

**BAYSIDE IMPROVEMENT
AND BAY CREEK**

**COMMUNITY DEVELOPMENT
DISTRICTS**

January 22, 2024

BOARD OF SUPERVISORS

**JOINT REGULAR
MEETING AGENDA**

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

**AGENDA
LETTER**

Bayside Improvement and Bay Creek

Community Development Districts

OFFICE OF THE DISTRICT MANAGER

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

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

January 15, 2024

ATTENDEES:

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

Boards of Supervisors

Bayside Improvement and Bay Creek Community Development Districts

Dear Board Members:

The Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District will hold a Joint Regular Meeting on January 22, 2024 at 2:00 p.m., at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134. Members of the public may participate in the meeting, via Zoom, at <https://us02web.zoom.us/j/84137772934>, Meeting ID: **841 3777 2934** or via conference call at **1-929-205-6099**, Meeting ID: **841 3777 2934**. The agenda is as follows:

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

JOINT BUSINESS ITEM(S)

4. Staff Report: District Engineer – *Barraco and Associates, Inc.*
5. Waterway Inspection Report: December 2023 and January 2024 – *SOLitude Lake Management, LLC*
6. Update: Maintenance Facility Space Optimization
7. Continued Discussion: Cane Toad Control
 - A. Bonita Bay Presentation Given to Community
 - B. Pesky Varmints, LLC Estimate #1911 for Cane Toad Control
8. Consideration of Resolutions Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the Districts' General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

- A. Resolution 2024-01, *Bayside Improvement Community Development District*
- B. Resolution 2024-01, *Bay Creek Community Development District*
9. Consideration of Resolution 2024-02, Declaring Certain Tangible Personal Property Surplus Equipment and Authorizing the District Manager to Sell or Dispose of Said Equipment as Expeditiously as Possible and Providing for an Effective Date
10. Discussion: Irrigation Water Usage Compliance and Conservation
11. Consideration of Superior Waterway Services, Inc. Proposals to Repair/Manage Fountains
12. Consideration of Bentley Electric Co of Naples FL, Inc. Proposals to Install/Repair Streetlights
13. Committee Reports
 - A. PLCA Landscape Committee
 - B. Colony Landscape Committee
14. Discussion: Monument Removal Meeting at North Gate
15. Presentation of Monthly Year-End Financial Forecast (*under separate cover*)
16. Acceptance of Unaudited Financial Statements as of December 31, 2023
17. Approval of December 4, 2023 Joint Regular Meeting Minutes
18. Action/Agenda Items
19. Old Business
20. Staff Reports
 - A. District Counsel
 - I. *Gregory Urbancic, Esq., Coleman Yovanovich Koester, P.A.*
 - Update: Required Ethics Training
 - II. *Daniel Cox, Esq.*
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Monthly Status Report: Field Operations
 - II. Continued Discussion: Setting Joint Workshop with PLCA

III. NEXT MEETING DATE: February 26, 2024 at 2:00 PM

○ QUORUM CHECK: *BAYSIDE IMPROVEMENT CDD*

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

○ QUORUM CHECK: *BAY CREEK CDD*

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

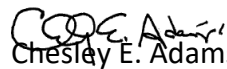
21. Supervisors' Requests

22. Public Comments: *Non-Agenda Items*

23. Adjournment

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

Sincerely,


 Chesley E. Adams, Jr.
 District Manager

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

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SOLITUDE

LAKE MANAGEMENT



Bayside/Baycreek CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 2023-12-18

Prepared for:

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

Prepared by:

Bailey Hill, Aquatic Specialist

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

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MANAGEMENT/COMMENTS SUMMARY _____	10, 11
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Site: A-6

Comments:

Site looks good

Sawgrass Point
Shoreline is well maintained.
Algae and aquatics are controlled.
Dead alligatorweed continues to break down



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: A-10

Comments:

Site looks good

Pennyroyal
Shoreline is well maintained.
Algae and aquatics are controlled.
Grass clippings noted around perimeter, monitor for subsequent algae growth



Action Required:

Re-inspect next visit

Target:

Species non-specific

Site: A-13

Comments:

Normal growth observed

Pennyroyal
Shoreline is well maintained, spot treat minimal alligatorweed growth. Algae and aquatics are controlled levels.



Action Required:

Routine maintenance next visit

Target:

Alligatorweed

Site: A-14

Comments:

Requires attention
Pennyroyal
Bulrush and torpedograss needs to be physically removed. Algae and aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: A-15

Comments:

Treatment in progress
Pennyroyal
Shoreline is well maintained.
Littorals we're recently spot treated for invasive weeds. Algae and aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: A-25

Comments:

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



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: B-1

Comments:

Normal growth observed
Lakemont
Shoreline is well maintained.
Algae and aquatics are controlled.
Spot treat slender spikerush on the banks.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: B-2

Comments:

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



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: C-4A

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-4B

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: D-3A

Comments:

Normal growth observed

Southbridge

Shoreline is well maintained.

Algae and aquatics are controlled.

Minimal surface algae observed in southwest corner.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: D-4

Comments:

Site looks good

Baycrest

Shoreline is well maintained.

Algae and aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: D-10

Comments:

Normal growth observed

The Ridge
Shoreline is well maintained.
Grass clippings noted around perimeter, monitor for subsequent algae growth.

Action Required:

Re-inspect next visit

Target:

Species non-specific



Site: D-15

Comments:

Requires attention

Ascot. Shoreline is well maintained. Needs treatment for surface algae along the homeowners side.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: E-10

Comments:

Site looks good

The Sanctuary
Shoreline is well maintained.
Cattails were physically removed on 12/13. Algae and aquatics are controlled.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: E-11

Comments:

Normal growth observed

Waterside
Shoreline is well maintained.
Small patches of torpedograss noted. Algae and aquatics are controlled.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: E-12

Comments:

Normal growth observed

Waterside
Shoreline is well maintained.
Small patches of torpedograss observed. Algae and aquatics are controlled.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: E-15

Comments:

Requires attention

Waterside: Shoreline is well maintained. Floating dead bacopa was removed on 12/13. A follow-up visit is needed to remove remaining vegetation.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: F-4

Comments:

Site looks good

Tuscany Isle
Shoreline is well maintained.
Treatment for shoreline weeds
was effective. Algae and aquatics
are controlled.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: F-6

Comments:

Treatment in progress

Las Palmas
Treatment for torpedogras was
evident, continue to spot treat
remaining grass. Submersed
bacopa is dying off.

Action Required:

Routine maintenance next visit

Target:

Torpedogras



Site: F-7

Comments:

Requires attention

Merano: Shoreline needs
additional treatment for
torpedogras. Submersed bacopa
needs an additional treatment.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: F-10

Comments:

Normal growth observed

Treviso
Treat for torpedograss in littorals.
Algae and aquatics are controlled.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: F-11

Comments:

Normal growth observed

Sorrento
Shoreline is well maintained,
minimal growth noted. Grass
clippings noted around perimeter.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Management Summary

- Maintenance for this month continued to focus on the non-compliance items.

- 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, B-5 and E-5 to help reduce nutrients that cause algae blooms.

- 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.

Other observations:

- The physical removal for the WCI lake was completed on 12/1. All invasive plants were hand pulled and any debris was discarded off site.

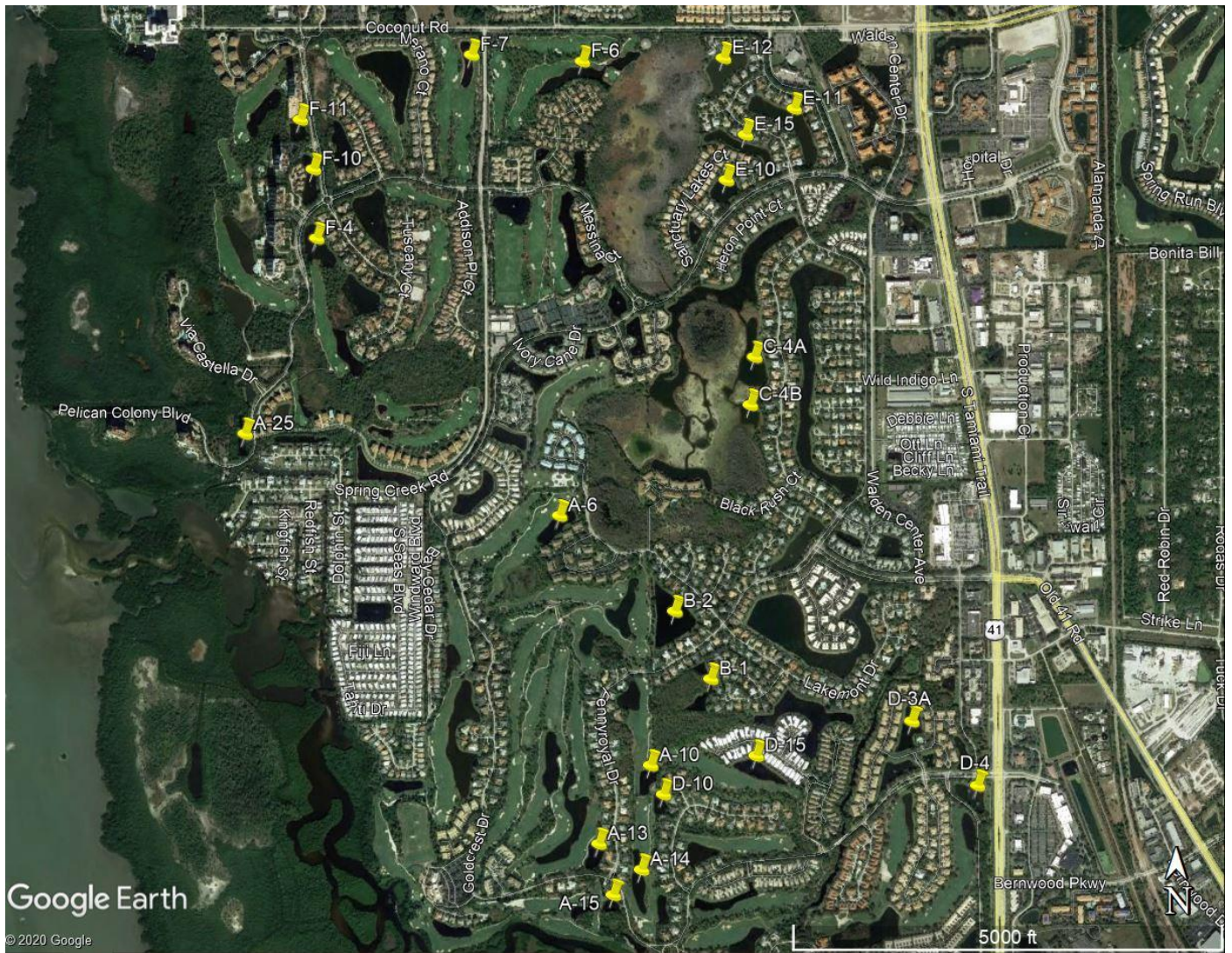
- Grass clippings were noted in the water around the perimeter of several lakes. The lakes will be monitored and any subsequent algae growth will be treated as needed.

- Physical removal of the bulrush along the homeowners side was completed on 12/15.

- E8 has shown significant improvement after the initial submersed treatment.

- F6 and F7 received an additional treatment to target submersed bacopa on 12/19. Bacopa was raked out of lake E15 for the second time as well.

Site	Comments	Target	Action Required
A-6	Site looks good	Species non-specific	Routine maintenance next visit
A-10	Site looks good	Species non-specific	Re-inspect next visit
A-13	Normal growth observed	Alligatorweed	Routine maintenance next visit
A-14	Requires attention	Shoreline weeds	Routine maintenance next visit
A-15	Treatment in progress	Shoreline weeds	Routine maintenance next visit
A-25	Site looks good	Species non-specific	Routine maintenance next visit
B-1	Normal growth observed	Submersed vegetation	Routine maintenance next visit
B-2	Site looks good	Species non-specific	Routine maintenance next visit
C-4A	Site looks good	Species non-specific	Routine maintenance next visit
C-4B	Site looks good	Species non-specific	Routine maintenance next visit
D-3A	Normal growth observed	Surface algae	Routine maintenance next visit
D-4	Site looks good	Species non-specific	Routine maintenance next visit
D-10	Normal growth observed	Species non-specific	Re-inspect next visit
D-15	Requires attention	Surface algae	Routine maintenance next visit
E-10	Site looks good	Species non-specific	Routine maintenance next visit
E-11	Normal growth observed	Torpedograss	Routine maintenance next visit
E-12	Normal growth observed	Torpedograss	Routine maintenance next visit
E-15	Requires attention	Submersed vegetation	Routine maintenance next visit
F-4	Site looks good	Species non-specific	Routine maintenance next visit
F-6	Treatment in progress	Torpedograss	Routine maintenance next visit
F-7	Requires attention	Submersed vegetation	Routine maintenance next visit
F-10	Normal growth observed	Torpedograss	Routine maintenance next visit
F-11	Normal growth observed	Torpedograss	Routine maintenance next visit



SOLITUDE

LAKE MANAGEMENT



Bayside/Baycreek CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 2024-01-12

Prepared for:

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

Prepared by:

Bailey Hill, Aquatic Specialist

Ft. Myers Field Office
SOLITUDELAKEMANAGEMENT.COM
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PONDS F-3, F-8, F-12	9
PONDS F-14, F-15	10
MANAGEMENT/COMMENTS SUMMARY	10, 11
SITE MAP	12

Site: A-7

Comments:

Normal growth observed

Pennyroyal

Shoreline is well maintained, treat minimal growth around the perimeter. Algae and submersed vegetation are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: A-8

Comments:

Site looks good

Pennyroyal

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



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: A-9

Comments:

Requires attention

Pennyroyal

Weed growth in canna needs to be hand-pulled. Needs treatment for planktonic algae bloom.



