Fiscal Year 2021 to be provided at the budget workshop. **COMPLETED (subsequent to 06.28.21 meeting.)**
  
33. Mrs. Adams to obtain revised proposal to install Lake Littorals in Lake A-28 and A-29. **COMPLETED (subsequent to 06.28.21 meeting.)**
  
34. Mrs. Adams to ask Mr. Kemp to change policy and commence back flushing the irrigation line located in Bay Creek in April as opposed to May. **COMPLETED (subsequent to 06.28.21 meeting.)** On-site staff has added to their dry season maintenance program.
  
35. Mr. Cox to revise the Districts' Stormwater Utility Settlement Agreement as discussed and transmit to Mr. Urbancic, Ms. Montgomery and Mr. Durney to review language before forwarding to the City. Mr. Cox to send written response to Mr. Cramer's 10 questions regarding the Districts' Stormwater Utility Settlement Agreement. **COMPLETED 06.28.21**

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

**COMPLETED ITEMS – RECENT TO OLDEST**

- 36.** Mrs. Adams to obtain similar pipe cleaning estimate from Sewer Viewer and have MRI reformat proposal to present at the next meeting. **COMPLETED 06.28.21**
  
- 37.** Mr. Kayne to present a written, official recommendation that 50% pipe flow was acceptable, as long as there is no flooding in the street. **COMPLETED 06.28.21**
  
- 38.** Mr. Adams to coordinate with PLCA to send e-blast regarding upcoming vacant board seat and directing interested parties to submit resumes to Mr. Adams at least one week before the June meeting. Mr. Adams to place item on the next agenda. **COMPLETED 06.28.21**
  
- 39.** Mrs. Adams to notify landscapers to remove 3' tall weeds around Bay Creek traffic circle. **COMPLETED 06.28.21**
  
- 40.** Mr. Urbancic to incorporate District changes to the revised redline version of the Landscape Maintenance Agreement with The Colony at Pelican Landing Foundation to send by the end of the week. **COMPLETED 06.28.21**
  
- 41.** Mr. Adams to ensure over \$13,000 for new mules purchased is recoded from "Landscaping-Minor operating equipment" to "Landscaping-Capital outlay" and nearly \$30,000 coded to "Landscaping-Mulch program" be recoded to The Colony. **COMPLETED 06.28.21**
  
- 42.** Mr. Adams to write a summary letter regarding the Disaster Response Agreement to PLCA General Manager with a copy to Mr. Urbancic; Mr. Urbancic to send a copy with his comments to the PLCA Attorney. **COMPLETED 06.28.21**
  
- 43.** Counsel for The Colony to schedule a meeting with District Counsel to prepare an Agreement regarding mitigation, in the event of a hurricane, to include verbiage suitable for both parties, soon. **COMPLETED 06.28.21**
  
- 44.** Mr. Adams to forward the District Manager's revised insurance policy that included coverage for cyber attacks to Mr. Urbancic. **COMPLETED 06.28.21**
  
- 45.** WQTF to obtain proposal to test discharge ponds and incoming water. **COMPLETED 06.28.21**

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

**14BI**



**Wrathell, Hunt and Associates, LLC**

TO: Bayside/Baycreek Board of Supervisors  
FROM: Cleo Adams – Assistant District Manager  
DATE: January 24, 2022  
SUBJECT: Monthly Status Report – Field Operations

---

**Lake Maintenance:** To be provided by Solitude Lake Management.

**Lake Contract:** As discussed at last month’s meeting, the contract with Solitude Lake Management is set to expire January 31, 2022.

The pre-bid meeting was held on Tuesday, November 9<sup>th</sup>, with the bid opening on Monday, December 6<sup>th</sup>. The following contractors were invited to attend the Prebid meeting: Aquagenix, Solitude and Advanced Aquatic. Attendees included: Superior Waterway, Advanced Aquatic and Solitude Lake Management.

**Note:** Memo for Board’s consideration in an agenda item for this month’s meeting.

**Aeration Repairs:** It was brought to Staff’s attention that one of the aeration heads continues to not work located @ Lake D-14 adjacent to the pool. Staff is currently waiting for an update from Solitude Lake Management.

**Littorals:** As discussed at the December meeting; Staff has reached out to both Solitude and EarthBalance for proposals to install Floating Wetland Islands within our storm system.

**Culvert/Catch Basin Projects:** This year’s inspection will include all areas outside of The Colony (cleaned 2020), and has been scheduled to commence the 1<sup>st</sup> week of April.

**Tract D/Baycreek Dr.:** As an update: On December 17<sup>th</sup> Staff emailed the resident an invoice for \$22,626.45 for all cost incurred, including backup via email. As of January 18<sup>th</sup>, reimbursement has not been received. One additional letter will be sent advising seven days or further action will be taken.

**Note:** Staff is currently obtaining cost to install Conservation Signs specific to Baycreek.





**Wrathell, Hunt and Associates, LLC**

Additional Request:

**The Ridge Monument:** The monument was cleaned and repainted the week of January 3<sup>rd</sup>.

**Baycreek Board of Supervisors:** The website has been corrected to reflect the Chairman Jim Janek and Assistant Secretary Mary McVay.

**From:** [Paul Kemp](#)  
**To:** [Cleo Adams](#); [shane willis](#); [Doug Kucera](#)  
**Cc:** [Debbie Tudor](#); [Gianna Denofrio](#); [Daphne Gillyard](#)  
**Subject:** Monthly Irrigation Report, Bayside & Baycreek  
**Date:** Friday, January 14, 2022 1:27:07 PM  
**Attachments:** [BSBC Monthly statistical ops report.xlsx](#)  
[Colony Production Board 202112.pdf](#)  
[Landing Production Board 202112.pdf](#)  
[zeros20220114.pdf](#)

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No rain to speak of since last report. New Bayside pump station is nearing completion at the time of this report. Irrigation water levels remain stable with all but one ground well pumping at full capacity. Baycreek has one well down resulting in potential extra reclaimed water being delivered to compensate.

Phase Two Pumps Schedule:

Off - Sunday 10am until Tuesday 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 remain closed as water levels are receding steadily.
3. Pumping Stations – Bayside pumping station is almost certainly complete as you read this. The rented diesel powered pump was about 70% effective. It broke down twice and we terminated it a couple of days early as the new station was just days away from completion. Thanks to all the patient residents of Lakemont Cove for enduring the noise overnight!
4. Meter Maintenance – Meters seem to be readily available, for now...
5. Alterations – We are embarking on a project to better irrigate the two long medians across The Sanctuary on Pelican Colony Blvd. in order to support the upcoming landscape refreshment.
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.

Paul Kemp  
Irrigation Manager  
Bayside/Baycreek CDD  
[pkemp@whhassociates.com](mailto:pkemp@whhassociates.com)

## Bayside/ Bay Creek CDD

### Monthly Summary Reports

<b>Safety Performance Analysis</b>													
	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>ttl</u>
# Accidents	0		0	0	1	0	0	0	0	0	0	0	<b>1</b>
# Dr/Clinic Visits	0		0	0	0	0	0	0	0	0	0	0	<b>0</b>
# Osha Accidents	0		0	0	0	0	0	0	0	0	0	0	<b>0</b>
Rate per 100k Hours	0		0	0	1	0	0	0	0	0	0	0	<b>1</b>
Lost Time	0		0	0	8	0	64	0	0	0	0	0	<b>72</b>
# employees on STD	0		0	0	0	2	1	0	0	0	0	0	<b>3</b>
#employees on LTD	0		0	0	0	0	0	0	0	0	0	0	<b>0</b>
<b>Quality Performance Analysis</b>													
# Complaints	10		3	2	0	0	0	0	0	0	0	0	<b>15</b>
# Complaints resolved	10		3	2	0	0	0	0	0	0	0	0	<b>15</b>
# Complaints open over 1 month	0		0	0	0	0	0	0	0	0	0	0	<b>0</b>
# Request request received	25		19	28	9	4	2	3	4	0	0	0	<b>94</b>
# Request resolved	25		19	28	8	4	2	3	4	0	0	0	<b>93</b>
# Request rejected	0		1	0	0	0	0	0	0	0	0	0	<b>1</b>
# Request over 1 month	0		0	0	1	0	0	0	0	0	0	0	<b>1</b>
<b>Performance Analysis (work orders)</b>													
# labor hrs assigned work orders	1832	1790	1804	1773	1698	1674	1562	na	Na	na	na	na	<b>12133</b>
% labor hours assigned work orders	93	92	93	94	95	94	94	na	na	na	na	na	<b>655</b>
# work orders past month	276	320	312	328	304	281	292	na	na	na	na	na	<b>2113</b>
# work orders closed	276	320	312	328	304	281	292	na	na	na	na	na	<b>2113</b>
% work orders closed	100	100	100	100	100	100	100	na	na	na	na	na	<b>700</b>
# work orders over 30 days old	0	0	0	0	0	0		na	na	na	na	na	<b>0</b>
date of oldest open work order	na	na	na	na	Na	na	na	na	na	na	na	na	