Action Required:

Routine maintenance next visit

Target:

Planktonic algae

Site: A-11

Comments:

Requires attention
Pennyroyal
Treat weed growth in open areas.
Algae and submersed vegetation
are at controlled levels



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: A-12

Comments:

Normal growth observed
Pennyroyal
Shoreline is well maintained,
minimal growth noted. Algae and
submersed vegetation are at
controlled levels



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: A-18

Comments:

Normal growth observed
Capri
Shoreline is well maintained, spot
treat bulrush growth in littorals.
Minimal surface algae observed
in littorals.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: C-3

Comments:

Site looks good
Longlake
Shoreline is well maintained.
Algae and submersed vegetation
are at controlled levels



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 submersed vegetation
are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: D-6

Comments:

Requires attention
Baycrest: Spot treat littorals for
torpedograss growth. Some grass
clippings noted around the
perimeter, monitor for subsequent
algae growth.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: D-8

Comments:

Normal growth observed

Baycreek

Spot treat patches of torpedograss in edge of bulrush. Algae and submersed are controlled. Bulrush was physically removed from homeowners side.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: D-9

Comments:

Requires attention

Baycreek: Shoreline is well maintained. Needs treatment for planktonic algae bloom.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



Site: D-11

Comments:

Treatment in progress

Cottages

Treatment for shoreline weeds is in progress. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: T-1

Comments:

Normal growth observed

Southbridge

Treat patch of alligatorweed next to the bridge. All other alligatorweed is dying off. Algae and submersed are at controlled

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



Site: E-1

Comments:

Normal growth observed

Palm Colony

Shoreline is well maintained, spot treat minimal growth. Algae and submersed vegetation are at controlled levels

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: E-2

Comments:

Requires attention

Palm Colony

Southern side of shoreline needs treatment for water sprite and cattails. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: E-3

Comments:

Normal growth observed

Palm Colony
Shoreline is well maintained, spot treat torpedograss and pennywort in littorals. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: E-4

Comments:

Normal growth observed

Sand Piper
Shoreline is well maintained, treat minimal growth around perimeter. Algae and submersed vegetation are at controlled levels

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: E-5

Comments:

Normal growth observed

Sand Piper
Shoreline is well maintained, treat minimal torpedograss around the perimeter. Algae and submersed are controlled.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: F-3

Comments:

Requires attention

Tuscany Isle
Some treatment was evident, spot treat patch of vines in littorals. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: F-8

Comments:

Normal growth observed

Merano
Shoreline is well maintained, treat normal growth of torpedograss along the perimeter. Algae and submersed are controlled.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: F-12

Comments:

Site looks good

Sorrento
Shoreline is well maintained. Algae and submersed vegetation are at controlled levels

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: F-14

Comments:

Site looks good

Florencia
Shoreline is well maintained.
Algae and submersed vegetation are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: F-15

Comments:

Requires attention

Florencia
Needs additional treatment for shoreline weeds. Algae and submersed are at controlled levels



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

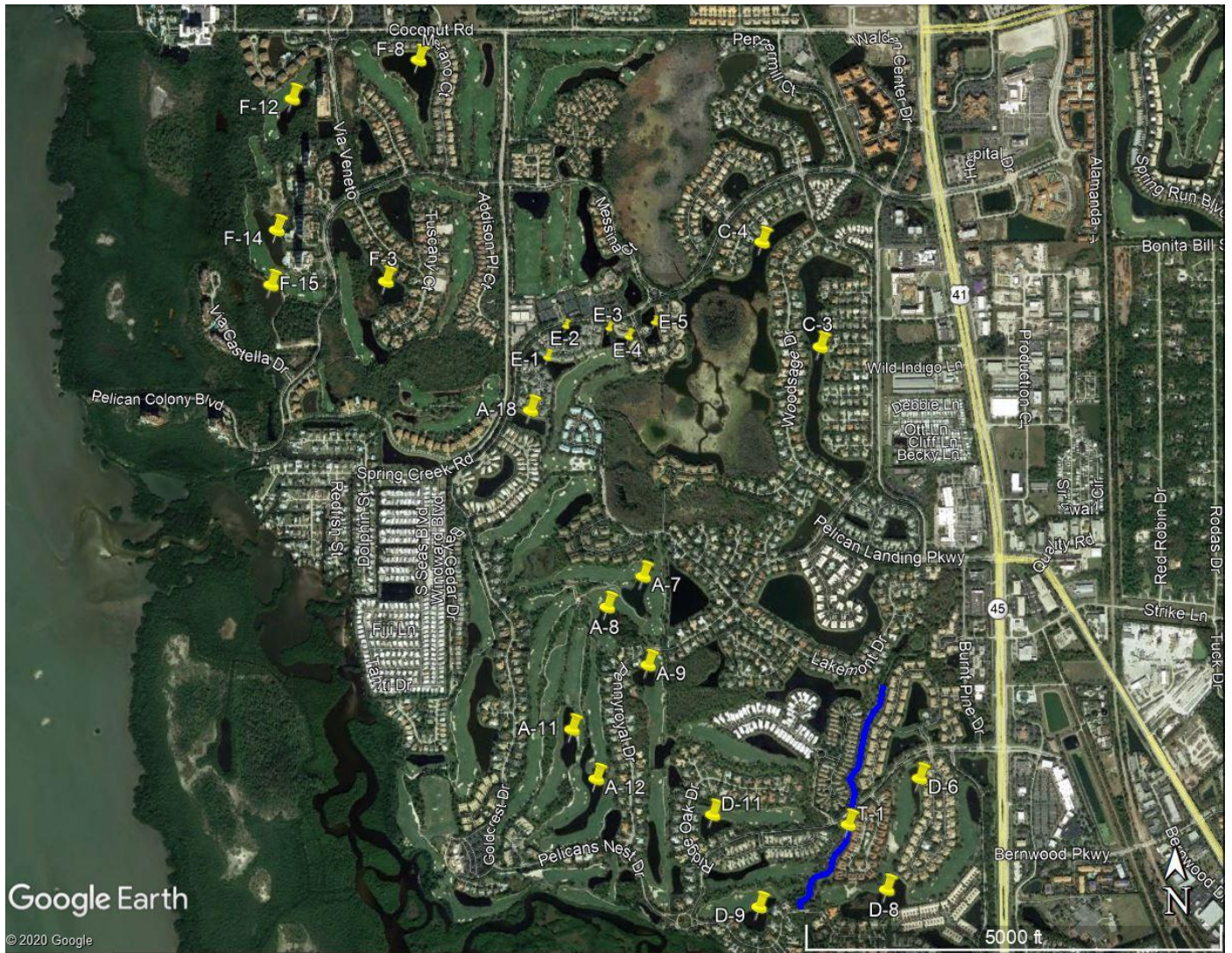
Management Summary

- This month the technicians continued to focus on the non-compliance items as well as any lakes that required attention during the previous inspection.
- 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.
- 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.
- Treatment for planktonic algae in lakes D9 and A9 is scheduled for 1/16. Weeds in the canna of lake A9 will be hand pulled as well.

Additional Observations:

- Some surface algae was observed around the perimeter from the previous submersed treatment. The algae was treated on 1/2, will follow up and conduct an additional treatment if needed in 2 weeks.
- Bulrush and torpedograss were physically removed from lake A14 on 1/5.
- D15 was treated for effectively treated for surface algae on 1/2.
- Bulrush and cattails were hand pulled from sites E11, E14, E16, and E3 on 1/9.

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

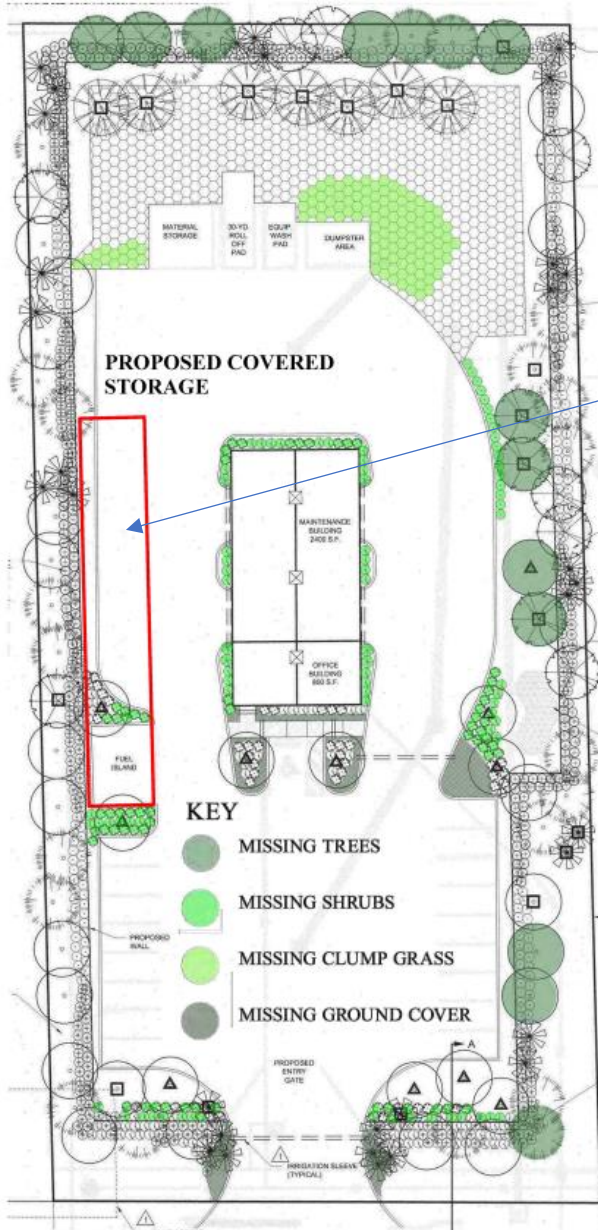


**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

6

Board of Directors Briefing

Maintenance Facility Site Plan Changes



Proposed “Carport” Type building:
 80’ wide by 20’ deep. This allows parking a utility vehicle and a trailer in each space.
 This will be over areas currently covered by asphalt.

DIAGRAM OF PROPOSED COVERED STORAGE

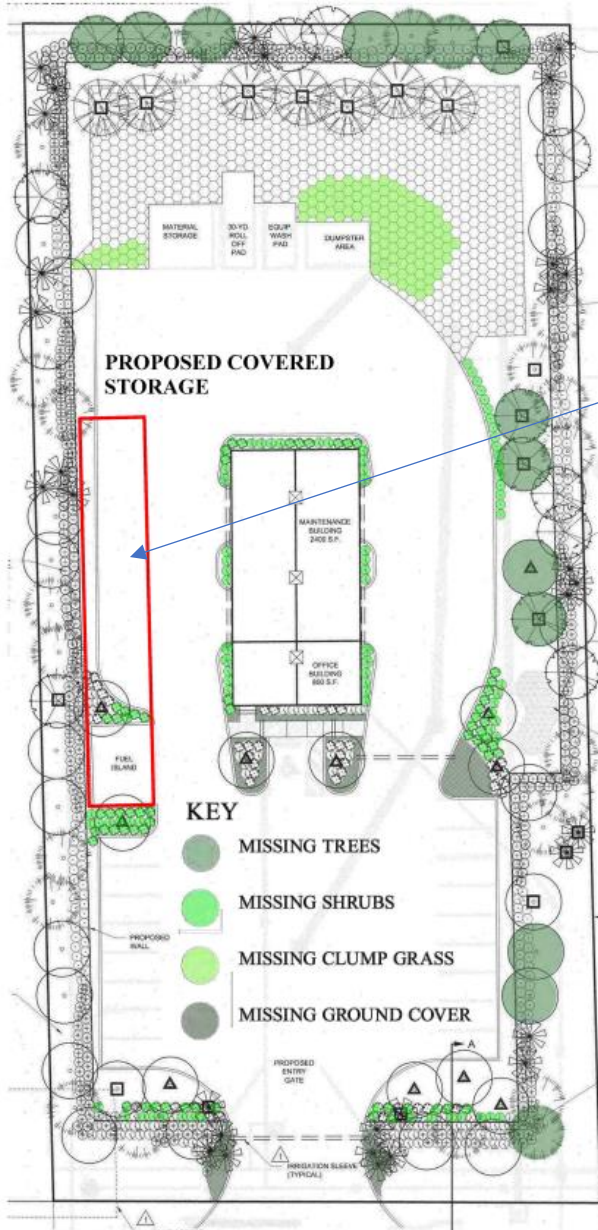
Lost Plantings are shown in color. Most are outside the new building footprint. Those on the east side of the maintenance building were lost to vehicle parking. Will propose their replacement with low-watering demand type plantings.

Traffic control for vehicles crossing Coconut Road should not be part of the site plan revisions as it is a **very** involved regulatory process.

Investigate later adding a deck over the detention area for storage trailer, parking, staging mulch & landscape trimmings.

Board of Directors Briefing

Maintenance Facility Site Plan Changes



Proposed "Carport" Type building:
80' wide by 20' deep.
This will be over areas currently covered by asphalt.



DIAGRAM OF PROPOSED COVERED STORAGE

Lost Plantings are shown in color. Most are outside the new building footprint. Those on the east side of the maintenance building were lost to vehicle parking. Will propose their replacement with low-watering demand type plantings.

Traffic control for vehicles crossing Coconut Road should not be part of the site plan revisions as it is a **very** involved regulatory process.

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**BAYSIDE IMPROVEMENT
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COMMUNITY DEVELOPMENT DISTRICTS**

7A

Controlling cane toads in SWFL communities

January 2024

- **Background on cane toads and their tadpoles**
- **Ways to control them**



Meet the visitors we brought today



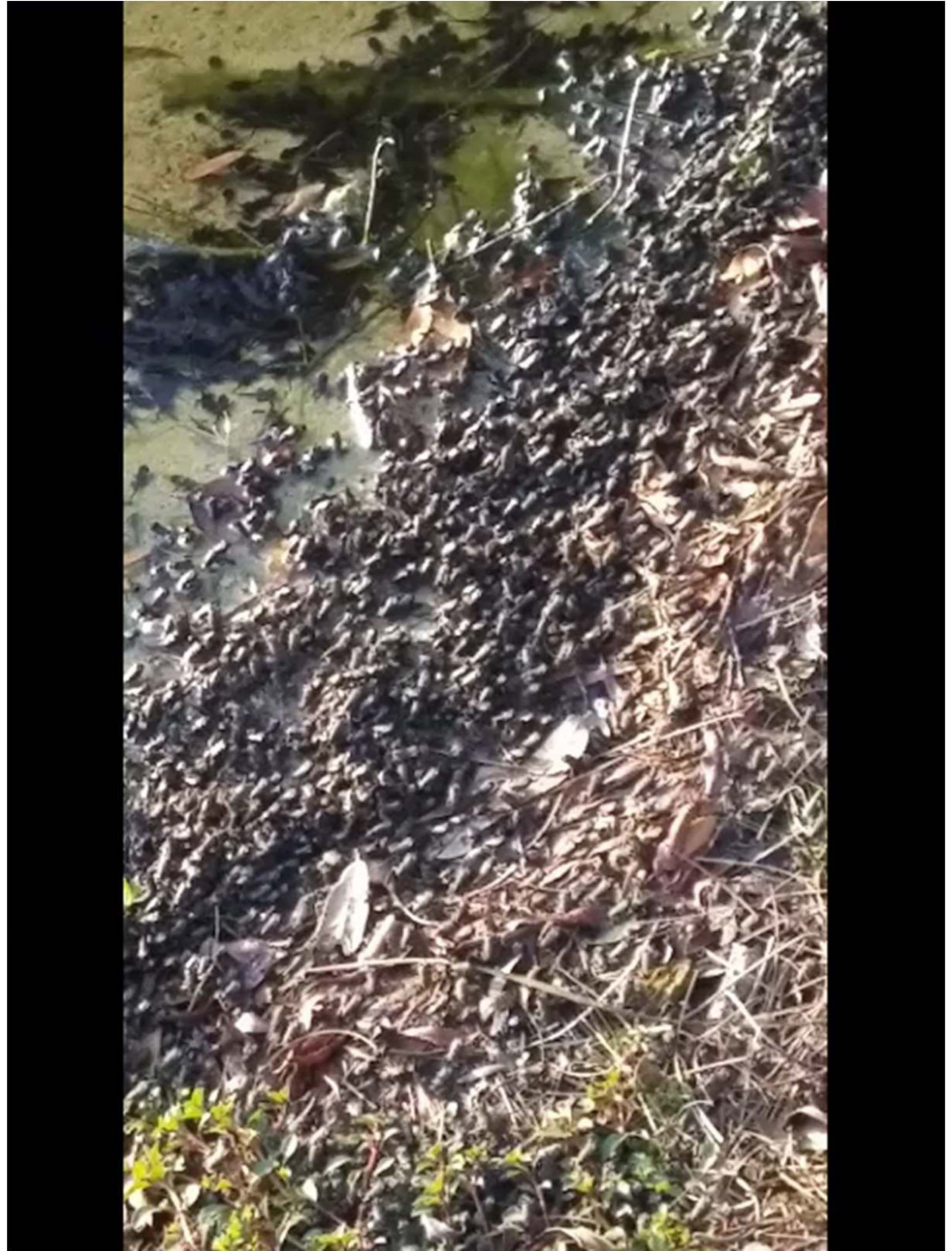
Tadpoles !!