# Colony Production Board

Completed Jobs									
Name	leader	Category	Start Date	Status	Location	# of guys	Job Hours	Total Time	Item ID
Cleanup Debris	Don Schroeder	Cleanup	11/29/21 7:00 AM	Completed	The Colony	1	1.17	1.17	1943002764
Application Roundup	Don Schroeder	Application	11/29/21 8:20 AM	Completed	The Colony	1	0	0	1953739043
Application Annuals	Don Schroeder	Application	11/29/21 11:30 AM	Completed	The Colony	1	0	0	1953343129
Trimming shrubs	Don Schroeder	Trimming	11/29/21 7:00 AM	Completed	The Colony	4	9.13	36.52	1943007582
Trimming Palms	Don Schroeder	Trimming	11/29/21 7:00 AM	Completed	The Colony	2	9.14	18.28	1943010817
Hand pull weeds in Annual beds	Don Schroeder	Weeding	11/29/21 12:45 PM	Completed	The Colony	1	0	0	1957343334
Cleanup Debris	Don Schroeder	Cleanup	11/30/21 7:00 AM	Completed	The Colony	1	1.95	1.95	1957645745
Application Turf	Don Schroeder	Application	11/30/21 11:00 AM	Completed	The Colony	1	4.06	4.06	1939409541
Trimming shrubs	Don Schroeder	Trimming	11/30/21 7:00 AM	Completed	Addison Place	3	2.43	7.29	1957688763
Hand pull weeds in Annual beds	Don Schroeder	Weeding	11/30/21 8:15 AM	Completed	The Colony	1	6.96	6.96	1957712400
Application Turf	Don Schroeder	Application	11/30/21 9:45 AM	Completed	The Colony	3	6.26	18.78	1962766474
Trimming Palms	Don Schroeder	Trimming	11/30/21 7:00 AM	Completed	The Colony	2	8.91	17.82	1959886815
Cleanup Debris	Don Schroeder	Cleanup	12/1/21 7:00 AM	Completed	The Colony	1	0.52	0.52	1962737247
Application Turf	Don Schroeder	Application	12/1/21 7:00 AM	Completed	The Colony	3	0.76	2.28	1965169452
Hand pull weeds in Annual beds	Don Schroeder	Weeding	12/1/21 7:40 AM	Completed	The Colony	1	3.64	3.64	1962742391
Application Turf	Don Schroeder	Application	12/1/21 7:00 AM	Completed	The Colony	1	4.99	4.99	1965172426
Check streetlights	Don Schroeder	Lighting	12/1/21 12:45 PM	Completed	The Colony	1	1	1	1969309657
Trimming Palms	Don Schroeder	Trimming	12/1/21 7:00 AM	Completed	The Colony	2	8.89	17.78	1962845169
Trimming shrubs	Don Schroeder	Trimming	12/1/21 7:50 AM	Completed	Addison Place	3	8.21	24.63	1965178431
Cleanup Debris	Don Schroeder	Cleanup	12/2/21 7:00 AM	Completed	The Colony	1	0.5	0.5	1969527199
Application Turf	Don Schroeder	Application	12/2/21 7:00 AM	Completed	The Colony	1	2.23	2.23	1969533669

## Colony Production Board

Application Turf	Don Schroeder	Application	12/2/21 12:45 PM	Completed	The Colony	1	3.05	3.05	1973515414
Application Roundup	Don Schroeder	Application	12/2/21 7:45 AM	Completed	The Colony	1	8.38	8.38	1969530491
Trimming Palms	Don Schroeder	Trimming	12/2/21 7:00 AM	Completed	The Colony	2	1.15	2.3	1969536994
Trimming shrubs	Don Schroeder	Trimming	12/2/21 7:00 AM	Completed	Addison PI	3	1.16	3.48	1969542203
Cleanup Debris	Don Schroeder	Cleanup	12/3/21 7:00 AM	Completed	The Colony	1	1.08	1.08	1974317995
Hand prune shrubs	Don Schroeder	Trimming	12/3/21 8:20 AM	Completed	Coconut Fountain	2	2.3	4.6	1974324732
Trimming Palms	Don Schroeder	Trimming	12/3/21 7:00 AM	Completed	The Marina	5	3.37	16.85	1974328516
Cleanup Debris	Don Schroeder	Cleanup	12/6/21 7:00 AM	Completed	The Colony	1	0.74	0.74	1977567233
Application Flowering Plants	Don Schroeder	Application	12/4/21 8:15 AM	Completed	The Colony	1	4.73	4.73	1985086049
Mow St.Augustine	Don Schroeder	Mowing	12/6/21 7:00 AM	Completed	The Colony	4	6.96	27.84	1985205171
Application Turf	Don Schroeder	Application	12/6/21 1:20 PM	Completed		1	2.68	2.68	1987137583
Trimming Palms	Don Schroeder	Trimming	12/6/21 7:00 AM	Completed	The Colony	2	8.21	16.42	1985210048
Trimming shrubs	Don Schroeder	Trimming	12/6/21 2:10 PM	Completed		4	1.97	7.88	1987406980
Cleanup Debris	Don Schroeder	Cleanup	12/7/21 7:00 AM	Completed	The Colony	1	1.9	1.9	1987878050
Application Turf	Don Schroeder	Application	12/7/21 8:30 AM	Completed	The Colony	1	5.45	5.45	1987884447
Mow Celebration	Don Schroeder	Mowing	12/7/21 7:00 AM	Completed	The Colony	4	8.99	35.96	1987880935
Mow Celebration	Don Schroeder	Mowing	12/7/21 7:55 AM	Completed		1	7.11	7.11	1990802225
Cleanup Debris	Don Schroeder	Cleanup	12/8/21 7:00 AM	Completed	The Colony	1	0.84	0.84	1994843551
Trimming shrubs	Don Schroeder	Trimming	12/8/21 7:00 AM	Completed	The Colony	3	5.3	15.9	1994845416
Hanging Orchids	Don Schroeder	Planting	12/8/21 12:35 PM	Completed	Bay Club	4	3.41	13.64	1994854670
Trimming Palms	Don Schroeder	Trimming	12/8/21 7:00 AM	Completed	The Colony	2	8.82	17.64	1994850192
Cleanup Debris	Don Schroeder	Cleanup	12/9/21 7:00 AM	Completed	The Colony	1	1.01	1.01	1999376637
Application Annual beds	Don Schroeder	Application	12/9/21 8:00 AM	Completed	The Colony	1	5.93	5.93	2001768508

## Colony Production Board

Application Roundup	Don Schroeder	Application	12/9/21 8:10 AM	Completed	The Colony	1	5.96	5.96	1977570464
Deadhead Geraniums	Don Schroeder	Weeding	12/9/21 11:26 AM	Completed	The Colony	1	3.52	3.52	2002876600
Application Turf	Don Schroeder	Application	12/9/21 2:00 PM	Completed	The Colony	1	1.54	1.54	2003508222
Application Roundup	Don Schroeder	Application	12/9/21 3:00 PM	Completed	The Colony	1	0.49	0.49	2003515122
Trimming shrubs	Don Schroeder	Trimming	12/9/21 7:00 AM	Completed	The Colony	3	8.98	26.94	1999379581
Trimming Palms	Don Schroeder	Trimming	12/9/21 7:00 AM	Completed	Coconut Rd	2	8.98	17.96	1999386852
Cleanup Debris	Don Schroeder	Cleanup	12/10/21 7:00 AM	Completed	The Colony	1	1.05	1.05	2004049489
Hand water Orchids	Don Schroeder	Irrigation	12/10/21 8:00 AM	Completed	Median near Tuscany	1	1.38	1.38	2004068837
Trimming Palms	Don Schroeder	Trimming	12/10/21 7:00 AM	Completed	Coconut Rd	2	97.53	195.06	2004060473
Hand prune shrubs	Don Schroeder	Trimming	12/10/21 8:20 AM	Completed	Coconut Fountain	2	2.49	4.98	2004054578
Cleanup Debris	Don Schroeder	Cleanup	2021-12-13	Completed	The Colony	1	1.75	1.75	2007615733
Trimming shrubs	Don Schroeder	Trimming	12/10/21 7:00 AM	Completed	The Colony	2	97.53	195.06	2004066095
Trimming Palms	Don Schroeder	Trimming	2021-12-13	Completed	Coconut Rd	2	9.25	18.5	2007622391
Trimming shrubs	Don Schroeder	Trimming	2021-12-13	Completed	The Colony	3	9.25	27.75	2007620398
Application Roundup	Don Schroeder	Application	2021-12-13	Completed	The Colony	1	7.25	7.25	2007617225
Cleanup Debris	Don Schroeder	Cleanup	2021-12-14	Completed	The Colony	1	1.67	1.67	2007623280
Application Roundup	Don Schroeder	Application	2021-12-14	Completed	The Colony	1	7.18	7.18	2007624140
Application Turf	Don Schroeder	Application	2021-12-14	Completed	Coconut Fountain	3	9.17	27.51	2007625752
Trimming Palms	Don Schroeder	Trimming	2021-12-14	Completed	Coconut Rd	2	9.12	18.24	2007632246
Cleanup Debris	Don Schroeder	Cleanup	12/15/21 7:00 AM	Completed	The Colony	1	1.07	1.07	2027719700
Application Annuals	Don Schroeder	Application	12/15/21 8:00 AM	Completed	The Colony	1	2.94	2.94	2028048575
Hand water Orchids	Don Schroeder	Irrigation	12/15/21 11:15 AM	Completed	Median near Tuscany	1	0.73	0.73	2028984826
Application Turf	Don Schroeder	Application	12/15/21 7:00 AM	Completed	Sorrento	3	1.39	4.17	2027725412

## Colony Production Board

Trimming Palms	Don Schroeder	Trimming	12/15/21 7:00 AM	Completed	Coconut Rd	2	8.93	17.86	2027727608
Application Roundup	Don Schroeder	Application	12/15/21 8:10 AM	Completed	The Colony	1	7.96	7.96	2027842122
Trimming shrubs	Don Schroeder	Trimming	12/15/21 3:00 PM	Completed	The Colony	2	9.17	18.34	2031087690
Cleanup Debris	Don Schroeder	Cleanup	12/16/21 7:00 AM	Completed	The Colony	1	0.7	0.7	2031093057
Application Turf	Don Schroeder	Application	12/16/21 8:00 AM	Completed	The Colony	1	4.86	4.86	2034127335
Check streetlights	Don Schroeder	Lighting	12/16/21 1:00 PM	Completed	The Colony	1	2.77	2.77	2035741970
Hand pull weeds in Annual beds	Don Schroeder	Weeding	12/16/21 8:00 AM	Completed	The Colony	1	8.2	8.2	2031099238
Trimming Palms	Don Schroeder	Trimming	12/16/21 7:00 AM	Completed	Coconut Rd	2	8.87	17.74	2031113277
Trimming shrubs	Don Schroeder	Trimming	12/16/21 7:00 AM	Completed	The Colony	2	8.89	17.78	2031101372
Cleanup Debris	Don Schroeder	Cleanup	12/17/21 7:00 AM	Completed	The Colony	1	0.77	0.77	2037991586
Trimming Palms	Don Schroeder	Trimming	12/17/21 7:00 AM	Completed	Beach parking lot	2	3.25	6.5	2040268873
Hand water Orchids	Don Schroeder	Irrigation	12/17/21 8:00 AM	Completed	Median near Tuscany	1	1.89	1.89	2040392815
Application Turf	Don Schroeder	Application	12/17/21 9:39 AM	Completed	The Colony	1	0	0	2038007610
Hand prune shrubs	Don Schroeder	Trimming	12/17/21 8:00 AM	Completed	Coconut Fountain	2	2.65	5.3	2037997209
Trimming shrubs	Don Schroeder	Trimming	12/17/21 9:45 AM	Completed	The Colony	2	0.15	0.3	2040901810
Cleanup Debris	Don Schroeder	Cleanup	12/20/21 7:00 AM	Completed	The Colony	1	1.56	1.56	2040924449
Application Flowering plants	Don Schroeder	Application	12/20/21 8:15 AM	Completed	The Colony	1	4.53	4.53	2040941991
Hand pull weeds in Annual beds	Don Schroeder	Weeding	12/20/21 8:30 AM	Completed	The Colony	1	7.37	7.37	2040936986
Mow Celebration	Don Schroeder	Mowing	12/20/21 7:00 AM	Completed	The Colony	5	8.93	44.65	2048534417
Cleanup Debris	Don Schroeder	Cleanup	12/21/21 7:00 AM	Completed	The Colony	1	5.45	5.45	2052811552
Mow St. Augustine	Don Schroeder	Mowing	12/21/21 7:00 AM	Completed	The Colony	5	5.48	27.4	2040928625
Checking uprights	Don Schroeder	Lighting	12/21/21 1:31 PM	Completed	Coconut Fountain	1	2.14	2.14	2057234941
Hand pull weeds in Annual beds	Don Schroeder	Weeding	12/21/21 8:00 AM	Completed	The Colony	1	7.21	7.21	2052813839

## Colony Production Board

Cleanup Debris	Don Schroeder	Cleanup	12/21/21 12:40 AM	Completed	The Colony	5	3.47	17.35	2056436579
Application Turf	Don Schroeder	Application	12/22/21 8:00 AM	Completed	The Colony	1	3.03	3.03	2058805520
Cleanup Debris	Don Schroeder	Cleanup	12/22/21 7:00 AM	Completed	The Colony	5	9	45	2058798250
Cleanup Debris	Don Schroeder	Cleanup	12/23/21 7:00 AM	Completed	The Colony	3	2.72	8.16	2064701477
Hand prune shrubs	Don Schroeder	Trimming	12/23/21 7:00 AM	Completed	Coconut Fountain	2	4.58	9.16	2064703879
Hand prune shrubs	Don Schroeder	Trimming	12/23/21 10:00 AM	Completed	Coconut Fountain	3	1.86	5.58	2066906584
Cleanup Debris	Don Schroeder	Cleanup	12/28/21 7:00 AM	Completed	The Colony	1	1.07	1.07	2076716283
Application Annuals	Don Schroeder	Application	12/28/21 8:15 AM	Completed	The Colony	1	3.84	3.84	2076964777
Application Turf	Don Schroeder	Application	12/28/21 7:00 AM	Completed	The Colony	5	6.52	32.6	2064709208
Hand water Orchids	Don Schroeder	Irrigation	12/28/21 1:13 PM	Completed	Median near Tuscany	1	0.74	0.74	2079433091
Trimming shrubs	Don Schroeder	Trimming	12/28/21 1:00 PM	Completed	The Colony	4	1.43	5.72	2079416956
Deadhead Geraniums	Don Schroeder	Other Work	12/28/21 1:00 PM	Completed	The Colony	1	1.42	1.42	2079432449
Cleanup Debris	Don Schroeder	Cleanup	12/29/21 7:00 AM	Completed	The Colony	1	2.57	2.57	2080187061
Application Turf	Don Schroeder	Application	12/29/21 8:00 AM	Completed	The Colony	1	2.35	2.35	2080193535
Check streetlights	Don Schroeder	Lighting	12/29/21 1:15 PM	Completed	The Colony	1	1.38	1.38	2084062263
Deadhead Geraniums	Don Schroeder	Other Work	12/29/21 8:50 AM	Completed	The Colony	1	5.45	5.45	2080190848
Trimming shrubs	Don Schroeder	Trimming	12/29/21 7:00 AM	Completed	The Colony	4	8.01	32.04	2080188577
Application Foliage	Don Schroeder	Application	12/30/21 8:00 AM	Completed	The Colony	1	3.05	3.05	2085401698
Cleanup Debris	Don Schroeder	Cleanup	12/30/21 7:00 AM	Completed	The Colony	1	8.04	8.04	2085394987
Application Foliage	Don Schroeder	Application	12/30/21 12:40 PM	Completed	The Colony	1	2.5	2.5	2087717647
Trimming shrubs	Don Schroeder	Trimming	12/30/21 7:00 AM	Completed	The Colony	4	8.04	32.16	2085397317
			<b>11-29 to 12-30</b>			<b>204</b>	<b>658.31</b>	<b>1383</b>	



## Updates

Item ID	Item Name	User	Created At	Update Content
1939409541	<b>Application Turf</b>	Don Schroeder	24/November/2021 06:33:55 AM	Weed Control St.Augustine
1965169452	<b>Application Turf</b>	Don Schroeder	01/December/2021 06:31:22 AM	Laying Bimini
1965172426	<b>Application Turf</b>	Don Schroeder	01/December/2021 06:32:27 AM	18-3-6 application
1969533669	<b>Application Turf</b>	Don Schroeder	02/December/2021 07:39:16 AM	18-3-6 app
1973515414	<b>Application Turf</b>	Don Schroeder	02/December/2021 01:16:00 PM	Apply iron to weak areas
1987137583	<b>Application Turf</b>	Don Schroeder	06/December/2021 01:12:12 PM	Iron app on weak areas
1987884447	<b>Application Turf</b>	Don Schroeder	07/December/2021 06:21:16 AM	Weed Control St.Augustine
2001768508	<b>App Annual beds</b>	Don Schroeder	09/December/2021 08:07:53 AM	14-14-14 and Deadline
2007625752	<b>Application Turf</b>	Don Schroeder	10/December/2021 06:30:57 AM	Laying Sod
2027725412	<b>Application Turf</b>	Don Schroeder	15/December/2021 08:16:09 AM	Laying Bimini Sod
2034127335	<b>Application Turf</b>	Don Schroeder	16/December/2021 06:22:05 AM	Weed Control St.Augustine
2035741970	<b>Check streetlights</b>	Don Schroeder	16/December/2021 03:40:40 PM	Replaced 1 uplight in Tuscany
2057234941	<b>Checking uplights</b>	Don Schroeder	21/December/2021 03:39:32 PM	Replace 2 bulbs
2058805520	<b>Application Turf</b>	Don Schroeder	21/December/2021 03:41:38 PM	Weed Control St.Augustine
2064709208	<b>Application Turf</b>	Don Schroeder	22/December/2021 03:51:33 PM	Fertilize Celebration and Bimini 21-0-0
2080193535	<b>Application Turf</b>	Don Schroeder	28/December/2021 03:05:15 PM	Weed Control Celebration
2085401698	<b>Application Foliage</b>	Don Schroeder	29/December/2021 03:10:36 PM	Bougain application to Bougainvillea
2087717647	<b>Application Foliage</b>	Don Schroeder	30/December/2021 11:56:37 AM	Spraying Ficus

# The Landing Production Board

Completed Jobs											
Name	Category	leader	Start Date	Timeline - Start	Timeline - End	Status	# of guys	Time Tracking	Hours on Job	Total Team Time	Item ID
Trimming Greenview Drive	Trimming	D. Kucera	2021-11-29	2021-11-29	2021-12-03	Completed	7	18:31:47	18.53	129.71	1957363990
Trimming PLCA	Trimming	D. Kucera	2021-12-03	2021-11-30	2021-12-03	Completed	7	14:50:00	14.83	103.81	1977522532
North Gate	Trimming	D. Kucera	2021-12-02	2021-12-02	2021-12-03	Completed	7	06:28:08	6.47	45.29	1977538658
Add mulch	Other	D. Kucera	2021-12-06	2021-12-06	2021-12-07	Completed	7	09:26:06	9.44	66.08	1985142576
Street sweeping	Cleanup	D. Kucera	2021-12-09	2021-12-09	2021-12-10	Completed	1	08:21:09	8.35	8.35	2001763857
Street sweeping	Cleanup	D. Kucera	2021-12-10	2021-12-09	2021-12-10	Completed	1	14:31:52	14.53	14.53	2001763699
Shrub trimming	Trimming	D. Kucera	2021-12-08	2021-12-08	2021-12-10	Completed	8	23:30:47	23.51	188.08	1996879702
Hardwood trimming	Trim Hardwoods	D. Kucera	2021-12-06	2021-12-06	2021-12-08	Completed	2	18:25:04	18.42	36.84	1985144838
Mow grass	Mowing	D. Kucera	2021-12-07	2021-12-07	2021-12-08	Completed	9	18:32:13	18.54	166.86	1990306874
Trim shrubs	Trimming	D. Kucera	2021-12-13	2021-12-13	2021-12-17	Completed	4	22:44:12	22.74	90.96	2016561497
Trim Shrubs	Trimming	D. Kucera	2021-12-14	2021-12-13	2021-12-14	Completed	3	32:14:35	32.24	96.72	2021135650
Debris pickup	Cleanup	D. Kucera	2021-12-15	2021-12-14	2021-12-15	Completed	1	10:34:25	10.57	10.57	2027768893
Street sweeping	Cleanup	D. Kucera	2021-12-15	2021-12-15	2021-12-16	Completed	1	21:45:53	21.76	21.76	2027848554
Hardwood trimming	Trim Hardwoods	D. Kucera	2021-12-13	2021-12-13	2021-12-14	Completed	2	19:00:00	19	38	2017651551
Clean Shop	Cleanup	D. Kucera	2021-12-14			Completed	5	01:00:00	1	5	2021131974
Lay sod	Other	D. Kucera	2021-12-14			Completed	4	12:59:01	12.98	51.92	2021136495
Install plants Capri	Planting	D. Kucera	2021-12-16			Completed	1	03:01:09	3.02	3.02	2034218327
Mow grass	Mowing	D. Kucera	2021-12-20			Completed	10	09:30:00	9.5	95	2048478945
Trim shrubs	Trimming	D. Kucera	2021-12-20			Completed	6	122:00:24	122.01	732.06	2048472945
Trim hardwoods	Trim Hardwoods	D. Kucera	2021-12-20			Completed	2	126:38:50	126.65	253.3	2048474599
Pressure wash sign	Cleanup	D. Kucera	2021-12-21			Completed	1	01:03:41	1.06	1.06	2054889498
Mow grass	Mowing	D. Kucera	2021-12-21			Completed	1	03:05:17	3.09	3.09	2054891827
Trim palms	Palm Trimming	D. Kucera	2021-12-21			Completed	1	14:22:04	14.37	14.37	2055302445
Debris pickup	Cleanup	D. Kucera	2021-12-21	2021-12-21	2021-12-21	Completed	10	06:29:09	6.49	64.9	2055648203
Debris pickup	Cleanup	D. Kucera	2021-12-22			Completed	7	09:27:20	9.46	66.22	2060741218
Street sweeping	Cleanup	D. Kucera	2021-12-22	2021-12-22	2021-12-23	Completed	1	09:26:02	9.43	9.43	2060744295
Clean shop	Cleanup	D. Kucera	2021-12-23			Completed	5	01:22:21	1.37	6.85	2066414410
Trimming Oaks in front of PLCA	Trim Hardwoods	D. Kucera	2021-12-28	2021-12-27	2021-12-31	Completed	2	08:08:08	8.14	16.28	2076846321
Trimming Ficus on Coconut Rd	Trimming	D. Kucera	2021-12-28	2021-12-27	2021-12-31	Completed	4	24:18:08	24.3	97.2	2076846832
Street Sweep Pelican Sound	Application	D. Kucera	2021-12-30	2021-12-27	2021-12-31	Completed	1	08:05:00	8.08	8.08	2087942479
			<b>11-29 to 12-30</b>	<b>2021-11-29</b>	<b>2021-12-31</b>		<b>121</b>	<b>599:52:45</b>	<b>599.88</b>	<b>2445.34</b>	