Cane toad tadpoles:

- Are all black (compared to speckles on frog tadpoles)
- Tend to swim in large swarms

Transition to toadlets



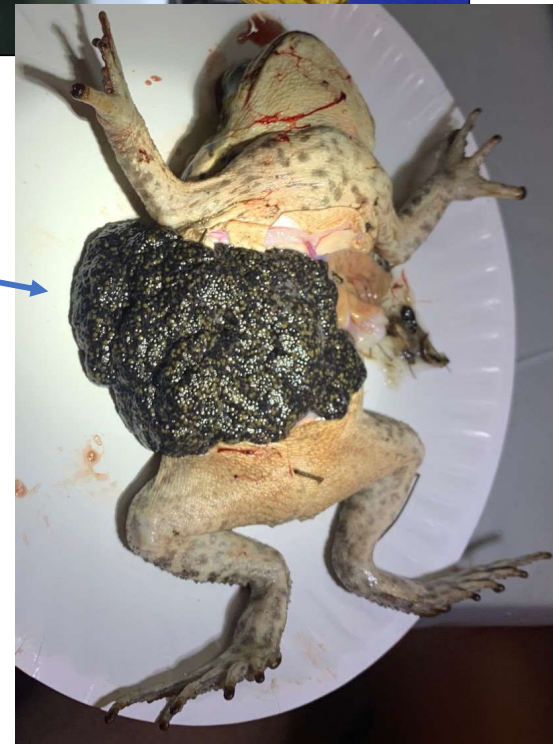
Background – Cane Toads

- *Rhinella marina*; “Bufo” toads
- Originally from South America
- Escaped from a damaged crate at the Miami airport in 1957
- Typical large ones are 6 inches from head to butt; weigh over a pound



Background – Why we need to control them

- Can exude a toxin which kills pets and wildlife
- Eat just about anything their size or smaller
- Reproduce exponentially – a female can lay 30,000 eggs, once or twice a year
- Prefer suburban, lighted areas - Large infestations in many SWFL communities



Background – Where do they live, what do they do

- During the day, toads rest/hide:
 - Under mulch, pine straw, bushes
 - In drain pipes
 - In holes in sod or dirt/sandy areas (especially along shorelines)
- Toads come out at night to feed and mate:
 - Toads love lawns and golf course fairways for easy access to bugs
 - Toads love lighted areas around houses because lights attract bugs
 - Toads love dog food, water bowls, and other food/moisture sources on the ground
 - A toad tends to stay local for a while. We would see the same toad in the same area over time
 - But only 20-40% of toads might come out on any given night even with good weather
- Toads love warm, humid weather:
 - We see the most toads out in March/April (primary mating season), and July-September (warm/humid)
 - They do not come out in large numbers when evening temperature falls below 70 degrees

Cane toad vs Southern toad vs Frogs

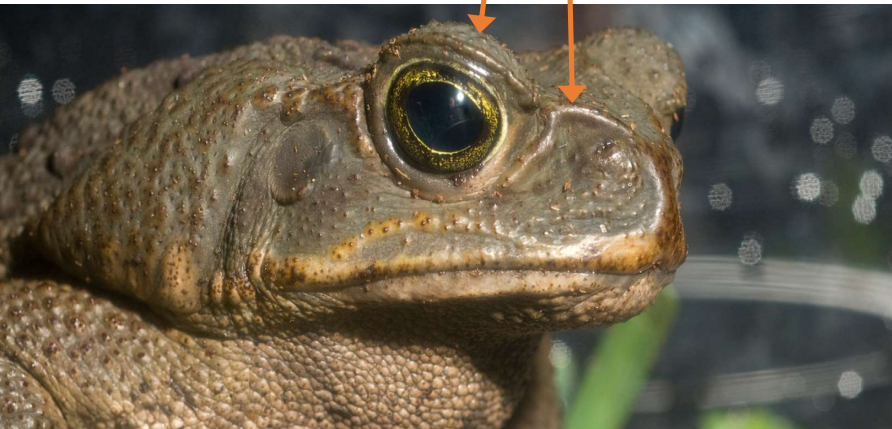
Cane toad

Best way to tell the difference

- Bony ridge over eyes that runs down to nostrils
- No knobs or ridges on top of head

Other ways

- Triangular poison gland
- Many different color possibilities: dull green/olive, tan/dull yellow, brown, dark brown, black
- Chirp is a repeated warbling; sounds to some people like a mechanical device



Southern toad

- No bony ridge running from eyes to nostrils
- 2 distinct ridges on top of head; like a crown or horns

- Gland is small, oval
- Redish brown or gray
- Sometimes a line down its back (cane toads rarely have this)
- Usually only 3' max nose-to-butt
- Humm/ whistle



Frogs

- Skinnier than toads
- Long legs
- Jump far when you touch them; toads just hop a foot or two
- Smooth skin
- Climb trees and walls
- No gland
- Round eyes, vs more horizontal in toads



Caution about young toads

- When less than 1.5" long (nose to butt), it can be difficult to distinguish cane toads from native toads
- But if you are hunting and all adult toads are cane toads, you may assume the nearby small toads are cane toads

Good video: https://www.youtube.com/watch?v=RMzLes3BaCo&feature=emb_logo

Cane toads can grow from eggs to adults in a matter of months

↔ Typical timing

★ Peak

January February March April May June July August September October November December

Mating calls ↔ (Peak in March)

Eggs ↔

Tadpoles ↔ (Peak in June)

Toadlets at shorelines ↔

Toadlets on the golf courses ↔

Small adults from this year's toadlets (1 to 3 inches from head to butt) ↔ (Peak in July)

Medium and large adults from this year's toadlets (3 to 7 inches from head to butt) ↔

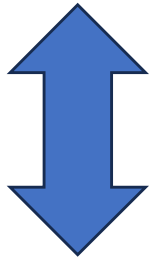
Note: Timing can vary. A surge of tadpoles was seen this June-July in creeks along the northern border

Note: Cane toads can live 10-15 years

Controlling cane toads – Community actions

Our community's strategy to control cane toads

Remove
tadpoles



Remove
toads

- Fewer toads created
- Efficient (30+K tadpoles from mating toads)
- We take out millions of tadpoles each year from our lakes
- Fewer toads around to threaten pets and wildlife
- Reduces amount of mating
- Results in fewer lakes with tadpoles
- We capture/kill thousands of cane toads each year from our neighborhoods, common areas, and golf courses

Fewer cane toads mean:

- Lower risk to wildlife and pets, and less stressful dog walking
- Less toad roadkill ... residents feel things are under control
- Better balance of wildlife, e.g., more frogs

4 elements in our program

1. Volunteer and staff “lakewalkers” look for tadpoles. Staff members remove them
2. Contractor (Southern Trappers) removes toads at night from neighborhoods and common areas
3. Volunteer “hunters” remove toads at night from the golf courses
4. Neighborhood volunteers respond to sightings in their neighborhoods (between Southern Trapper visits)

- Using volunteers promotes awareness and civic contribution
- But need more effort than is available from volunteers

Volunteer hunters, and our freezer



Efforts by volunteers

Activity

- Over 90 volunteers
 - Over 40 tadpole “lakewalkers”
 - Over 50 volunteer “hunters”
- Lakewalkers check lakes near their homes every week or two in season (Staff checks during summer/fall)
- Hunters organized into teams that hunt assigned golf holes every one to four weeks

Results in 2023

- 9,100 toads found and removed
 - Lowest of any year
 - 26% below 2022
- 158 toads removed per hole during year
- 7 toads removed per hole per visit

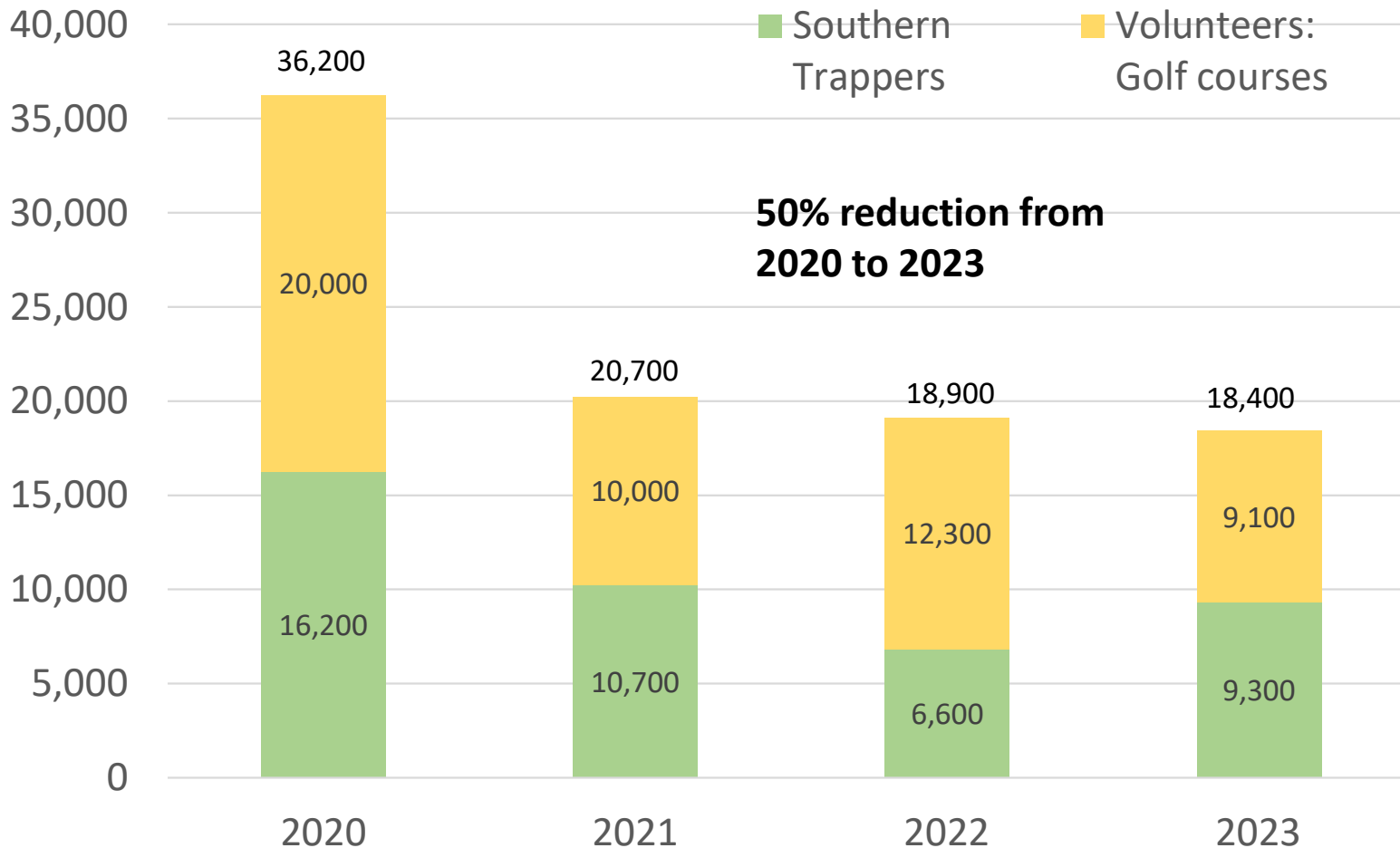
Impact

- Continue to see fewer toads at night
- Continue to see less toad “roadkill”

We continue to whittle down cane toad levels in our community

ROUNDED

Cane toads (adults and toadlets) removed by golf course volunteers and Southern Trappers