## Updates

Item ID	Item Name	User	Created At	Update Content
1957363990	<b>Trimming Greenview Drive</b>	Paul Kemp	30/November/2021 08:51:29 AM	Trimming the ficus and palms, cleaning up the berm separating Costa del Sol & Bay Creek. Moving north on Greenview Drive, approaching Pumphouse.
1957363990	<b>Trimming Greenview Drive</b>	Paul Kemp	01/December/2021 07:21:23 AM	Finished up on Greenview Tuesday afternoon. Starting on PLCA Wednesday morning. Cristina weeding flower beds.
1957363990	<b>Trimming Greenview Drive</b>	Paul Kemp	02/December/2021 08:32:13 AM	Started north gate inside entry toward 41. After lunch, back to PLCA.
1977522532	<b>Trimming PLCA</b>	Paul Kemp	03/December/2021 10:36:28 AM	Trimming bushes around the Community Center.
1977538658	<b>North Gate</b>	Paul Kemp	03/December/2021 10:37:59 AM	Starting at Pennyroyal, working east toward 41 trimming bushes along sidewalk.
1985142576	<b>Add mulch</b>	D. Kucera	10/December/2021 09:13:48 AM	Ronald and Angelina's group laid pinestraw on the sanctuary Waterside berm on Monday.
1985144838	<b>Hardwood trimming</b>	D. Kucera	10/December/2021 09:14:48 AM	Rolando and Rigo trimmed Hardwoods by the sanctuary sign and then continued on Goldcrest by Palm colony on Monday and Wednesday
1990306874	<b>Mow grass</b>	D. Kucera	10/December/2021 09:16:50 AM	Ronald Angelina and Rolando screws mowed the grass on Tuesday. Ronald crew finished up on Wednesday.
1996879702	<b>Shrub trimming</b>	D. Kucera	10/December/2021 09:20:07 AM	Angelina's crew trimmed Central Park fountain on Wednesday and started on all the circles Thursday and Friday. Ronald's crew joined shrub trimming on Thursday and Friday.
2001763699	<b>Street sweeping</b>	D. Kucera	10/December/2021 09:24:27 AM	Rolando swept the streets in Pelican Sound on Thursday. On Friday he continued street sweeping in Pelican Landing.
2016561497	<b>Trim shrubs</b>	D. Kucera	13/December/2021 12:50:18 PM	On Monday Ronald and Angelina's crew trimmed the circles and Pelican Landing

## Updates

2016561497	<b>Trim shrubs</b>	D. Kucera	15/December/2021 02:14:48 PM	On Tuesday Angelina's crew started trimming the Palmetto at the old Pump Station Park.
2016561497	<b>Trim shrubs</b>	D. Kucera	15/December/2021 02:17:48 PM	On Wednesday morning Angelina's crew finished trimming the palm fronds at the old Pump Station Park. Angelina and Ronald crew combined to pull weeds, weed eat, Etc behind the Cottages on Pelican nest. After finishing their both crews trimmed the ditch across from Canoe Park.
2017651551	<b>Hardwood trimming</b>	D. Kucera	13/December/2021 12:51:04 PM	Rolando and Rigo trimmed hardwood across from Palm Colony by the tennis courts
2017651551	<b>Hardwood trimming</b>	D. Kucera	15/December/2021 06:42:15 AM	Monday Rolando and Rigo trimmed hardwoods across from Palm Colony by the tennis courts/
2021131974	<b>Clean Shop</b>	D. Kucera	14/December/2021 12:28:34 PM	On Tuesday Morning Ronald's crew clean the shop.
2021135650	<b>Trim Shrubs</b>	D. Kucera	14/December/2021 12:29:26 PM	Angelina's crew on Tuesday trimmed the Palmettos at the old pump house site across from the Central Park fountain
2021136495	<b>Lay sod</b>	D. Kucera	14/December/2021 12:30:20 PM	On Tuesday Morning Ronald screw laid sod at the Walden Center sign. They also laid sod across from Mystic Ridge by the Pelican Nest Clubhouse on Goldcrest
2027768893	<b>Debris pickup</b>	D. Kucera	15/December/2021 02:13:05 PM	On Wednesday after lunch Rigo went through the community to pick up debris, trash.
2027848554	<b>Street sweeping</b>	D. Kucera	15/December/2021 02:13:56 PM	On Wednesday Rolando swept the streets in Pelican Landing. Leaves are really starting to fall so we put it out a day.
2048472945	<b>Trim shrubs</b>	D. Kucera	23/December/2021 08:26:50 AM	Rolando and Angelina's crew trimmed The Ficus hedge on Coconut Road Thursday morning
2048474599	<b>Trim hardwoods</b>	D. Kucera	22/December/2021 01:40:28 PM	On Wednesday Jehovah trimmed Hardwoods at the community center.

## Updates

2048474599	<b>Trim hardwoods</b>	D. Kucera	23/December/2021 08:26:02 AM	On Thursday morning Jehovah ang Rigo continue trimming hardwoods in front of the community center.
2048478945	<b>Mow grass</b>	D. Kucera	20/December/2021 08:28:28 AM	Rolando, Angelina, Rolando, and Rigo'sl crews all mowed on Monday.
2054889498	<b>Pressure wash sign</b>	D. Kucera	23/December/2021 08:23:03 AM	Jehovah pressure wash the Long Lake North sign on Wednesday morning
2054891827	<b>Mow grass</b>	D. Kucera	21/December/2021 08:47:53 AM	Ronald and Angelina's crew continue to mow the grass in Pelican Landing on Tuesday.
2055302445	<b>Trim palms</b>	D. Kucera	21/December/2021 08:50:22 AM	On Tuesday Jehova trimmed Royal Palms around the Coconut 41/ Monument. This was an order to keep palm fronds falling onto landscape beds and annuals.
2060741218	<b>Debris pickup</b>	D. Kucera	22/December/2021 01:39:36 PM	On Tuesday and Wednesday Ronald, Angelina, and Rigo crew picked up the debris from a violent windstorm.
2060744295	<b>Street sweeping</b>	D. Kucera	23/December/2021 08:22:07 AM	Rolando swept Pelican Sound on Wednesday and Pelican Landing on Thursday morning
2066414410	<b>Clean shop</b>	D. Kucera	23/December/2021 08:21:29 AM	Ronald and Angelina's crew clean the shop on Thursday morning

## Zeros

<b>Bayside</b>	CYCLE BILLING # 01 ZEROS	PRESENT	PREVIOUS	Disposition	Last MON	Last YEAR
MICHAEL POLLOWITZ/SHARON BROWN	24780 PENNYROYAL DR	4752000	4752000		1000	7360
JOSEPH/CARL ANN BUSA	24751 BAY BEAN CT	9760	9760	Scheduled for audit		1450
EMMA TIANGA	24721 BAY BEAN CT	2050	2050	Scheduled for audit	10	
CATHERINE/STEPHEN FELICE	3950 LAKEMONT DR	879600	879600	Scheduled for audit		
FRANK WOODS	3791 LAKEMONT DR	831000	831000	Scheduled for audit		40330
ROBERT/MARJORIE LANG	24811 WAX MYRTLE DR			Scheduled for audit		15330
COLETTE ROE	3481 TASSEFLOWER CT	181800	181800	Scheduled for audit	3900	1800
MAURY/ANGELA DIDOMENICO	25070 BAY CEDAR DR	3883000	3883000	Scheduled for audit	0	19180
ADAM KRUZICH	25040 BAY CEDAR DR	6228000	6228000	Scheduled for audit		
WCI COMMUNITIES	COLONY GOLF MAINTENANCE	7661600	17661600	Meter locked		
GVB PROPERTIES	WALDEN CENTER WCI HOME BLD	3000	3000	Meter locked		
HYATT COCONUT PNT RESORT & SPA	HYATT RESORT	405000	405000	Used intermittently		43000
JOHN POLSENBERG	23721 NAPOLI WAY	380000	380000	Scheduled for audit		23980
<b>Baycreek</b>						
RICHARD/JEAN RUSH	25080 RIDGE OAK DR	907800	907800	Scheduled for audit		37880
VERNON BALL	3790 BAY CREEK DR	4909000	4909000	Scheduled for audit		2680