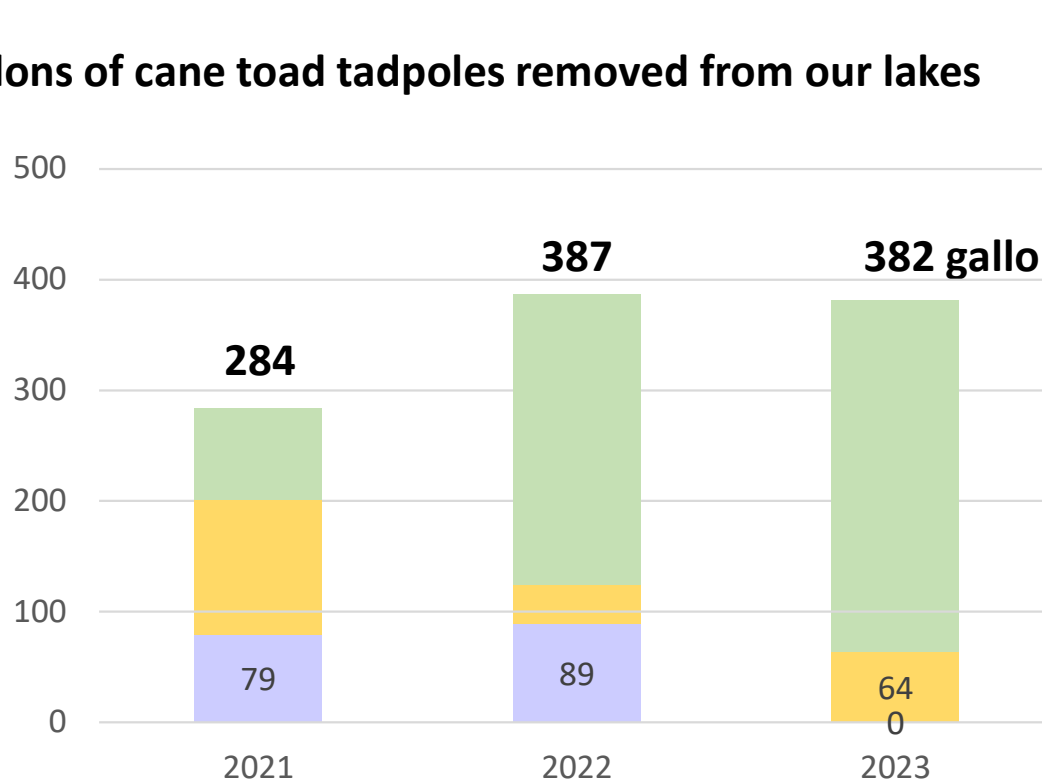
94,000 toads removed over 4 years

Over half of removals were by our volunteers

Note: These counts do not include removals by residents in their own neighborhood. For example, registered volunteers removed about 900 toads from non-golf course locations in 2023

Tadpole removal contributes greatly to cane toad reductions

Gallons of cane toad tadpoles removed from our lakes



382 gallons = over 11 million tadpoles* !!
= Potentially 110,000 cane toads !!**

Current “lakewalking” program:

- Lakes checked from February through September
- Ideally each lake checked no less than every 4 weeks



*About 30,000 tadpoles per gallon
 **Assuming 1% survival rate

Controlling cane toads – What individual residents can do

Keep pets safe

- Walk pet at night with headlamp or flashlight
- Do a “safety check”: walk the route yourself before taking your pet out
- Even during the day, be careful around mulch, pine straw and bushes
- Know what to do if your pet gets a toad in its mouth
- Carry a pellet gun (and plastic bag) to remove toads you see

Remove toads from your area

- Form a neighborhood hunting team that regularly checks the neighborhood at night
- Use a Cane Catcher or similar device

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

7B



Pesky Varmints, LLC

12385 Cecil Lane | Bonita Springs, Florida 34135
 239-353-7378 | peskyvarmintsfll@aol.com |
 www.peskyvarmintsfll.com

Estimate #1911

Sent on	Dec 09, 2023
Total	\$109,700.00

RECIPIENT:

Bayside Bay Creek CDD

C/O Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road, Suite #214
 Bonita Springs, FL 34135

SERVICE ADDRESS:

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

Product/Service	Description	Qty.	Unit Price	Total
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Cane Toad Control	Cane Toad Control: Bayside Bay Creek CDD (Lake Inspection's Only) 2024 Year Resent 12/9/23 The Colony Pelicans Nest	10	\$5,800.00	\$58,000.00*
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Estimating four (4) night visits per month to get to all lakes throughout the Bayside Bay Creek CDD \$1450 per night visit (\$5800 per month) Active Cane toad months run from February to November, weather depending.
 (2024 year based on 10 months = \$58,000)

Each visit will take place during the nighttime hours (anytime between 8pm and 5am) when the Cane toads are most active, not to exceed 5 hours per night. A thorough inspection of the CDD lakes will be completed for the removal of as many adult (breeder) and juvenile Cane toads as possible to help bring down the Cane toad population and show results to the community. Lakes will also be inspected for eggs and tadpole removal but depending on the population present, additional daytime visits might be needed during breeding times. Dates are scheduled in advance to provide notice to the community. Disposal fee of Cane toads included. A report and invoice will be submitted to Management/Board within 3 business days from scheduled night.



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Product/Service	Description	Qty.	Unit Price	Total
Cane Toad Control	<p>These visits are designed to bring down the current Cane toad population to a manageable level. These visits will not eradicate the population completely. We encourage Owners to remove attractants around their own homes to deter the Cane toads away. Always be aware of surroundings while walking with pets outside. We highly encourage the Golf Courses and HOA's to look into Cane toad control within their areas. These visits do NOT include the common grounds of the sub-communities, only the lake inspections.</p> <p>During our scheduled night visits, we ask that our Wildlife Technicians working on property are not disturbed by residents. Working with wildlife at night, we need their full attention and concentration on the job we are contracted for. If anyone has any questions regarding the Cane toad process, they are welcome to contact our office during normal business hours. The time spent on property at night is for our Wildlife Technicians to complete their job. We can also schedule a site visit to meet with Board or Management during normal business hours.</p> <p>These visits do NOT include removal of the invasive Cuban Treefrog, they are different than the Cane toads. All Native species will not be disturbed.</p> <p>Please visit our website at www.peskyvarmintsf.com for more information on the Cane toads and see attached flyer.</p>	0	\$0.00	\$0.00*
Cane Toad Control	<p>_____ OPTION A: Add HOA Common Grounds to night visits</p> <p>Additional \$550 per night visit, estimating 4 visits per month to get to all grounds. (Additional \$2200 per month) Active Cane toad months run from February to November, weather depending. (2024 year based on 10 months = \$22,000)</p> <p>Common grounds includes the streets and any clubhouse, pool house or amenity areas for sub-communities and Master community. Does NOT include individual and/or private properties, yards, lanais, pools or underground utility areas. To be scheduled the same night as lake visits.</p>	10	\$2,200.00	\$22,000.00*



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Product/Service	Description	Qty.	Unit Price	Total
Cane Toad Control	<p>_____ OPTION B: Add Golf Course to night visits</p> <p>Additional \$675 per night visit, estimating 4 visits per month to get to all grounds. (Additional \$2700 per month) Active Cane toad months run from February to November, weather Depending. (2024 year based on 10 months = \$27,000) To be scheduled on the same night as the lake visits.</p>	10	\$2,700.00	\$27,000.00*
Cane Toad Tadpole Removal	<p>Daytime tadpole removal (If Needed) during breeding times. \$450 per daytime tadpole visit/ up to 3 Hours per visit</p> <p>We recommend adding 6 daytime tadpole visits to the budget for the removal of Cane toad tadpoles during breeding times. Cane toads have two breeding times a year where tadpoles can fill the lake. We will inspect the lake on our scheduled night visits, but tadpoles can emerge between these visits and day visits for tadpole removal might be necessary. If more visits are needed, we will notify Management. All six visits might not be needed throughout the year.</p> <p>Working tadpoles during the daytime, we will be respectful of Golfers and work around them. These visits could take place during early morning hours or late evening hours. A report and invoice will be submitted to Management up to 3 business days after completion.</p>	6	\$450.00	\$2,700.00*
Cane Toad Control	<p>If BOTH Option A & Option B are approved, we will offer a 10% discount on the total cost of all options combined. All visits will take place over the course of 4 nights per month. Schedule will be provided in advance. Costs with discount is listed below:</p> <p>Lakes: \$58,000 + HOA \$22,000 + Golf \$27,000 = \$107,000</p> <p>10% Discount -\$10,700 = \$96,300 (Annually) / \$9630 (Monthly) / \$2407.50 (Per Night Visit)</p> <p>*This proposal is based on a 10 month contract from February 2024 - November 2024. If the Board would prefer less months, subtract the monthly cost to obtain yearly budget.</p>	0	\$0.00	\$0.00*



Pesky Varmints, LLC

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239-353-7378 | peskyvarmintsf@aol.com |
www.peskyvarmintsf.com

Total

\$109,700.00

* Non-taxable

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ **Date:** _____

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

8A

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FOR THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Bayside Improvement Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of Bayside Improvement Community Development District ("Board") seeks to implement section 190.006(3), Florida Statutes, and to instruct the Lee County Supervisor of Elections ("Supervisor") to conduct the District's general election ("General Election").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Karen Montgomery, Seat 3, currently held by Walter McCarthy and Seat 5, currently held by William Nicholson, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District’s Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 22ND DAY OF JANUARY, 2024.

**BAYSIDE IMPROVEMENT COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Bayside Improvement Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, Third Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Bayside Improvement Community Development District has three (3) seats up for election, specifically seats 1, 3 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

District Manager
Bayside Improvement Community Development District

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

8B

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FOR THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of Bay Creek Community Development District (“Board”) seeks to implement section 190.006(3), Florida Statutes, and to instruct the Lee County Supervisor of Elections (“Supervisor”) to conduct the District’s general election (“General Election”).

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Jerry Addison, and Seat 3, currently held by James Janek, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.
2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.
3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.
4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District’s Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 22ND DAY OF JANUARY, 2024.

**BAY CREEK COMMUNITY DEVELOPMENT
DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

**BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS
OF THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Bay Creek Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, Third Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Bay Creek Community Development District has two (2) seats up for election, specifically seats 1 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections:

**District Manager
Bay Creek Community Development District**

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

9

RESOLUTION 2024-02

A RESOLUTION BY THE BOARDS OF SUPERVISORS OF THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT AND THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING CERTAIN TANGIBLE PERSONAL PROPERTY SURPLUS EQUIPMENT AND AUTHORIZING THE DISTRICT MANAGER TO SELL OR DISPOSE OF SAID EQUIPMENT AS EXPEDITIOUSLY AS POSSIBLE AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Boards of Supervisors of both the Bayside Improvement Community Development District and Bay Creek Community Development District (collectively the "Districts") own certain tangible personal property as more fully described in Exhibit "A", attached herein, and

WHEREAS, said tangible personal property is no longer useful to the Districts and;

WHEREAS, the Districts desire to declare said equipment on Exhibit "A" as surplus property and;

WHEREAS, the Districts desire to authorize the District Manager to sell or dispose of said equipment as appropriate,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARDS OF SUPERVISORS OF THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT AND THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT;

Section 1. The above recitals are true and correct and incorporated herein as if set forth in full herein.

Section 2. The District Manager is hereby authorized to take the necessary and appropriate steps to sell at auction or dispose as appropriate, said property.

Section 3. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 22nd day of January, 2024 by the respective Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District, Lee County, Florida.

**BAYSIDE IMPROVEMENT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**BAY CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

Dump List 2023

Item	Model	Year	Description	Serial Number	Value
Pick up truck	Ranger	2001	193,000 miles	1FTYR14U51PA45911	\$15,500.00
Stump Grinder	STX-2G	2017	100 hrs.	23208-401343151	
Fert. Spreader	Vortex	2005		20270	\$3,390.00
Spray Rig	Toro Multi-Pro 1200	2008	1,350 hrs.	41178-280000160	18,971.06
Kawasaki Mule	600	2006	5,392 hrs Rust	JK1AFEB146B504046	5,469.50
Kawasaki Mule	3000	2007	4,645 hrs. Rust	JK1AFCG147B513960	7,179.00
Kawasaki Mule	4000	2009	9,981 hrs. Rust/ engine	JK1AFCP199B599432	\$8,270.50
Kawasaki Mule	3000	2007	5,057 hrs. Rust, Engine	JK1AFCG167B513961	7,179.00

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

10

From: [Chuck Adams](#)
To: [Bill Nicholson](#); [Gianna Denofrio](#); [Daphne Gillyard](#)
Cc: [Cleo Adams](#); [shane willis](#); [Paul Kemp](#)
Subject: RE: Irrigation Water Conservation and the CDD
Date: Wednesday, January 10, 2024 5:51:36 PM

Good evening

Please include this email chain in the upcoming Bayside /Bay Creek agenda

Thanks

Chesley "Chuck" E. Adams jr.

Director of Operations

Wrathell, Hunt and Associates, LLC

(239) 464-7114 ©

From: Bill Nicholson <sundancer3421@gmail.com>
Sent: Wednesday, January 10, 2024 1:40 PM
To: Chuck Adams <adamsc@whhassociates.com>
Cc: WJN <sundancer3421@gmail.com>
Subject: Irrigation Water Conservation and the CDD

Hi Chuck,

Would you please include the e-Mail chain below in the upcoming "pre read" book, and list Irrigation Water Usage Compliance and Conservation as an agenda item so we can continue the discussion of this important topic?

Thanks.

Bill N
Bayside CDD

Begin forwarded message:

From: Chuck Adams <adamsc@whhassociates.com>
Date: December 7, 2023 at 9:02:49 AM EST
To: Bill Nicholson <sundancer3421@gmail.com>, Cleo Adams <crismond@whhassociates.com>, Paul Kemp <pkemp@whhassociates.com>
Subject: Water and the CDD

Good morning

This is definitely a difficult subject and as was apparent during our discussions at the

meeting this past Monday. I believe it requires some additional discussion by the Board(s) and in order to provide an agreed upon and definitive action plan for staff. I agree the PLCA is the best vehicle for identifying and addressing mis-use through observation of watering on non-watering days/times, noticing and eventual fining. The only question is whether or not there is an appetite for them to assist us.

The proposal for a committee of five concerns me as I am not a fan of residents providing policing services on their neighbors, that should be a function of staff.

Coming out of Monday's meeting, I am revisiting the monthly allocation "what your bill would be" annotation on the bills with our billing vendor.

Cleo/Paul please coordinate a response to Ms. Troup that the CDDs will be continuing to review ways to encourage compliance with proper/responsible usage of our irrigation water which may require an number steps and also why we cannot completely shut down the pumpstation on non-watering days.

Bill, we will circulate this email string to the Bayside and Bay Creek Boards.

Chesley "Chuck" E. Adams jr.

Director of Operations

Wrathell, Hunt and Associates, LLC

(239) 464-7114 ©

From: Bill Nicholson <sundancer3421@gmail.com>

Sent: Wednesday, December 6, 2023 7:56 PM

To: Chuck Adams <adamsc@whhassociates.com>; Cleo Adams <crismondc@whhassociates.com>; Paul Kemp <pkemp@whhassociates.com>

Subject: Water and the CDD

Hi Chuck, Ms. Cleo, and Paul,

I do think that Ms Troup has a legitimate concern; one we discussed before on a number of occasions, but we did not develop any feasible ideas for implementation to achieve improved water usage compliance.

After thinking about this for the last day, my opinion is that enforcement, fines, collection, and communication should fall under Pelican Landing and their Colony code enforcement function. These are all administrative functions that the PL Staff is designed to effectively deal with.

I do believe that it is the CDD's responsibility to manage and communicate the allowable water usage, and any associated restrictions.

The usage guidance and restriction imposed would serve as the basis for (input to)

Pelican Landing to monitor and identify non conformance, and then to follow up with warnings, notices, and / or fines, as Code Enforcement and the PL Board determine.

In my opinion, the CDD would continue to bill according to the escalating water usage table because we could certainly assume that every case of excessive use will not be detected and addressed by the PL Code Enforcement function.

In theory, there would be a two tier penalty imposed on SOME (the blatant) excessive water users / water abusers - the CDD excess usage fee, PLUS the PL Code Enforcement fine. Maybe the combination of these will be enough to get the attention of excess users.

If PL does not want to serve as the enforce arm, then I think we are back to square one, and limited to try to influence user behavior through the water consumption rate schedule, which may need to be substantially "stiffened" along with a better annotated monthly water billing statement that clearly highlights the excess cost above allowance that is being invoiced, along with the excess quantity of water consumed.

....my thoughts.

Please share these ideas with the other Bayside Supervisors. I think the response to Ms Troup should come from the CDD Staff and not from any one Supervisor since none of us have been authorized to speak on behalf of the Board.

Bill Nicholson
Bayside

Begin forwarded message:

From: Jane Troup <janectroup@gmail.com>
Date: December 6, 2023 at 7:24:11 PM EST
To: [wnicholson@pelicanlandingcdds.net](mailto:w Nicholson@pelicanlandingcdds.net)
Subject: Fwd: Water and the CDD

----- Forwarded message -----

From: **Jane Troup** <janectroup@gmail.com>
Date: Wed, Dec 6, 2023, 5:30 PM
Subject: Water and the CDD
To: Paul Kemp <pkemp@whhassociates.com>, Cleo Adams <crismond@whhassociates.com>, Karen Montgomery <karenm1109@gmail.com>, Gail Gravenhorst <ggravenhorst@pelicanlandingcdds.net>, <wmccarthy@pelicanlandingcdds.net>, Bernard Cramer

<bfcramer@aol.com>, <wnicholson@pelicanlandingcdd.net>

I would like to thank you all for your efforts and work on helping Pelican Landing look good and running smoothly. The CDD's scope is large.

However, like you all to think about a subcommittee that helps you monitor water usage. If the community could be divided into five areas, you would only need five volunteers. These volunteers would be responsible for reporting water miss usage: wrong days, wrong times, wrong amount of days. The miss user would get a standard notice of violation. If problem continued, a fine would be levied.

The small fine that one now incurs for over usage will not deter many, especially if the bill does not mention that it's a fine. Some people are still not in residence, so they are unaware of their water usage. Some people don't care. I'm aware that this committee would not catch every miss use, but it could be an easy start for better control over the misuse of water.

Can you tell me again why water can't be turned off on everyday but for one even and one odd day?

Thank you again, Jane Troup



The South Florida Water Management District (SFWMD) is a regional governmental agency that oversees the water resources in 16 counties from Orlando to the Florida Keys.

OUR MISSION

To **SAFEGUARD** and **RESTORE** South Florida's water resources and ecosystems, **PROTECT** our communities from flooding, and **MEET** the region's water needs while **CONNECTING** with the public and stakeholders

Ron DeSantis, Governor

SFWMD Governing Board

Chauncey Goss, Chairman

Scott Wagner, Vice Chairman

Ron Bergeron Sr.

Ben Butler

Charlie E. Martinez

Cheryl Meads

Charlette Roman

Jay Steinle

Jacqui Thurlow Lippisch

Drew Bartlett, SFWMD Executive Director

3301 Gun Club Road
West Palm Beach, FL 33406
561-686-8800
sfwmd.gov

Protecting Our Water Resources Through Water Conservation



More than 50 percent of the water used by South Florida residents is for landscape irrigation. With billions of gallons of water used every day and projections for continued population growth, we all need to do our part to conserve water and ensure there is enough for all of us, including communities and the environment, to survive and thrive.

In order to conserve water, the South Florida Water Management District (SFWMD) and most local counties and municipalities have permanent Landscape Irrigation Conservation measures in place. These measures limit landscape watering to either two days a week or three days a week depending on where the property is located. The rule applies to all water sources except reclaimed water.

SFWMD Rules

2 Day-A-Week Watering

- ▶ No watering between 10 a.m. and 4 p.m.
- ▶ Residents and businesses with an odd-numbered street address may water lawns and landscapes on Wednesdays and/or Saturdays.
- ▶ Residents and businesses with an even-numbered street address, no street address or those that have both even and odd addresses within the same zones, which may include multi-family units and homeowner associations, may water lawns and landscapes on Thursdays and/or Sundays.



3 Day-A-Week Watering

- ▶ No watering between 10 a.m. and 4 p.m.
- ▶ Residents and businesses with an odd-numbered street address may water lawns and landscapes on Mondays, Wednesdays and/or Saturdays
- ▶ Residents and businesses with an even-numbered street address, no street address or those that have both even and odd addresses within the same zones, which may include multi-family units and homeowners associations, may water lawns and landscapes on Tuesdays, Thursdays and/or Sundays.

(Always check your local ordinances for more specific restrictions that may pertain to your community).

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

1 1

SUPERIOR WATERWAY SERVICES, INC.



SERVICE AGREEMENT FOUNTAIN REPAIR

October 16, 2023

Bayside/Baycreek CDD
4650 Coconut Rd
Bonita Springs, FL 34134
Attn: Paul Kemp

Terms: Net 30 days

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Fountain B3 South	
Supply and install the following	LED's: \$1,039.07
Four (4) 30watts LEDs, install surge protector and 250ft 14/3 power supply cable	Power cable with quick connector: \$736.93
	Surge Protector: \$61.57
	Labor: \$460.00
	Shipping: \$150.00
	Total: \$2,447.57

Fountain B3 North	
Supply and install the following	LED's: \$1,039.07
Four (4) 30watts LEDs, install surge protector and 125ft 14/3 power supply cable	Power cable with quick connector: \$736.93
	Surge Protector: \$61.57
	Labor: \$460.00
	Shipping: \$150.00
	Total: \$2,447.57

Warranty: Two (2) years on LEDs, ninety (90) days on labor
This offer is good for Sixty (60) days from date of quotation

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications, and conditions are satisfactory and are hereby accepted.

By: _____

By: _____

Dated: _____



FOUNTAIN MANAGEMENT AGREEMENT

This agreement, dated January 1st, 2024 is made between SUPERIOR WATERWAY SERVICES, INC. (SWS) and CUSTOMER:

Bayside, Baycreek CDD
4650 Coconut Rd
Bonita Springs, FL 34134
Attn: Paul Kemp

Both Customer and SWS agree to the following terms and conditions:

1. SWS will provide aquatic management services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aquatic sites:
- 2.

Four (4) floating fountains as identified on the attached map in Lee County, FL

Lake F12, One Fountain
Lake F10 Two Fountains
Lake E8 One Fountain

2. Customer agrees to pay SWS the following amount during the term of this agreement for these specific waterway management services (as herein defined):

Fountain Maintenance F12,F10, E8	\$650.00/Per Event
Total Annual Contract	\$3,900.00
To Add A17 (Canoe Park) One Fountain	\$225.00/ Per Event
Total Annual Contract	\$1,350.00

Management Reporting included

SWS will service the fountains six (6) times a year on a bi-monthly basis

3. Schedule of payment: First quarter's payment shall be due and payable upon execution of this agreement; the balance shall be payable in equal quarterly installments. A 1.5% late fee shall apply to any balance past due more than 30 days.
4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.



5. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to SUPERIOR WATERWAY SERVICES, INC., 6701 Garden Rd., Suite 1 Riviera Beach, FL 33404. CUSTOMER agrees to pay for all services rendered by SWS to date of termination of contract. SWS reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products.
6. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.
 - A. Definitions of services referred to in Paragraph 1 are as follows:
Fountain Maintenance – Service includes cleaning float, nozzle, light lenses, intake screen. Check the following, motor, and light amp draw, incoming voltage, timers, photocell, all electrical connecting, breakers lights. Includes pressure washing to help remove barnacles.

Management Reporting – A comprehensive report filled out each visit for the specific activity performed on the property and provided to Customer.

10. SWS will provide CUSTOMER with certificates of insurance, which are incorporated herein by reference. During the term of this Agreement and any extension thereof, SWS will maintain no less than the level of insurance provided for in such certificates.
11. This agreement constitutes the entire agreement of SWS and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both SWS and CUSTOMER.
12. This agreement is not assignable to any third party for any reason, without the prior written consent of CUSTOMER.

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER

DATE

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

12

Bentley Electric Co of Naples FL Inc.
P.O. BOX 10572
NAPLES, FL 34101
239-643-5339
bentley1@bentleyelectric.com

Proposal 24-104

ADDRESS

BAYSIDE/BAY CREEK CDD
4650 COCONUT ROAD
BONITA SPRINGS, FL 34134

DATE
01/11/2024

TOTAL
\$9,750.00

PROJECT LOCATION

Pelican Nest Main Entrance

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	We propose to furnish labor and material to do the following electric work: 1.) Rewire (9) streetlight poles from fixture to base. 2.) The existing streetlights use metallic flex pipe with solid wire, which is corroding, and shorting out the circuit. We will remove the flex pipe and install handholes at each pole. 3.) Run new #8 THHN stranded wire from pole to pole. 4.) Replace (3) damaged handholes in median. TOTAL AMOUNT			9,750.00

Thank you for the opportunity to submit this proposal. Should you have any questions, feel free to reach me at 239-643-5339.

TOTAL

\$9,750.00

Thanks,
Steve Bentley

THANK YOU.

Accepted By

Accepted Date

Bentley Electric Co of Naples FL Inc.
P.O. BOX 10572
NAPLES, FL 34101
239-643-5339
bentley1@bentleyelectric.com

Proposal 24-105

ADDRESS

BAYSIDE/BAY CREEK CDD
4650 COCONUT ROAD
BONITA SPRINGS, FL 34134

DATE 01/11/2024	TOTAL \$5,500.00	
--------------------	---------------------	--

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	We propose to furnish labor and material to do the following electric work: 1.) Install (9) new low voltage ground lights at Tuscany main entrance median. 2.) Run 200' LV wire. 3.) Install new GFCI outlets and step-down transformer. TOTAL AMOUNT			5,500.00

Thank you for the opportunity to submit this proposal. Should you have any questions, feel free to reach me at 239-643-5339.

Thanks,
Steve Bentley

TOTAL	\$5,500.00
	THANK YOU.

Accepted By

Accepted Date

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

13B

Colony to CDD
12/18/23

The CFB met December 18, 2023.

The meeting mainly concerned Colony business but the President did inform the BOD of incidents pertaining to the CDD:

Another complaint to be addressed involves Colony streetlights, the fountain at the Tuscan circle and common area landscaping. As most of you know, street lighting, the fountain and general landscaping maintenance are the responsibility of the CDD. Hurricane Ian has caused supply chain delays for many items, especially electrical equipment, and the CDD has not been immune from such problems. The CDD did, and is doing, it's best to resolve electrical issues. With respect to landscaping issues, as has been previously reported, this summer's drought conditions have resulted in a curtailment in some plantings.

Merry Christmas and Happy 2024

Colony to CDD
1/15/24

The CFB met January 15, 2024.

The only topics that concerned the CDD were the lack of uniformity in the lighting in the community both in color of lights and style of the poles. It was pointed out to the BOD that when the community inspection was completed that the poles had not been adequately secured in the footings. Some of the poles are leaning. Also the difference in color as well as to the glass opacity were noted. The community would like to see a more uniform appearance but realizes it is a CDD responsibility.

The relandscaping of the Tuscany Circle and the La Scala/ BayClub Circle is still being developed. The La Scala redesign had too many annuals and will be revised.

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

14

From: Bernard Cramer <bfcramer@aol.com>
Date: January 9, 2024 at 5:19:47 PM EST
To: Bill Nicholson <sundancer3421@gmail.com>
Subject: Fwd: Monument Removal Meeting at North Gate

Sent from my iPhone

Begin forwarded message:

From: Jack Lienesch <jacklienesch@gmail.com>
Date: January 9, 2024 at 4:15:37 PM EST
To: Paul Kemp <pkemp@whhassociates.com>, Mike Janowiak <mike@pelicanlanding.com>, Gail Gravenhorst <nonagail@me.com>, Cheryl Hughes <cjhughes4182@icloud.com>, Heather Bruno <heather@pelicanlanding.com>, Peaches scarce <peachscarce@gmail.com>
Cc: Bernie Cramer <bfcramer@aol.com>, Robert Cannon <cannonrp@comcast.net>
Subject: Monument Removal Meeting at North Gate

Seven of us met at the site this morning to review the tentative plan to remove eight (8) old monuments that had been installed by WCI several decades ago and had fallen into disrepair.. After much discussion (and some confusion) the basic assessment is that this project is much larger than just pulling out the monuments...how will the area be landscaped, what sightlines will be changed, etc.?

I did some work in 2021 to try and figure out whose properties are affected...my conclusion is that all of the monuments on the NORTH side of Pelican Colony Blvd. are on PLCA property. Those on the fence line by the gatehouse are clearly inside the fence and not part of Waterside residents' side yards.

However my analysis of the SOUTH side of the road indicated that the nine monuments there appear to be within the Heron Cove development boundary line and also within individual property owner's yards.

Bernie Cramer met with Bonita Springs today and they cautioned him to ensure that FPL, BSU and the relevant cable providers are informed as to what our plans are. I think the entire area is within the Village of Estero based on my reading of the Lee County Property

Appraiser's maps. Any irrigation lines/wiring etc. would probably have to be repaired by the CDD.

So my conclusion is that all this uncertainty suggests that we should stop any future demolition work until we can agree on a plan to go forward that is understood and accepted by all parties including:

PLCA Board
PLCA Landscape Committee
PL Finance Committee
Bayside CDD Supervisors
Village of Estero

This may take some time, but these monuments have been here for thirty-five years or so and I think we can wait until a plan and funding is identified for the entire project.