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**Subject:** Monthly update/ Service Tracker/ Hardwood schedule  
**Attachments:** Service Tracker 1-14-22.pdf; Hardwood trimming description-map 1-3-22.pdf

**From:** Doug Kucera <[kucerad@whhassociates.com](mailto:kucerad@whhassociates.com)>

**Sent:** Friday, January 14, 2022 10:45:33 AM

**To:** bantrymcc <[bantrymcc@aol.com](mailto:bantrymcc@aol.com)>; bfcramer <[bfcramer@aol.com](mailto:bfcramer@aol.com)>; Bill Nicholson <[sundancer3421@gmail.com](mailto:sundancer3421@gmail.com)>; Gail Gravenhorst <[nonagail@me.com](mailto:nonagail@me.com)>; Karen Monttgomery <[karenm1109@gmail.com](mailto:karenm1109@gmail.com)>; Jim Janik <[janejk@earthlink.net](mailto:janejk@earthlink.net)>; Bob Travers <[bobtravers2@gmail.com](mailto:bobtravers2@gmail.com)>; M McVay <[m\\_mcvay@yahoo.com](mailto:m_mcvay@yahoo.com)>; Gary <[rgdurney@yahoo.com](mailto:rgdurney@yahoo.com)>; jraddison <[jraddison@aol.com](mailto:jraddison@aol.com)>; Chuck Adams <[adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)>; Cleo Adams <[crismond@whhassociates.com](mailto:crismond@whhassociates.com)>; shane willis <[williss@whhassociates.com](mailto:williss@whhassociates.com)>; Bob Boyd <[bob.boyd@down2earthinc.com](mailto:bob.boyd@down2earthinc.com)>; Paul Kemp <[pkemp@whhassociates.com](mailto:pkemp@whhassociates.com)>; Doug Kucera <[kucerad@whhassociates.com](mailto:kucerad@whhassociates.com)>

**Subject:** Monthly update/ Service Tracker/ Hardwood schedule

Hello,

### PELICAN LANDING

Pine straw was applied starting the second week of November. It was completed on November 30<sup>th</sup>.

O'Donnell Landscaping will start removing selective trees and shrubs on Pelican Colony Blvd the week of January 24<sup>th</sup>. The CDD will modify irrigation where needed. Installation of trees and shrubs will occur the week of February 14<sup>th</sup>. This was approved by the Landscape Committee. The CDD will add Variegated Arboricola to fill in void areas in the existing hedge row.

The CDD has put together a hardwood trimming schedule. Please see attached for information on this.

Signs that the CDD maintains were pressure washed and painted in November.

Johnson's Tree Service started trimming palms on January 7<sup>th</sup>. This should take till the first week of February to complete.

Areas along Goldcrest, Bay Cedar, and Pelican Nest Dr will have new sod installed.

Fertilizer will be applied to the shrubs and grass starting the week of January 31<sup>st</sup>.

### THE COLONY

Palm trimming which started at the beginning of October was completed at the end of December.

Fertilizer will be applied to the turf and shrubs starting the week of January 24<sup>th</sup>.

Plants were installed at the Bay Club entry (Bromeliads), Tuscany fountain equipment box (Green Arboricola), and in Messina (Xanadu).

Bimini sod was installed at select locations on Via Veneto and next to Bellagio entry.

1/14/22

Thank you,

**Doug Kucera**

**Field Manager**  
**Bayside Improvement/ Bay Creek CDD**  
**239 947 2055**



**BAYSIDE/BAY CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**HARDWOOD TREE TRIMMING SCHEDULE (3 TO 5 YEAR PROJECT)**

The trimming of hardwood trees in Pelican Landing will be broken up into three phases. The goal is to remove unwanted branches, improve tree structure, and direct new healthy growth. Areas along roadways will be lifted to fourteen foot minimum so branches won't interfere with road traffic.

**PHASE ONE** (blue area on map): Work is being done in this area now. Johnson's Tree service started the work on Pelican Colony Blvd from the gatehouse area continuing west to the animal crossing. The CDD then started by the Tennis Center working towards Bay Cedar Dr. A few trees are still left to do on Goldcrest Dr by Capri then the crew will move onto Bay Cedar. Trimming will then move onto the Waterside berm which consist of Peppermill Court and North Commons Dr.

**PHASE TWO** (pink area on map): The CDD will start in Phase two upon completion of Phase One.

**PHASE THREE** (green area on map): The CDD will start in Phase three upon completion of Phase Two.

Please keep in mind that the Hardwood Tree Trimming Schedule is a tentative 3 to 5 year project. Issues will occur where the CDD will have to revisit areas already done because of storms, growth, etc...

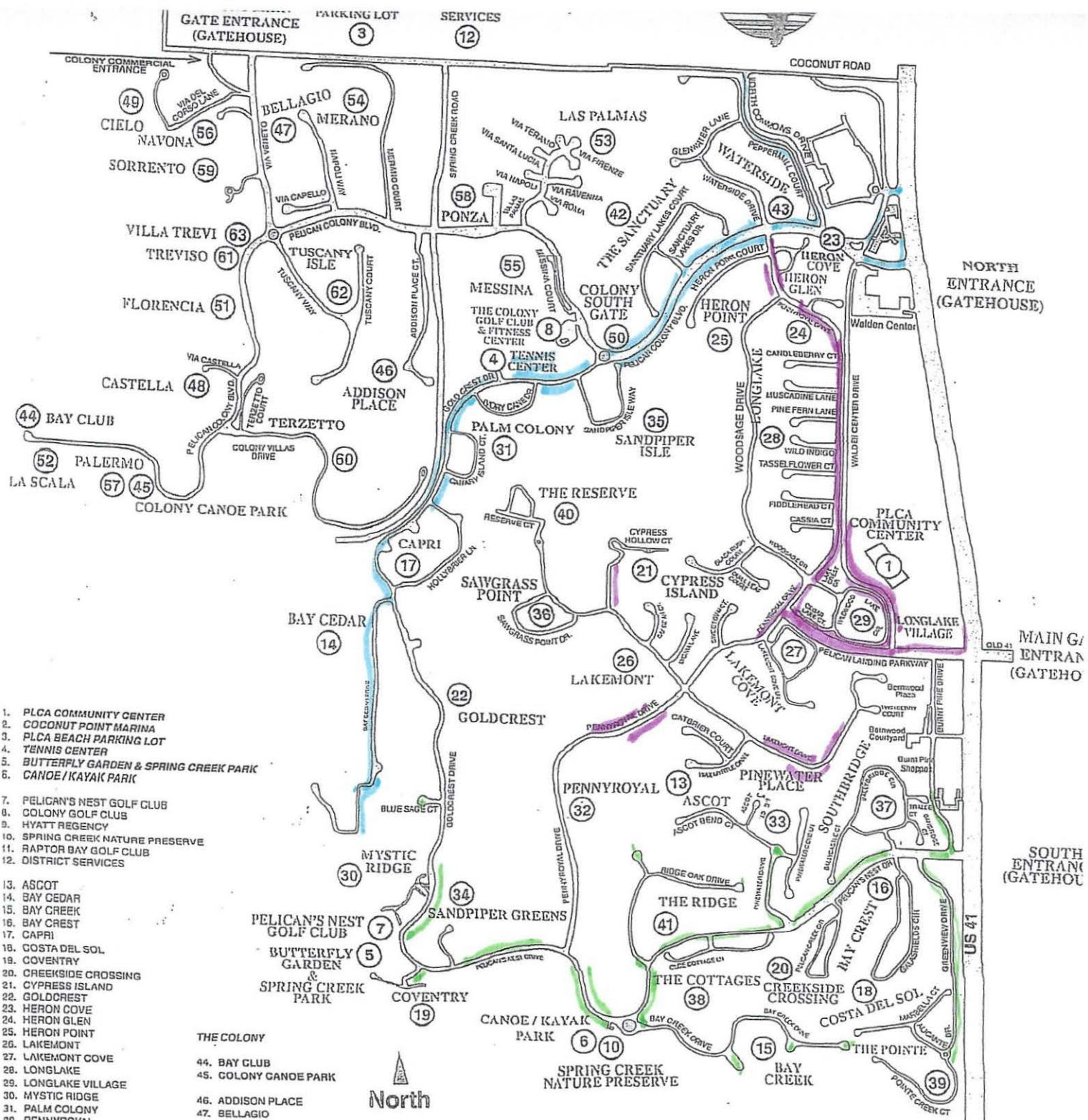
A map of the areas is attached.

Thank you for your patience as the CDD address this project.

1/3/21

Doug Kucera

Field Manager



1. PLCA COMMUNITY CENTER
2. COCONUT POINT MARINA
3. PLCA BEACH PARKING LOT
4. TENNIS CENTER
5. BUTTERFLY GARDEN & SPRING CREEK PARK
6. CANOE / KAYAK PARK
7. PELICAN'S NEST GOLF CLUB
8. COLONY GOLF CLUB
9. HYATT REGENCY
10. SPRING CREEK NATURE PRESERVE
11. RAPTOR BAY GOLF CLUB
12. DISTRICT SERVICES
13. ASCOT
14. BAY CEDAR
15. BAY CREEK
16. BAY CREST
17. CAPRI
18. COSTA DEL SOL
19. COVENTRY
20. CREEKSIDE CROSSING
21. CYPRESS ISLAND
22. GOLDCREST
23. HERON COVE
24. HERON GLEN
25. HERON POINT
26. LAKEMONT
27. LAKEMONT COVE
28. LONGLAKE
29. LONGLAKE VILLAGE
30. MYSTIC RIDGE
31. PALM COLONY
32. PENNYROYAL
33. PINEWATER PLACE
34. SANDPIPER GREENS
35. SANDPIPER ISLE
36. SAWGRASS POINT
37. SOUTHBRIDGE
38. THE COTTAGES
39. THE POINTS
40. THE RESERVE
41. THE RIDGE
42. THE SANCTUARY
43. WATERSIDE

- THE COLONY
44. BAY CLUB
  45. COLONY CANOE PARK
  46. ADDISON PLACE
  47. BELLAGIO
  48. CASTELLA
  49. CIELO
  50. COLONY SOUTH GATE
  51. FLORENCIA
  52. LA SCALA
  53. LAS PALMAS
  54. MERANO
  55. MESSINA
  56. NAVONA
  57. PALERMO
  58. PONZA
  59. SORRENTO
  60. TERZETTO
  61. TREVISO
  62. TUSCANY ISLE
  63. VILLA TREVI

Pelican Landing Community Association, Inc.  
 24501 Walden Center Drive  
 Bonita Springs, FL 34134  
 Phone: (239) 947-5977 - Fax: (239) 947-3606  
[www.PelicanLanding.org](http://www.PelicanLanding.org)

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

**14BII**

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 JOINT MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 25, 2021</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>December 6, 2021</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>January 24, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>February 28, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>March 28, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>April 25, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>May 23, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>June 27, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>July 15, 2022</b>	<b>Budget Workshop</b>	<b>9:00 AM</b>
<b>July 25, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>August 22, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>2:00 PM</b>
<b>September 26, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>

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

**18**

This instrument should be returned to:  
**Chuck Adams**  
Director of Operations  
Wrathell, Hunt and Associates, LLC  
9220 Bonita Beach Road, suite 214  
Bonita Springs, FL 34135

**CONSENT TO USE OF EASEMENT AGREEMENT**

THIS AGREEMENT is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between Bay Creek Community Development District (“District”) and Florence M. McKinney, (“Owner”).

WHEREAS, District is the owner of Drainage easement adjacent to 25131 Ridge Oak Drive, Bonita Springs, FL according to the Plat thereof recorded at Plat Book 53 Pages 50-53, of the Public Records of Lee County, Florida (“Property”); and

WHEREAS, Owner has requested permission to allow the continued encroachment of a retaining wall and landscape located on the Property.

WHEREAS, District is willing to consent to Owner to allow the continued encroachment of a retaining wall and landscape under the terms and conditions herein described.

NOW, THEREFORE, in consideration of these premises, the District and Owner hereby agree as follows:

1. Notwithstanding any of the provisions of the grants or dedications in favor of the District and subject to the terms, stipulations and conditions stated herein, consent is hereby given by District to Owner to the continued encroachment of a retaining wall and landscape on the Property.
2. Owner hereby accepts this Consent with full knowledge of District’s prior rights. This Consent shall not be construed to reduce or diminish District’s prior rights in any way.
3. The Owner’s existing improvements located on the Property, and as identified on attached Exhibit A, shall be utilized and maintained as to not, in any way, prevent the safe and uninterrupted access to and across the Property and operation of the facilities of the District within the Property.

4. District will have the right to remove any part of the improvements as may be reasonably necessary for the purpose of constructing, maintaining, repairing, altering, replacing, or removal of its facilities as determined by the District.

5. The District shall not be liable in any manner for damages to, or the cost of replacement of, all or any portion of the facilities and the Owners hereby assume all risk and expense involved in the replacement or reconstruction of same.

6. Owners hereby agree to indemnify, save, defend and hold harmless District (including, without limitation, District's officers, employees, agents, nominees and residents) from and against any and all losses, damages (including, without limitation, any and all consequential damages), costs, charges, expenses, claims, demands, causes of action, accounts, sums of money, reckonings, bounds, bills, covenants, controversies, agreements, promises, variances, trespasses, executions, and liabilities (including reasonable attorneys' fees and costs at all levels and/or negotiations) whatsoever, at law or in equity, whether in tort, in contract, or otherwise, which may be asserted or recovered against District (including, without limitation, District's officers, employees, agents, nominees, and residents), whether asserted by suit, proceeding, defenses, counterclaims, set-offs or otherwise, resulting from Owners', their successors or assigns (including, without limitation, their invitees, licensees, franchisees, guests, lessees, employees, agents and nominees), use, enjoyment and occupancy of the easement area.

7. This Agreement shall continue in full force and effect until terminated by recording an instrument in the Public Records of Lee County, Florida, signed by the District.

8. All of the terms and provisions of this agreement shall be binding upon and shall inure the benefit of the heirs, successors and assigns of the parties hereto.

9. It is mutually understood and agreed that this agreement, as written, covers all of the

agreements and stipulations between the parties and that no representations or statements, oral or written, have been made modifying, adding to, or changing the terms hereof.

IN WITNESS WHEREOF, the parties have caused their names to be hereunto subscribed  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**OWNER:**

\_\_\_\_\_  
Signature

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
\_\_\_\_\_, a Florida corporation. He/She is [ ] personally known to me or  
[ ] has produced \_\_\_\_\_  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC



**WITNESSES:**

**BAY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Signature

By: \_\_\_\_\_  
\_\_\_\_\_, Secretary

\_\_\_\_\_  
Printed Name

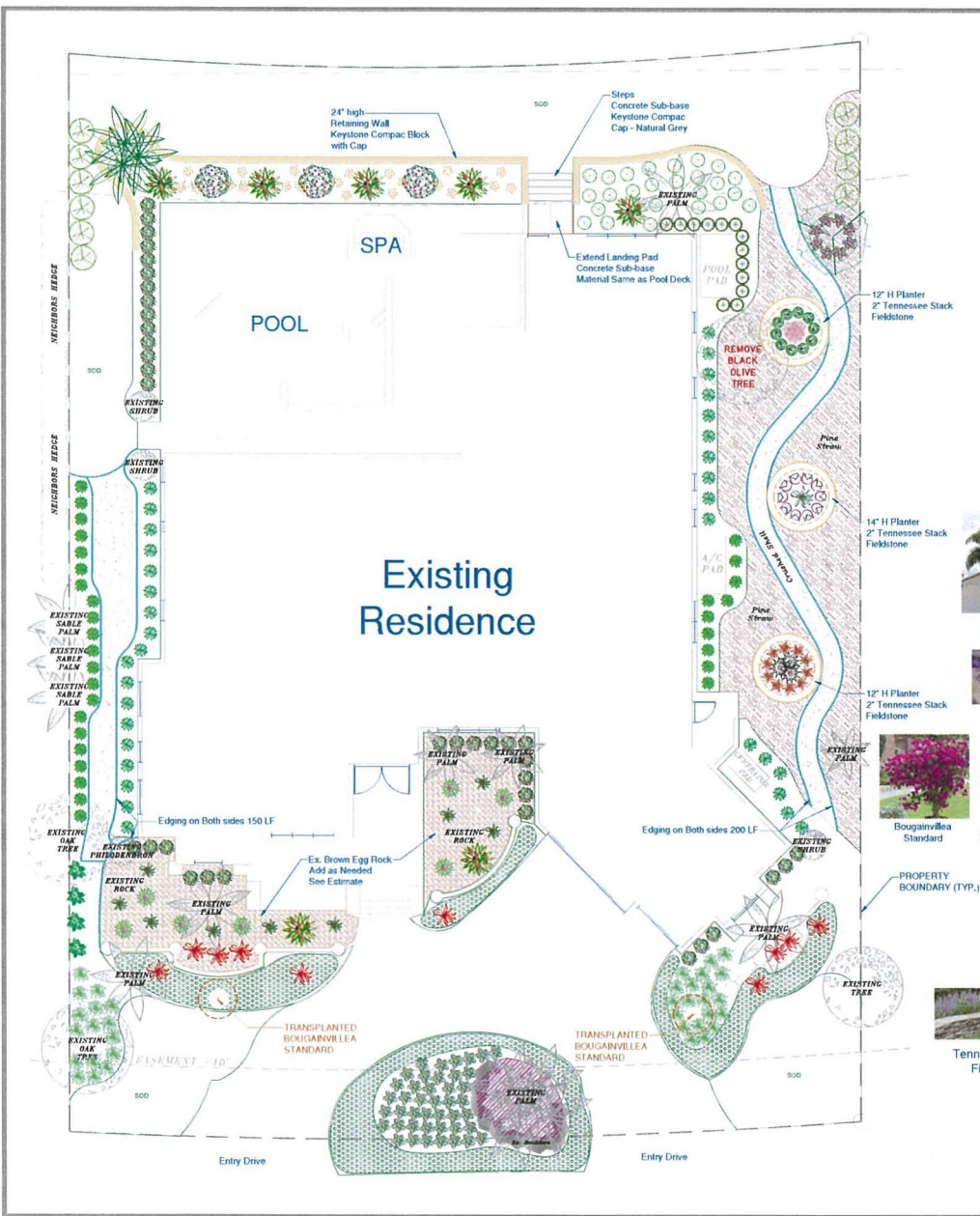
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_, by \_\_\_\_  
\_\_\_\_\_ as Secretary of the Bay Creek Community Development  
District. He/She is [] personally known to me or [] has produced \_\_\_\_\_  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC



LANDSCAPING									
Symbol	Qty	Gallon	Common Name	Species	Type	CI/GW/DC	OAH	Color	Location
	5	1G	Foxtail Palm		Triple		12\"/>		

LANDSCAPING MATERIALS									
Symbol	Qty	Unit	Description	Details	Size	Vendor	Notes	Color	By Owner
	3,423	SF	Mulch	Eco Friendly				Dark Brown	
	130	LF	Retaining wall			Tremcon	Wall is Sandstone; Cap Natural Gray		
	850	LF	Aluminum Edging						
	550	SF	Decorative Stone	Crushed Shell					
	13	SF	Decorative Stone	Mexican Beach Pebble					
	703	SF	Decorative Stone	Brown Egg Rock					
	1,285	SF	Pine Straw						
	2,276	SF	Soil						



Area	Description	Location	Vendor/Manufacturer	Height	Size	Color	Finish	Pattern	Alt. Qty	Counters	Total SF	% Chg. Used	Unit	Cost
Landscaping	Wall Block	Location	18\"/>											



**Note:** Final location of materials such as the layout of plants and any other designed for materials are subject to changes in the field based on the professional judgement of the field supervisor in order to accomplish the designed for concept. The field supervisor is responsible that all the installations follow the best practices for plants and other such materials. Any large conflicting discrepancies that the field supervisor can not solve on his own, should be resolved with the customer prior to consulting with the designer or others.