Regards,

-- Jack Lienesch
President, Waterside Neighborhood

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

**UNAUDITED
FINANCIAL
STATEMENTS**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2023**

**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, 2023**

	<u>General Fund</u>		
	General Fund 001 & 101	General Fund 002	Total Governmental Funds
ASSETS			
Cash			
Truist	\$ 828,791	\$338,017	\$ 1,166,808
Truist - Debt Card	2,000	-	2,000
FineMark MM	65,224	83,323	148,547
FineMark ICS	136	5,782	5,918
Bank United MM	30,000	5,000	35,000
Bank United ICS	228,510	45,000	273,510
Accounts receivable (clearing fund)	1,275,056	402,019	1,677,075
Due from other funds			
Bayside general fund 001	10,336	-	10,336
Bayside general fund 002 - The Colony	15,365	-	15,365
Prepaid expense	130	-	130
WC deposit	1,806	-	1,806
Deposits	125	555	680
Total assets	<u>\$ 2,457,479</u>	<u>\$ 879,696</u>	<u>\$ 3,337,175</u>
LIABILITIES & FUND BALANCES			
Liabilities			
Due to other funds			
Bayside - general fund 001	-	10,630	10,630
Bay Creek - general fund 101	10,336	4,735	15,071
Due to Bayside - enterprise fund 401	2,129	-	2,129
Due to Bay Creek - enterprise fund 451	3,197	-	3,197
Total liabilities	<u>15,662</u>	<u>15,365</u>	<u>31,027</u>
Fund Balances			
Unassigned	2,441,817	864,331	3,306,148
Total fund balances	<u>2,441,817</u>	<u>864,331</u>	<u>3,306,148</u>
Total liabilities and fund balances	<u>\$ 2,457,479</u>	<u>\$ 879,696</u>	<u>\$ 3,337,175</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, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 250,478	\$ 2,173,606	\$ 2,468,020	88%
Interest	353	1,836	85,000	2%
Street sweeping	-	-	13,000	0%
Miscellaneous	-	150	-	N/A
Total revenues	<u>250,831</u>	<u>2,175,592</u>	<u>2,566,020</u>	85%
EXPENDITURES				
Administrative				
Supervisors	1,614	3,230	19,377	17%
Engineering	211	3,190	15,000	21%
Legal	-	831	18,000	5%
Audit	-	-	15,000	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* ¹	-	-	8,476	0%
Telephone	79	238	950	25%
Postage & reproduction	182	371	1,350	27%
Printing & binding	410	1,230	4,918	25%
Legal notices and communications	-	495	1,125	44%
Office supplies	-	373	750	50%
Subscriptions & memberships	-	263	263	100%
ADA website compliance	-	158	253	62%
Insurance* ¹	-	19,224	19,102	101%
Miscellaneous (bank fees)	205	597	6,750	9%
Total administrative	<u>8,021</u>	<u>46,160</u>	<u>175,153</u>	26%
Field management				
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%
Water management				
NPDES program	-	-	3,165	0%
Other contractual services: lakes	14,452	45,700	180,405	25%
Other contractual services: wetlands	16,400	19,153	37,980	50%
Other contractual services: culverts/drains	1,488	5,539	37,980	15%
Other contractual services: lake health	-	25	6,330	0%
Aquascaping* ¹	-	-	18,990	0%
Capital outlay	-	-	9,495	0%
Repairs and maintenance (aerators)	121	364	9,495	4%
Total water management services	<u>32,461</u>	<u>70,781</u>	<u>303,840</u>	23%

**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, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Electricity	5,521	15,863	41,509	38%
Contractual services-lightpole	4,974	16,844	46,491	36%
Total street lighting services	<u>10,495</u>	<u>32,707</u>	<u>88,000</u>	37%
Landscaping				
Supervisor	5,575	16,461	111,000	15%
Personnel services	93,116	251,248	1,100,000	23%
Capital outlay	39,683	41,623	60,000	69%
Fuel	2,433	17,080	25,000	68%
Repairs and maintenance (parts)	3,837	10,760	40,000	27%
Insurance* ¹	-	22,371	16,810	133%
Minor operating equipment	4,103	8,112	20,000	41%
Horticulture dumpster	3,150	12,600	40,000	32%
Miscellaneous equipment	123	123	-	N/A
Employee uniforms	1,579	6,422	34,000	19%
Chemicals	4,580	24,464	58,000	42%
Flower program * ²	-	57,639	130,000	44%
Mulch program * ²	-	65,431	83,000	79%
Plant replacement program * ²	155	7,155	40,000	18%
Other contractual - tree trimming* ¹	250	1,050	12,660	8%
Other contractual - horticulturalist	-	-	2,000	0%
Other contractual - training	37	197	1,500	13%
Maintenance tracking software	-	-	20,000	0%
Unbudgeted contractual services	81,215	81,215	82,000	99%
Fountain maintenance	380	9,316	10,000	93%
Office operations	2,199	6,953	23,000	30%
Monument maintenance	-	707	15,000	5%
Total landscaping services	<u>242,415</u>	<u>640,927</u>	<u>1,923,970</u>	33%
Roadway				
Personnel	485	1,388	8,546	16%
Repairs and maintenance - parts	70	775	6,330	12%
Insurance	-	2,453	1,899	129%
Total roadway services	<u>555</u>	<u>4,616</u>	<u>16,775</u>	28%

**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, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
Parks & recreation				
Utilities	770	2,310	10,500	22%
Operating supplies	-	-	1,000	0%
Total parks & recreation	<u>770</u>	<u>2,310</u>	<u>11,500</u>	20%
Other fees & charges				
Property appraiser	-	-	3,625	0%
Tax collector	-	6,783	5,358	127%
Total other fees & charges	<u>-</u>	<u>6,783</u>	<u>8,983</u>	76%
Total expenditures	<u>297,867</u>	<u>813,734</u>	<u>2,566,020</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	(47,036)	1,361,858	-	
Fund balances - beginning	2,488,853	1,079,959	1,168,661	
Fund balances - ending	<u>\$ 2,441,817</u>	<u>\$ 2,441,817</u>	<u>\$ 1,168,661</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, 2023**

	Bayside Improvement Enterprise Fund 401	Bay Creek Enterprise Fund 451	Total Enterprise Funds 401 & 451
ASSETS			
Current assets:			
Cash			
Wells Fargo	\$ 221,395	\$ -	\$ 221,395
SunTrust	255,022	52,022	307,044
Bank United MM	10,000	2,000	12,000
Bank United ICS	590,000	8,000	598,000
Accounts receivable (customers)	2,984	-	2,984
Due from Bayside general fund 001	1,762	1,027	2,789
Due from Bay Creek general fund 101	367	2,170	2,537
Due from Bay Creek enterprise fund 451	87,941	-	87,941
Accounts receivable (clearing fund)	127,254	40,527	167,781
WC deposit	104	35	139
Total current assets	<u>1,296,829</u>	<u>105,781</u>	<u>1,402,610</u>
Noncurrent assets:			
Capital assets			
Property, plant and equipment	1,968,959	24,570	1,993,529
Irrigation system	-	596,951	596,951
Less accumulated depreciation	(1,594,922)	(561,653)	(2,156,575)
Total capital assets, net of accumulated depreciation	<u>374,037</u>	<u>59,868</u>	<u>433,905</u>
Total noncurrent assets	<u>374,037</u>	<u>59,868</u>	<u>433,905</u>
Total assets	<u>1,670,866</u>	<u>165,649</u>	<u>1,836,515</u>
LIABILITIES			
Current liabilities:			
Unearned revenue	-	3,992	3,992
Customer deposits	47,930	12,189	60,119
Due to Bayside enterprise fund 401	-	87,941	87,941
Total current liabilities	<u>47,930</u>	<u>104,122</u>	<u>152,052</u>
NET POSITION			
Net investment in capital assets	374,037	59,868	433,905
Unrestricted	1,248,899	1,659	1,250,558
Total net position	<u>\$ 1,622,936</u>	<u>\$ 61,527</u>	<u>\$ 1,684,463</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, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
OPERATING REVENUES:				
Charges for services				
Assessment levy - net	\$ 32,228	\$ 285,272	\$ 325,545	88%
Irrigation	45,611	155,890	584,000	27%
Total operating revenues	<u>77,839</u>	<u>441,162</u>	<u>909,545</u>	49%
OPERATING EXPENSES:				
Administrative services				
Supervisor's fees	538	1,076	6,459	17%
Engineering fees	71	1,064	5,000	21%
Legal	-	277	6,000	5%
Audit	-	-	5,000	0%
Management	1,395	4,183	16,731	25%
Accounting & payroll	467	1,400	5,600	25%
Computer services	140	420	1,680	25%
Utility billing	3,841	11,520	33,500	34%
Telephone	25	77	311	25%
Postage & reproduction	61	124	450	28%
Printing and binding	136	409	1,639	25%
Legal notices and communications	-	165	375	44%
Office supplies	-	124	251	49%
Subscription and memberships	-	88	87	101%
ADA website compliance	-	52	147	35%
Insurance* ¹	-	6,408	6,340	101%
Miscellaneous	64	189	2,250	8%
Total administrative services	<u>6,738</u>	<u>27,576</u>	<u>91,820</u>	30%
Field management services				
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%
Water management services				
NPDES program	-	-	1,835	0%
Other contractual services: lakes	8,379	26,496	104,595	25%
Other contractual services: wetlands	9,508	11,104	22,020	50%
Other contractual services: culverts/drains	863	3,211	22,020	15%
Other contractual services: lake health	-	15	3,670	0%
Aquascaping* ¹	-	-	11,010	0%
Capital outlay	-	-	5,505	0%
Repairs and maintenance (aerators)*	71	211	5,505	4%
Total water management services	<u>18,821</u>	<u>41,037</u>	<u>176,160</u>	23%

**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, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	7,340	0%
Total landscape services	-	-	<u>7,340</u>	0%
Roadway services				
Personnel	142	425	4,955	9%
Repairs and maintenance - parts	41	449	3,671	12%
Insurance	20	1,820	2,999	61%
Total irrigation supply services	<u>203</u>	<u>2,694</u>	<u>11,625</u>	23%
Irrigation supply services				
Personnel	3,752	11,009	74,000	15%
Reclaimed water	7,395	22,432	75,646	30%
Repairs and maintenance - parts	3,075	6,741	25,000	27%
Insurance* ¹	-	16,083	12,500	129%
Minor operating equipment	-	-	75,945	0%
Meter costs	-	3,151	7,500	42%
Other contractual services	751	2,285	9,000	25%
Electricity	7,833	23,905	95,000	25%
Pumps & machinery	7,168	15,167	75,000	20%
Depreciation	4,876	14,628	60,000	24%
Total irrigation supply services	<u>34,850</u>	<u>115,401</u>	<u>509,591</u>	23%
Total operating expenses	<u>61,663</u>	<u>189,859</u>	<u>809,136</u>	23%
Operating income/(loss)	<u>16,176</u>	<u>251,303</u>	<u>100,409</u>	
Nonoperating revenues/(expenses):				
Interest income	474	1,516	500	303%
Miscellaneous income	-	-	55,000	0%
Total nonoperating revenues	<u>474</u>	<u>1,516</u>	<u>55,500</u>	3%
Change in net position	16,650	252,819	155,909	
Total net position - beginning	1,667,813	1,431,644	1,407,673	
Total net position - ending	<u>\$ 1,684,463</u>	<u>\$ 1,684,463</u>	<u>\$ 1,563,582</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

	General Fund		Total Governmental Funds
	001	The Colony 002	
ASSETS			
Cash			
Truist	\$ 674,199	\$338,017	\$ 1,012,216
Truist - Debt Card	2,000	-	2,000
FineMark MM	65,161	83,323	148,484
FineMark ICS	-	5,782	5,782
Bank United ICS	20,000	45,000	65,000
Bank United MM	5,000	5,000	10,000
Accounts receivable (clearing fund)	1,036,087	402,019	1,438,106
Due from other funds			
Bayside general fund 002 - The Colony	10,630	-	10,630
Prepaid expense	130	-	130
WC deposit	1,462	-	1,462
Deposits	125	555	680
Total assets	<u>\$ 1,814,794</u>	<u>\$ 879,696</u>	<u>\$ 2,694,490</u>
LIABILITIES & FUND BALANCES			
Due to other funds			
Bayside - general fund 001	-	10,630	10,630
Due to other governments (Bay Creek)			
Bay Creek - general fund 101	10,336	4,735	15,071
Bay Creek - enterprise fund 451	1,027	-	1,027
Due to Bayside - enterprise fund 401	1,762	-	1,762
Total liabilities	<u>13,125</u>	<u>15,365</u>	<u>28,490</u>
Fund balances			
Unassigned	<u>1,801,669</u>	<u>864,331</u>	<u>2,666,000</u>
Total fund balances	<u>1,801,669</u>	<u>864,331</u>	<u>2,666,000</u>
Total liabilities and fund balances	<u>\$ 1,814,794</u>	<u>\$ 879,696</u>	<u>\$ 2,694,490</u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 219,165	\$ 1,764,700	\$ 1,987,933	89%
Interest	253	744	70,000	1%
Street sweeping	-	-	10,494	0%
Miscellaneous	-	150	-	N/A
Total revenue	<u>219,418</u>	<u>1,765,594</u>	<u>2,068,427</u>	85%
EXPENDITURES				
Administration services				
Supervisors	807	1,615	9,689	17%
Engineering	171	2,588	12,171	21%
Legal	-	674	14,605	5%
Audit	-	-	7,500	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* ¹	-	-	6,877	0%
Telephone	64	193	771	25%
Postage & reproduction	148	301	1,095	27%
Printing & binding	333	998	3,990	25%
Legal notices and communications	-	402	913	44%
Office supplies	-	303	609	50%
Subscriptions & memberships	-	213	213	100%
ADA website compliance	-	128	205	62%
Insurance* ¹	-	9,612	9,551	101%
Miscellaneous (bank fees)	155	460	5,477	8%
Total administration services	<u>5,995</u>	<u>30,437</u>	<u>125,465</u>	24%
Field management				
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%
Water management				
NPDES program	-	-	2,568	0%
Other contractual services: lakes	11,726	37,081	146,381	25%
Other contractual services: wetlands	13,307	15,541	30,817	50%
Other contractual service: culverts/drains	1,207	4,494	30,817	15%
Other contractual services: lake health	-	20	5,136	0%
Aquascaping* ¹	-	-	15,408	0%
Capital outlay	-	-	7,704	0%
Repairs and maintenance (aerators)	98	295	7,704	4%
Total water management services	<u>26,338</u>	<u>57,431</u>	<u>246,535</u>	23%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Electricity	4,480	12,871	32,456	40%
Contractual services-lightpole	4,036	13,667	38,947	35%
Total street lighting services	<u>8,516</u>	<u>26,538</u>	<u>71,403</u>	37%
Landscaping				
Supervisor	4,523	13,355	90,065	15%
Personnel	75,542	203,829	892,540	23%
Capital outlay	32,199	33,773	48,684	69%
Fuel	1,974	13,859	20,285	68%
Repairs & maintenance (parts)	3,183	8,800	32,456	27%
Insurance* ¹	-	18,114	13,640	133%
Minor operating equipment	3,359	6,612	16,228	41%
Horticultural dumpster	2,556	10,224	32,456	32%
Miscellaneous equipment	30	30	-	N/A
Employee uniforms	1,281	5,211	27,588	19%
Chemicals	3,716	19,850	47,061	42%
Flower program* ²	-	46,768	105,482	44%
Mulch program* ²	-	53,091	67,346	79%
Plant replacement program* ²	126	5,806	32,456	18%
Other contractual - tree trimming* ¹	203	852	10,272	8%
Other contractual - horticulturalist	-	-	1,623	0%
Other contractual - training	-	130	1,217	11%
Maintenance tracking software	-	-	16,228	0%
Unbudgeted contractual services	65,898	65,898	66,535	99%
Fountain maintenance	308	7,559	8,114	93%
Office operations	1,784	5,642	18,662	30%
Monument maintenance	-	574	12,171	5%
Total landscaping services	<u>196,682</u>	<u>519,977</u>	<u>1,561,109</u>	33%
Roadway services				
Personnel	394	1,126	6,934	16%
Repairs & maintenance - parts	57	629	5,136	12%
Insurance	-	1,986	1,541	129%
Total roadway services	<u>451</u>	<u>3,741</u>	<u>13,611</u>	27%
Parks & recreation				
Utilities	739	2,218	10,080	22%
Operating supplies	-	-	960	0%
Total parks & recreation	<u>739</u>	<u>2,218</u>	<u>11,040</u>	20%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
Other fees & charges				
Property appraiser	-	-	3,480	0%
Tax collector	-	6,762	5,144	131%
Total other fees & charges	-	6,762	8,624	78%
Total expenditures	241,277	654,772	2,068,457	32%
Excess/(deficiency) of revenues over/(under) expenditures	(21,859)	1,110,822	(30)	
Fund balances - beginning	1,823,528	690,847	727,687	
Fund balances - ending	<u>\$ 1,801,669</u>	<u>\$ 1,801,669</u>	<u>\$ 727,657</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 002 - THE COLONY
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 85,040	\$ 682,144	\$ 771,352	88%
Interest & miscellaneous	348	1,028	15,000	7%
Total revenues	<u>85,388</u>	<u>683,172</u>	<u>786,352</u>	87%
EXPENDITURES				
Administrative services				
Accounting & payroll	782	2,345	9,380	25%
Computer services	284	853	3,411	25%
Assessment roll preparation* ¹	-	-	1,150	0%
Field management	1,184	3,553	14,211	25%
Other current charges	43	126	-	N/A
Total administrative services	<u>2,293</u>	<u>6,877</u>	<u>28,152</u>	24%
Street lighting services				
Contractual services - light poles* ¹	718	718	5,000	14%
Total street lighting services	<u>718</u>	<u>718</u>	<u>5,000</u>	14%
Landscaping maintenance services				
Personnel services	27,766	81,340	350,000	23%
Other contractual - horticulturalists	-	-	1,500	0%
Other contractual - training	-	-	1,500	0%
Other contractual - turf & shrub	-	-	100,000	0%
Rentals & leases	-	-	20,000	0%
Fuel	-	-	7,500	0%
Repairs & maintenance (parts)	1,964	3,071	12,000	26%
Insurance* ¹	-	3,648	3,000	122%
Horticulture dumpster	-	-	16,000	0%
Miscellaneous equipment	-	-	2,500	0%
Chemicals	22,091	23,500	2,500	940%
Flower program* ²	-	27,957	70,000	40%
Mulch program* ²	-	10,019	40,000	25%
Plant replacement program* ²	-	3,500	40,000	9%
Other contractual - tree trimming* ²	-	-	12,000	0%
Monument maintenance	-	-	3,000	0%
Total landscaping maintenance services	<u>51,821</u>	<u>153,035</u>	<u>681,500</u>	22%

**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, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Fountain services				
Operating supplies	9,914	49,305	140,000	35%
Total fountain services	<u>9,914</u>	<u>49,305</u>	<u>140,000</u>	35%
Total expenditures	<u>64,746</u>	<u>209,935</u>	<u>854,652</u>	25%
Net increase/(decrease) of fund balance	20,642	473,237	(68,300)	
Fund balance - beginning	843,689	391,094	404,960	
Fund balance - ending	<u>\$ 864,331</u>	<u>\$ 864,331</u>	<u>\$ 336,660</u>	

*1 Typically an annual expense.

*2 Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 401
DECEMBER 31, 2023**

	<u>Bayside Improvement Enterprise Fund 401</u>
ASSETS	
Current assets:	
Cash	
Wells Fargo	\$ 221,395
SunTrust	255,022
Bank United ICS	590,000
Bank United MM	10,000
Accounts receivable (customers)	2,984
Due from Bayside general fund 001	1,762
Due from Bay Creek general fund 101	367
Due from Bay Creek enterprise fund	87,941
Accounts receivable (clearing fund)	127,254
WC deposit	104
Total current assets	<u>1,296,829</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	1,968,959
Less accumulated depreciation	<u>(1,594,922)</u>
Total capital assets, net of accumulated depreciation	<u>374,037</u>
Total noncurrent assets	<u>374,037</u>
Total assets	<u>1,670,866</u>
LIABILITIES	
Current liabilities:	
Customer deposits	<u>47,930</u>
Total current liabilities	<u>47,930</u>
NET POSITION	
Net investment in capital assets	374,037
Unrestricted	<u>1,248,899</u>
Total net position	<u>\$ 1,622,936</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, 2023**

	Current Month	Year to Date	Budget	% of Budget
Operating revenues				
Charges for services:				
Assessment levy - net	\$ 26,918	\$ 215,925	\$ 244,159	88%
Irrigation	31,760	108,320	325,000	33%
Total operating revenues	<u>58,678</u>	<u>324,245</u>	<u>569,159</u>	57%
Operating expenses				
Administrative services				
Supervisors	269	538	3,230	17%
Engineering	53	798	3,750	21%
Legal	-	208	4,500	5%
Audit	-	-	2,500	0%
Management	1,046	3,137	12,549	25%
Accounting & payroll	350	1,050	4,200	25%
Computer services	105	315	1,260	25%
Utility billing	2,881	8,640	25,125	34%
Telephone	19	58	233	25%
Postage & reproduction	46	93	338	28%
Printing and binding	102	307	1,229	25%
Legal notices and communications	-	124	281	44%
Office supplies	-	93	188	49%
Subscription and memberships	-	66	65	102%
ADA website compliance	-	39	110	35%
Insurance* ¹	-	3,204	3,170	101%
Miscellaneous	48	142	1,688	8%
Total administrative services	<u>4,919</u>	<u>18,812</u>	<u>64,416</u>	29%
Field management services				
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%
Water management services				
NPDES program	-	-	1,376	0%
Other contractual services: lakes	6,284	19,872	78,446	25%
Other contractual services: wetlands	7,131	8,328	16,515	50%
Other contractual services: culverts/drains	647	2,408	16,515	15%
Other contractual services: lake health	-	11	2,753	0%
Aquascaping* ¹	-	-	8,258	0%
Capital outlay	-	-	4,129	0%
Repairs and maintenance (aerators)*	53	158	4,129	4%
Total water management services	<u>14,115</u>	<u>30,777</u>	<u>132,121</u>	23%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	5,505	0%
Total landscape services	-	-	5,505	0%
Roadway services				
Personnel	107	319	3,716	9%
Repairs and maintenance - parts	31	337	2,753	12%
Insurance	15	1,365	2,250	61%
Total irrigation supply services	153	2,021	8,719	23%
Irrigation supply services				
Personnel	2,814	8,256	55,500	15%
Repairs and maintenance - parts	2,307	5,058	18,750	27%
Insurance* ¹	-	12,062	9,375	129%
Surplus RCS Water-Bayside	-	-	75,945	0%
Meter costs	-	2,363	5,625	42%
Other contractual services	563	1,714	6,750	25%
Electricity	5,875	17,929	71,250	25%
Pumps & machinery	5,376	11,374	56,250	20%
Depreciation	3,626	10,878	45,000	24%
Total irrigation supply services	20,561	69,634	344,445	20%
Total operating expenses	40,536	123,607	564,656	22%
Operating income/(loss)	18,142	200,638	4,503	
Nonoperating revenues/(expenses)				
Interest income	473	1,515	375	404%
Miscellaneous income	-	-	45,000	0%
Total nonoperating revenues	473	1,515	45,375	3%
Change in net position	18,615	202,153	49,878	
Total net position - beginning	1,604,321	1,420,783	1,394,140	
Total net position - ending	<u>\$ 1,622,936</u>	<u>\$ 1,622,936</u>	<u>\$ 1,444,018</u>	

*¹ Typically an annual expense.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

	General Fund	Total Governmental Funds
	101	
ASSETS		
Cash		
SunTrust	\$ 154,592	\$ 154,592
FineMark MM	63	63
FineMark ICS	136	136
Bank United ICS	208,510	208,510
Bank United MM	25,000	25,000
Accounts receivable (clearing fund)	238,969	238,969
Due from other governments - Bayside Improvement		
Bayside general fund 001	10,336	10,336
Bayside general fund 002 - The Colony	4,735	4,735
WC deposit	344	344
Total assets	\$ 642,685	\$ 642,685
LIABILITIES & FUND BALANCES		
Liabilities		
Due to other governments - Bayside Improvement		
Bayside - enterprise fund 401	367	367
Due to Bay Creek - enterprise fund 451	2,170	2,170
Total liabilities	2,537	2,537
Fund balances		
Unassigned	640,148	640,148
Total fund balances	640,148	640,148
Total liabilities and fund balances	\$ 642,685	\$ 642,685

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 31,313	\$ 408,906	\$ 480,060	85%
Interest	100	1,092	15,000	7%
Street sweeping	-	-	2,506	0%
Total revenues	<u>31,413</u>	<u>409,998</u>	<u>497,566</u>	82%
EXPENDITURES				
Administration services				
Supervisors	807	1,615	9,689	17%
Engineering	40	602	2,829	21%
Legal	-	157	3,395	5%
Audit	-	-	7,500	0%
Management	660	1,980	7,921	25%
Accounting & payroll	264	792	3,168	25%
Computer services	79	238	951	25%
Assessment roll preparation* ¹	-	-	1,599	0%
Telephone	15	45	179	25%
Postage & reproduction	34	70	255	27%
Printing & binding	77	232	928	25%
Legal notices and communications	-	93	212	44%
Office supplies	-	70	141	50%
Subscriptions & memberships	-	50	50	100%
ADA website compliance	-	30	48	63%
Insurance* ¹	-	9,612	9,551	101%
Miscellaneous (bank fees)	50	137	1,273	11%
Total administration services	<u>2,026</u>	<u>15,723</u>	<u>49,689</u>	32%
Field management fees				
Other contractual	594	1,782	7,129	25%
Total field management	<u>594</u>	<u>1,782</u>	<u>7,129</u>	25%
Water management				
NPDES program	-	-	597	0%
Other contractual services: lakes	2,726	8,619	34,024	25%
Other contractual services: wetlands	3,093	3,612	7,163	50%
Other contractual service: culverts/drains	281	1,045	7,163	15%
Other contractual services: lake health	-	5	1,194	0%
Aquascaping* ¹	-	-	3,582	0%
Capital outlay	-	-	1,791	0%
Repairs and maintenance (aerators)	23	69	1,791	4%
Total water management	<u>6,123</u>	<u>13,350</u>	<u>57,305</u>	23%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Electricity	1,041	2,992	9,053	33%
Contractual services-lightpole	938	3,177	7,544	42%
Total street lighting	<u>1,979</u>	<u>6,169</u>	<u>16,597</u>	37%
Landscape services				
Supervisor	1,052	3,106	20,935	15%
Personnel services	17,574	47,419	207,460	23%
Capital outlay	7,484	7,850	11,316	69%
Fuel	459	3,221	4,715	68%
Repairs and maintenance (parts)	654	1,960	7,544	26%
Insurance* ¹	-	4,257	3,170	134%
Minor operating equipment	744	1,500	3,772	40%
Horticulture dumpster	594	2,376	7,544	31%
Miscellaneous equipment	93	93	-	N/A
Employee uniforms	298	1,211	6,412	19%
Chemicals	864	4,614	10,939	42%
Flower program* ²	-	10,871	24,518	44%
Mulch program* ²	-	12,340	15,654	79%
Plant replacement program* ²	29	1,349	7,544	18%
Other contractual - tree trimming* ¹	47	198	2,388	8%
Other contractual - horticulturalist	-	-	377	0%
Other contractual - training	37	67	283	24%
Maintenance tracking software	-	-	3,772	0%
Unbudgeted contractual services	15,317	15,317	15,465	99%
Fountain maintenance	72	1,757	1,886	93%
Office operations	415	1,311	4,338	30%
Monument maintenance	-	133	2,829	5%
Total landscape services	<u>45,733</u>	<u>120,950</u>	<u>362,861</u>	33%
Roadway services				
Personnel	91	262	1,612	16%
Repairs and maintenance - parts	13	146	1,194	12%
Insurance	-	467	358	130%
Total roadway services	<u>104</u>	<u>875</u>	<u>3,164</u>	28%
Parks & recreation				
Utilities	31	92	420	22%
Operating supplies	-	-	40	0%
Total parks and recreation	<u>31</u>	<u>92</u>	<u>460</u>	20%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Other fees & charges				
Property appraiser	-	-	145	0%
Tax collector	-	21	214	10%
Total other fees & charges	<u>-</u>	<u>21</u>	<u>359</u>	6%
Total expenditures	<u>56,590</u>	<u>158,962</u>	<u>497,564</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	(25,177)	251,036	2	
Fund balances - beginning	665,325	389,112	440,974	
Fund balances - ending	<u>\$ 640,148</u>	<u>\$ 640,148</u>	<u>\$ 440,976</u>	