**IMPORTANT!** The plant symbols shown on the landscape plan includes a representation of the size of the plant at installation (grey dashed circle) and a more mature size of the plant for layout purposes (color symbol).  
The grey dashed inside circle is the size of plant the customer can expect to see on day one of installation. Most plants will not be touching until they have had time to mature and grow.



DRAWING SCALE  
1/8" = 1'-0"



NORTH  
ARROW



SCALE  
1" = 30'

FOUNDATION LOCATION

FIELDBOOK

PAGE

**LEGEND**

- SET CONC. MON. W/CAP I.D.# 3553
- SET IRON PIN W/CAP I.D.# 3553
- FD. CONC. MON. W/CAP
- FD. CONC. MON.
- FD. IRON PIN
- ASSUMED ELEVATION
- △ BENCHMARK
- RECORDED
- M MEASURED

CONT REVERSE SIDE

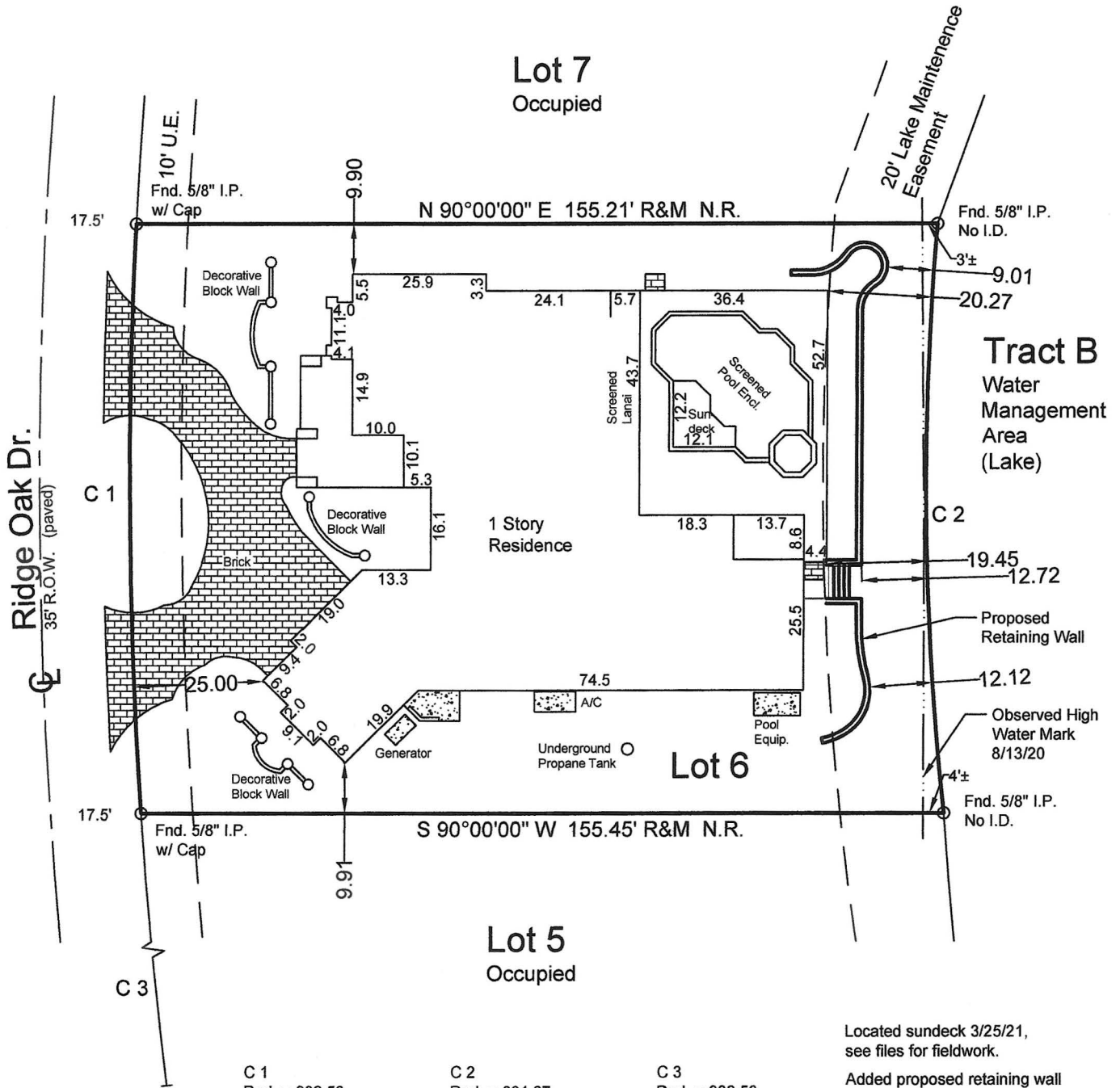
FINAL SURVEY DATE

**LEGAL DESCRIPTION**

(AS PROVIDED BY CLIENT)

This is a boundary survey of the following: Lot 6, Pelican Landing, Unit 17 as recorded in Plat Book 53, Pages 50 - 53 of the Public Records of Lee County, Florida.

The property address 25131 Ridge Oak Dr. as posted on the mailbox by others.



C 1	C 2	C 3
Rad. = 982.50	Rad. = 831.67	Rad. = 982.50
Delta = 6°42'38"	Delta = 7°55'46"	Delta = 8°56'42"
Arc = 115.07'	Arc = 115.10'	Arc = 153.39'
Ch. = 115.01' R&M	Ch. = 115.01' R&M	Ch. = 153.23' R&M
Ch. Brg. = N 0°38'35" W	Ch. Brg. = S 0°46'01" E	Ch. Brg. = N 7°11'05" W

Located sundeck 3/25/21, see files for fieldwork.

Added proposed retaining wall 10/6/21

**NOTES**

1. REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
4. BEARINGS SHOWN HEREON ARE BASED ON South line of Lot 6 being N 90°00'00" E
5. THIS PROPERTY LIES IN FLOOD ZONE X EL n/a PER F.I.R.M. PANEL NO. 12071C0652F, DATED 8/28/2008
6. LAST DATE OF FIELDWORK 8/13/20, 3/25/21
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

**CERTIFICATE**

I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the standards of practice set forth by the Florida Board of Land Surveyors, pursuant to Rule 5J-17 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.

10-7-21

*Handwritten signature*

P.L.S.

MARK O. ALLEN P.L.S. #3553  
LB #6558

FAX: (239) 992-6070  
TELE: (239) 992-8900

**MARK O. ALLEN, INC.**  
PROFESSIONAL LAND SURVEYOR

10602 WOODS CIRCLE  
BONITA SPRINGS, FL 34135

DWN. BY  
MG

CHK'D BY

ORDERED BY  
Celebrity Pools

SHEET 1 OF 1

DWG. NO. 2020 - 84

## APPENDIX A

### LEGEND OF ABBREVIATIONS

A= Arc  
APPROX= Approximate  
ASPH= Asphalt  
AVE= Avenue  
BLVD= Boulevard  
B.M= Benchmark  
C = Centerline  
CH= Chord  
CALC= Calculated  
C.B= Chord Bearing  
CBS= Concrete Block Structure  
C&GS Coastal and Geodetic Survey  
CHK'D= Checked  
CMP= Corrugated Metal Pipe  
CO= County  
CONC= Concrete  
COR= Corner  
CT= Court  
D.E= Drainage Easement  
Desc= Description  
D.H= Drill Hole  
DWN= Drawn  
EL or ELEV= Elevation  
EOP= Edge of Pavement

EOW= Edge of Water  
FB= Fieldbook  
FD= Found  
FLA= Florida  
IP= Iron Pin  
LN= Lane  
M= Measured  
M.E= Maintenance Easement  
MH= Manhole  
MHW= Mean High Water  
MON= Monument  
N/A= Not Applicable  
NGVD= National Geodetic Vertical Datum  
NO= Number  
O.R Book= Official Record Book  
ORIG= Original  
O/S= Offset  
P.B= Plat Book  
P.C= Point of Curvature  
PG= Page  
P.I= Point of Intersection  
PLS= Professional Land Surveyor  
P = Property Line  
PLS= Professional Land Surveyor

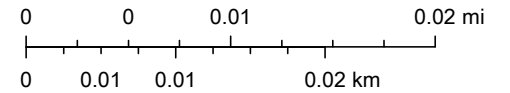
P.O.B= Point of Beginning  
P.O.C= Point of Commencement  
P.O.L= Point on Line  
PROP= Property  
P.T= Point of Tangency  
PUE= Public Utility Easement  
R= Record or Radius  
RAD= Radius  
RCP= Reinforced Concrete Pipe  
RD= Road  
RDL= Radial  
RES= Residence  
RLS= Registered Land Surveyor  
R.O.W= Right of Way  
R or RGE= Range  
SEC= Section  
ST= Street  
STY= Story  
TOB= Top of Bank  
TYP= Typical  
T or TWP= Township  
UE= Utility Easement  
W= With  
Δ= Delta or Benchmark  
⊕= Fire Hydrant






# ArcGIS Web Map




10/28/2021, 3:02:09 PM

1:564



- |  |  |
|--|--|
|  Address No. (Labels)            |  Lake Maintenance Easement |
|  Bayside - Baycreek CDD Boundary |  Drainage Easement          |
|  |  Drainage Easement          |

- |   |
|---|
|  Lake |
|---|

Esri Community Maps Contributors, University of South Florida, County of

## Cleo Adams

---

**From:** Jack McKinney [jackmckinney5@gmail.com](mailto:jackmckinney5@gmail.com)  
**Sent:** Thursday, October 28, 2021 10:10 PM  
**To:** Cleo Adams; Ali Bertsch; Chuck Adams; Doug Kucera; shane willis; PEGGY MCKINNEY  
**Subject:** FW:  
**Attachments:** 20200607\_084150.jpg

Cleo:  
view of existing, short landscape retention wall that we request to replace with same height, strengthened, new wall positioned closer to the lanai, re-landscaped, and extending slightly further southwest to alleviate significant, further erosion. Setbacks will be deeper than existing wall. Color to match house.  
Where you see those stepping stones set in the turf have mostly washed out into the pond and by installing a short wall along that side and adding proper drainage ( still located inside the existing stepping stones), we can contain the erosion caused by the slope of the existing lot running from the west side of the house flowing east into the pond. This pix was taken about 4/2021 in the dry season. This summer's rain devastated this area. Hope this helps.

Sent from [Mail](#) for Windows

Regards,

*John (Jack) McKinney*  
Managing Principal

**MCKINNEY INVESTMENTS, LLC**

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**From:** [Jack McKinney](#)  
**Sent:** Thursday, October 28, 2021 8:05 PM  
**To:** [Jackmckinney5@gmail.com](mailto:Jackmckinney5@gmail.com)  
**Subject:**

Sent from my T-Mobile 4G LTE Device



25131 Ridge Oak Drive – Jack McKinney Baycreek CDD



## **Pelican Landing Community Association, Inc.**

24501 Walden Center Drive, Bonita Springs, FL 34134  
(239) 947-5977 FAX (239) 947-3606

September 10, 2021

Florence McKinney  
25131 Ridge Oak Drive  
Bonita Springs, FL 34134

**Re: Pelican Landing Community Association Homeowner Documents  
Design Review Committee Approval – Landscaping Changes**  
25131 Ridge Oak Drive, Bonita Springs, FL 34134

Dear Ms. McKinney,

The Design Review Committee would like to thank you for submitting your request on July 29, 2021, as listed below:

- **Landscaping Changes**

Upon review of the information you submitted, on September 9, 2021, the DRC **CONDITIONALLY APPROVED upon the approval from CDD for the retaining wall located near the lake easement.** Your project must be completed within 120 days. Please be aware if there are any changes to the original request you will need to notify the DRC for further approval.

If you provided samples of your project, they will remain in the Community Center until the end of this month if you would like to retrieve it. All samples will be discarded on the first day of next month. Should you have any questions, please feel free to contact the association office at (239) 947-5977 x 205.

Sincerely,

Mark Puthoff, CAM  
Assistant Manager  
Pelican Landing Community Association, Inc.

Cc: Design Review Committee



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

**19AI**

## Miscellaneous Notices



Published in The News-Press on December 20, 2021

### Location

Lee County, Florida

### Notice Text

NOTICE OF RULE DEVELOPMENT BY THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapter 120, Florida Statutes, the BAY CREEK COMMUNITY DEVELOPMENT DISTRICT ("District") hereby give the public notice of its intent to amend its rules related to the rates and charges for its irrigation utility usage. The purpose and effect of the amendments are (i) increase the commodity usage base rate. Specific legal authority for the rule includes the Section 190.035 and Section 120.54 Florida Statutes. A copy of the proposed Rule and Statement of Regulatory Costs may be obtained by contacting the District Office, 2300 Glades Road Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010. Any person who wishes to provide the District with a proposal for alternatives to the proposed rules or comments on the Statement of Regulatory Costs as provided by Section 120.54, Florida Statutes, must do so in writing to the above address within twenty-one (21) days after publication of this notice. A HEARING WILL BE HELD AT THE TIME, DATE, AND PLACE SHOWN BELOW: TIME AND DATE: 2:00 p.m. Monday January 24, 2022 PLACE: Pelican Landing Community Center 24501 Walden Center Drive Bonita Springs, Florida 34134 This public hearing may be continued to a later date, time and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of proceedings is made which includes the testimony and evidence upon which such appeal is based. Anyone needing special accommodations in order to participate in the meeting should contact the District offices at the number above to make arrangements prior to the meeting. One or more Supervisors may participate in the public hearing by telephone. There will be present a speaker telephone so that any interested party can attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device. District Manager Bay Creek CDD AD # 5045392 Dec 20, 2021

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

**19A11**

## Miscellaneous Notices



Published in The News-Press on December 21, 2021

### Location

Lee County, Florida

### Notice Text

NOTICE OF INTENT TO ADOPT A PROPOSED RULE AMENDMENT BY THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT  
In accordance with Chapter 120, Florida Statutes, the BAY CREEK COMMUNITY DEVELOPMENT DISTRICT ("District") hereby gives the public notice of its intent to amend its rules related to the rates and charges for its irrigation utility usage. The purpose and effect of the amendments is to increase the commodity usage base rate. Specific legal authority for the rule includes the Section 190.035 and Section 120.54 Florida Statutes. A copy of the proposed Rule and Statement of Regulatory Costs may be obtained by contacting the District Office, 2300 Glades Road suite 410W; Boca Raton, FL 33431 or by calling (561) 571-0010. Any person who wishes to provide the District with a proposal for alternatives to the proposed rules or comments on the Statement of Regulatory Costs as provided by Section 120.54, Florida Statutes, must do so in writing to the above address within twenty-one (21) days after publication of this notice. A HEARING WILL BE HELD AT THE TIME, DATE, AND PLACE SHOWN BELOW: TIME AND DATE: Monday, January 24, 2022 2:00 p.m. PLACE: Pelican Landing Community Center 24501 Walden Center Drive Bonita Springs, Florida 34134 This public hearing may be continued to a later date, time and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of proceedings is made which includes the testimony and evidence upon which such appeal is based. Anyone needing special accommodations in order to participate in the meeting should contact the District offices at the number above to make arrangements prior to the meeting. One or more Supervisors may participate in the public hearing by telephone. There will be present a speaker telephone so that any interested party can attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device. District Manager Bay Creek CDD AD # 5045408 Dec 21, 2021

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

**19B**

**RESOLUTION 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DISTRICT'S RULES RELATIVE TO ITS IRRIGATION UTILITY REGULATIONS AND RATES AND CHARGES FOR UTILITY SERVICE; AND PROVIDING AN EFFECTIVE DATE**

**BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** The Board of Supervisors (the "Board") of the Bay Creek Community Development District (the "District") is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 190, Florida Statutes.

**SECTION 2. FINDINGS.**

A. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes. The District was established for the purpose of managing and financing basic community development services.

B. The Board has determined that the fees and charges for irrigation utility services should be adjusted.

**SECTION 3.** The fees and charges for utility services are hereby amended in accordance with Exhibit "A" attached and made a part hereof.

**SECTION 4. SEVERABILITY.** Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not effect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall be effective immediately upon its adoption.

**PASSED AND ADOPTED** at a meeting of the Board of Supervisors of the Bay Creek Community Development District this 24th day of January, 2022.

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT**

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Chair/Vice Chair, Board of Supervisors

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Secretary/Assistant Secretary

**EXHIBIT "A"**

# Bay Creek CDD

## Rate Analysis

Oct-21

APPROVED

**System Expenses**

Fiscal Year 2021

	Actuals
Irrigation Services	\$ 170,848
Reclaimed Water Supply	\$ 97,890
Total	\$ 268,738

**Rate Analysis**

Res Rate per 1000	\$1.28
Golf Rate per 1000	\$0.86

Current	% change
\$1.15	11.30%
\$0.77	

Irrigation Services Cost Splits

Non Transmission	67%
Transmission	33%

Irrigation Services Cost

Non Transmission	\$114,468
Transmission	\$56,380

Reclaimed Water Costs (shared equally) 97,890

Non Transmission Cost	\$212,358
Transmission Cost	<u>\$56,380</u>
	\$268,738

Projected Annual Usage

Residential	170,000,000
Golf	60,000,000

Annual Base Usage Revenue

Residential	\$217,600.00
Golf	\$51,456.00

Total Revenue \$269,056

Excess/(Deficit) \$318 0%

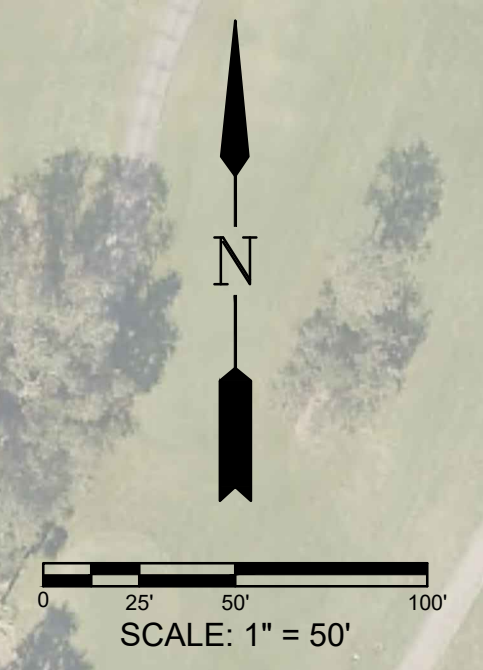


**BAYSIDE IMPROVEMENT  
AND BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICTS**

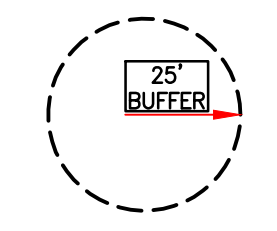
**20**



**NOTE**  
 1. DIRECTIONAL DRILL PIPE INVERT ELEVATIONS WILL BE BELOW THE WET SEASON WATER TABLE IN ORDER TO AVOID ANY POTENTIAL CONFLICTS WITH THE EXISTING NATIVE PLANT AND ANIMAL SPECIES.



- LEGEND**
- POTENTIALLY OCCUPIED
  - ARMADILLO
  - COLLAPSED



Revision	Date	Description

DESIGNED BY:	F.J.F.
DRAWN BY:	C.P.N.
APPROVED:	F.J.F.
JOB CODE:	PNGCIR
SCALE:	1" = 50'

**GradyMinor**

Civil Engineers • Land Surveyors • Planners • Landscape Architects

Cert. of Auth. EB 0005151    Cert. of Auth. LB 0005151  
 Bonita Springs: 239.947.1144    Fort Myers: 239.690.4380

www.GradyMinor.com

**PELICAN'S NEST GOLF COURSE IRRIGATION PIPELINE**

**GOPHER TORTOISE LOCATIONS**

MUNICIPALITY:  
 BSA/CITY OF BONITA SPRINGS  
 SEC./TOWNSHIP/RNG  
 16/47S/25E

DATE:  
 NOVEMBER 2021

SUBMITTAL TYPE:  
 EXHIBIT

SHEET 1 OF 1

G:\ENGINEERING\PROJ-ENG\PNGCIR\DWGS\EXHIBITS\ENGDIR\_GTL.DWG 11/30/2021 2:16 PM