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 451
DECEMBER 31, 2023**

	Bay Creek Enterprise Fund 451
ASSETS	
Current assets:	
Cash	
SunTrust	\$ 52,022
Bank United ICS	8,000
Bank United MM	2,000
Due from Bayside general fund 001	1,027
Due from Bay Creek general fund 101	2,170
Accounts receivable (clearing fund)	40,527
WC deposit	35
Total current assets	<u>105,781</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	24,570
Irrigation system	596,951
Less accumulated depreciation	<u>(561,653)</u>
Total capital assets, net of accumulated depreciation	<u>59,868</u>
Total noncurrent assets	<u>59,868</u>
Total assets	<u>165,649</u>
LIABILITIES	
Current Liabilities:	
Unearned revenue	3,992
Customer deposits	12,189
Due to Bayside enterprise fund 401	<u>87,941</u>
Total current liabilities	<u>104,122</u>
NET POSITION	
Net investment in capital assets	59,868
Unrestricted	<u>1,659</u>
Total net position	<u>\$ 61,527</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, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Operating revenues				
Charges for services:				
Assessment levy - net	\$ 5,310	\$ 69,347	\$ 81,386	85%
Irrigation	13,851	47,570	259,000	18%
Total operating revenues	<u>19,161</u>	<u>116,917</u>	<u>340,386</u>	34%
Operating expenses				
Administrative services				
Supervisors	269	538	3,230	17%
Engineering	18	266	1,250	21%
Legal	-	69	1,500	5%
Audit	-	-	2,500	0%
Management	349	1,046	4,183	25%
Accounting & payroll	117	350	1,400	25%
Computer services	35	105	420	25%
Utility billing	960	2,880	8,375	34%
Telephone	6	19	78	24%
Postage & reproduction	15	31	113	27%
Printing and binding	34	102	410	25%
Legal notices and communications	-	41	94	44%
Office supplies	-	31	63	49%
Subscription and memberships	-	22	22	100%
ADA website compliance	-	13	37	35%
Insurance* ¹	-	3,204	3,170	101%
Miscellaneous	16	47	563	8%
Total administrative services	<u>1,819</u>	<u>8,764</u>	<u>27,408</u>	32%
Field management services				
Other contractual services	263	788	3,150	25%
Total field management services	<u>263</u>	<u>788</u>	<u>3,150</u>	25%
Water management services				
NPDES program	-	-	459	0%
Other contractual services: lakes	2,095	6,624	26,149	25%
Other contractual services: wetlands	2,377	2,776	5,505	50%
Other contractual services: culverts/drains	216	803	5,505	15%
Other contractual services: lake health	-	4	918	0%
Aquascaping* ¹	-	-	2,753	0%
Capital outlay	-	-	1,376	0%
Repairs and maintenance (aerators)*	18	53	1,376	4%
Total water management services	<u>4,706</u>	<u>10,260</u>	<u>44,041</u>	23%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Landscape services				
Other contractual - tree trimming	-	-	1,835	0%
Total landscape services	<u>-</u>	<u>-</u>	<u>1,835</u>	0%
Roadway services				
Personnel	35	106	1,239	9%
Repairs and maintenance - parts	10	112	918	12%
Insurance	5	455	750	61%
Total irrigation supply services	<u>50</u>	<u>673</u>	<u>2,907</u>	23%
Irrigation supply services				
Personnel	938	2,753	18,500	15%
Reclaimed water	7,395	22,432	75,646	30%
Repairs and maintenance - parts	768	1,683	6,250	27%
Insurance* ¹	-	4,021	3,125	129%
Meter costs	-	788	1,875	42%
Other contractual services	188	571	2,250	25%
Electricity	1,958	5,976	23,750	25%
Pumps & machinery	1,792	3,793	18,750	20%
Depreciation	1,250	3,750	15,000	25%
Total irrigation supply services	<u>14,289</u>	<u>45,767</u>	<u>165,146</u>	28%
Total operating expenses	<u>21,127</u>	<u>66,252</u>	<u>244,487</u>	27%
Operating income/(loss)	(1,966)	50,665	95,899	
Nonoperating revenues/(expenses)				
Interest income	1	1	125	1%
Miscellaneous income	-	-	10,000	0%
Total nonoperating revenues	<u>1</u>	<u>1</u>	<u>10,125</u>	0%
Change in net position	(1,965)	50,666	106,024	
Total net position - beginning	63,492	10,861	13,533	
Total net position - ending	<u>\$ 61,527</u>	<u>\$ 61,527</u>	<u>\$ 119,557</u>	

*¹ Typically an annual expense.

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

MINUTES

DRAFT

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

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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 4, 2023, at 2:00 p.m., at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134. Members of the public were able to participate via Zoom, at <https://us02web.zoom.us/j/84137772934>, and via conference call at 1-929-205-6099, Meeting ID: 841 3777 2934 for both.

Present for Bayside Improvement CDD were:

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

Present for Bay Creek CDD were:

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

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis (via phone/Zoom)	Operations Manager
Dan Cox (via phone/Zoom)	District Counsel, Bay Creek CDD
Greg Urbancic (via phone/Zoom)	District Counsel, Bayside Improvement CDD
Frank Savage	District Engineer
Paul Kemp	Field Manager
Bailey Hill	SOLitude Lake Management (SOLitude)
Eric Franzoi	President, W.J. Johnson & Associates
Andy Nott	Superior Waterway
Louis San Lorenzo	Aquagenix

41 George Bowling Crosscreek Environmental
42 Deb McKenna Resident
43 Marcia Gunther Resident
44 Jane Troup Resident
45 Kurt Hesse Resident

46
47

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

50

51 Mr. McCarthy called the meeting to order at 2:00 p.m.

52 All present recited the Pledge of Allegiance.

53

54 **SECOND ORDER OF BUSINESS** **Roll Call**

55

56 All Supervisors were present for both Bayside Improvement and Bay Creek CDDs.

57

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

59

60 Resident Deb McKenna thanked the CDDs and Mr. Kemp for addressing the corner of Bay
61 Cedar. She stated the Butterfly Garden Group asked her to represent them regarding some issues
62 including Brazilian peppers, dead trees, trash, etc. She noted the CDDs are the only entities willing
63 to assist and the Butterfly Garden Group is very appreciative.

64 A Board Member commented that the Butterfly Garden looks very nice.

65 Resident and Long Lake Village (LLV) Board Member Marcia Gunther discussed LLV's
66 irrigation and a proposal to install a filter. She asked permission for LLV to install a master filter
67 and presented a letter from LLV President Dr. Dean Francis with additional information. Mr. Kemp
68 voiced his opinion that LLV selected a good contractor and expressed support for the project. He
69 discussed previous work in Ascot, the current conditions in LLV, the scope of work proposed, the
70 need for testing, the possible need for additional work to be done, etc. Mr. McCarthy stated that
71 LLV does not need CDD authorization to proceed. Mr. Adams stated Staff will assist LLV and noted
72 that billing issues were resolved.

73 Discussion ensued regarding the scope of work.

74 A resident expressed support for Mr. Geist, the selected contractor.

75 Resident Jane Troup noted that many residents continue to water their lawns daily,
76 flagrantly misusing the water system amid a drought, and suggested a subcommittee address
77 such issues. She asked for CDD staff to pick up roadside litter. She noted that the rear lighting of
78 the north monument at Goldcrest is not working. Mr. Kemp stated it is on the electrician’s list.

79 Resident and Costa del Sol President Kurt Hesse thanked the CDDs for the work done on
80 Greenview Drive. He asked for sod to be installed at the Greenview and Alicante roundabout. Mr.
81 Kemp stated planting is paused due to the drought but the area will be addressed when feasible.

82 Mr. Hesse stated that residents who observed much watering at the golf course asked
83 him why the golf course waters so frequently and if their community can purchase water or have
84 permission to water more frequently. He noted that, when pond levels are too low, the pump
85 shuts off and the residents cannot water even one day a week, resulting in loss of plants and
86 grass. He asked if the problem can be relieved.

87 Mr. Adams stated water is a finite source; in Pelican Landing, most irrigation water comes
88 from the ground and part is from Resource Conservation Services, who purchased effluent water
89 from Bonita Springs Utilities, which has a finite source. Bay Creek CDD receives approximately
90 250,000 gallons a day into its holding pond at Greenview and Nest Drive. Staff has looked into
91 bringing reuse water into the Bayside CDD’s system; in the past, issues included the need to line
92 the pond to separate the water from the water table. The CDDs are working to address these and
93 other issues and hopefully find a suitable solution. Mr. Hesse appreciated the information.

94 Ms. McVay noted that part of the question relates to the golf course water usage. Mr.
95 Adams noted the golf course has a separate water usage permit. The CDDs’ water usage permits
96 allow about one billion gallons per year but that is used quickly during a drought.

97 Mr. Hesse asked if there is a water usage monitoring system. Mr. Adams stated individuals
98 are not checking usage but mailers were sent and a penalty system will be discussed today.

99

100 **JOINT BUSINESS ITEMS**

101 **FOURTH ORDER OF BUSINESS** **Discussion/ Consideration of Lake**
102 **Maintenance Award of Contract**

103

104 This item was presented following the Fifth Order of Business.

105

106 **FIFTH ORDER OF BUSINESS**

**Consideration of W.J. Johnson & Associates
Letter of Engagement Regarding Space
Optimization [Maintenance and
Administrative Facility on Coconut Road]**

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Mr. Nicholson introduced Mr. Eric Franzoi, of W.J. Johnson & Associates, who was asked to do a concept analysis of the facility and determine what rearrangements might be warranted to make better use of the footprint of the building and exercise those concepts with either Estero or Bonita Springs to ensure compliance with the permits.

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Mr. Franzoi presented the proposal, noting the need to protect equipment from the elements and issues presented by overhead doors. He discussed his understanding of various considerations, such as setbacks, access for large trucks and fire trucks around the buildings, the need for covered areas, stormwater management, etc. He discussed his firm's experience working with local municipalities and noted the need to determine what can be built and where, before a building is designed. The proposed scope in the proposal includes an operational part and a civil works part.

122

123

Mr. McCarthy stated the property in question is in unincorporated Lee County, not in the City of Bonita Springs or in the Village of Estero.

124

125

126

Mr. Nicholson noted that the proposal represents the first of three steps; the first step would be concept development and provisional County approval. The second step would be design, and the third step would be bidding and construction.

127

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130

Mr. Durney asked if the site is large enough for the proposed project. Mr. Franzoi replied affirmatively and discussed the need to prepare a layout, designate staging areas, consider setbacks, etc. Ms. Montgomery suggested moving the employee parking to the shuttle parking lot would provide a great deal of additional space, if an Agreement with PLCA was made.

131

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Mr. McCarthy noted that use of the property is subject to zoning and Development Orders (DO). He suggested approaching the County and reviewing the documents; he thinks the CDDs already maximized development as much as possible. Open space is required by the DO. He discussed the need to ensure compliance with existing DOs before approaching the County about additional projects. He discussed the County's informal processes for early-stage projects and

136 stated, in the past, the joint CDD Boards appointed him to be the manager of this project when
137 it was built. He expressed support for a point person for and stated he is not unwilling to do it
138 but only one person can be present, due to restrictions.

139 Mr. Cramer expressed support for constructing the building discussed and any steps
140 necessary to enable that to proceed.

141 Discussion ensued regarding how to proceed and designation of a point person.

142 Mr. McCarthy noted that fees must be paid to obtain copies of documents.

143 Mr. Franzoi stated he is willing to attend the first meeting, free of charge.

144 Mr. Durney believes, with regard to the operational portion, the CDDs' computerized
145 work management system might already have a preventive maintenance module; however, the
146 data might need to be entered. Mr. Franzoi stated it is possible and, if not, he can work with
147 Information Technology to develop one.

148

149 **On MOTION for Bayside by Ms. Montgomery and seconded by Mr. Cramer, with**
150 **all in favor, designating Mr. Nicholson as the point person with the County and**
151 **related entities, in consultation with Staff, and accepting the generous free of**
152 **charge service offered by W.J. Johnson & Associates, was approved.**

153

154 **On MOTION for Bay Creek by Mr. Janek and seconded by Ms. McVay, with all in**
155 **favor, designating Mr. Nicholson as the point person with the County and related**
156 **entities, in consultation with Staff, and accepting the generous free of charge**
157 **service offered by W.J. Johnson & Associates, was approved.**

158

159

160 **▪ Discussion/Consideration of Lake Maintenance Award of Contract**

161 **This item, previously the Fourth Order of Business, was presented out of order.**

162 Mrs. Adams presented the Memorandum regarding the Award of Contract for Lake
163 Maintenance, which was advertised as required. The current contract with SOLitude will expire
164 January 31, 2024. The contract will be performance-based and, regardless of the number of
165 technicians specified, the contract requires as many technicians as necessary. All four companies
166 invited to the pre-bid attended. She reviewed the bids and expressed concern that the \$213,211
167 Deangelo Contracting Services, LLC DBA Aquagenix (Aquagenix) bid was so low given that the
168 current contract price has been stable for several years and the economy has not changed. She

169 felt that both Superior Waterway Services (Superior) and Crosscreek Environmental (Crosscreek)
170 are very capable, based on current experience with other CDD clients.

171 In response to a question, Mr. Urbancic stated while he did not review all the backup
172 documents, he did find that the advertised notice was sufficient for the bidding process.

173 Mrs. Adams voiced her opinion that Superior is more than capable to perform the lake
174 management services; Superior bid the lowest for the first year and the difference in the second
175 year cost is only approximately \$2,000. The bid is for a one-year contract with a second year
176 option to renew; should the Boards decide next year to go out to bid, a 30-day notice to the
177 contractor is required.

178 Mr. Andy Nott, of Superior, discussed his company's experience and references and
179 responded to questions. Two technicians would service the lakes twice per week, committing to
180 a minimum of sixteen visits per month and more visits, if necessary. Superior's office is in
181 Northport and many technicians live in Fort Myers and visit the office once a week to pick up
182 chemicals and maintenance items. He discussed his previous experience with Lake Masters and
183 SOLitude treating lakes in the CDDs and stated that he installed most of the aeration.

184 Mr. Louis San Lorenzo, of Aquagenix, discussed his company's experience and references
185 and responded to questions. He proposed three technicians each week and noted that his
186 Assistant Manager previously worked as the CDDs' technician for ten years. Aquagenix has more
187 than seven offices in Florida and an office in Fort Myers; the company reorganized several years
188 ago and has adequate resources to fulfill the contract.

189 Mr. Bowling, of Crosscreek, discussed his company's experience and references and
190 responded to questions. He discussed a recent expansion and stated his office is in South Fort
191 Myers. He discussed his impressions of the CDDs' lakes and treatment needs and noted that
192 several crew members previously treated the CDDs' lakes. His company is an up-and-coming
193 company with new equipment, new spray systems and highly experienced technicians.

194 Mr. Adams discussed why the lowest bid, given this unique property's history and
195 challenges, does not seem to be the best responsible bid.

196 Mr. San Lorenzo and Staff discussed the bid and potential treatments.

197 Mrs. Adams noted that, in her experience, Sonar® treatments are very expensive and will
198 be necessary. She recommended engaging Superior.

199 Discussion ensued regarding the performance-driven contract, past issues related to
200 selecting the lowest bidder and resulting recovery efforts, etc.

201

202 **On MOTION for Bay Creek by Mr. Travers and seconded by Ms. McVay, with Mr.**
203 **Travers, Ms. McVay and Mr. Addison in favor and Mr. Durney and Mr. Janek**
204 **dissenting, awarding the contract to Superior Waterway Services, Inc., was**
205 **approved. [Motion passed 3-2]**

206

207

208 Mr. McCarthy asked if the CDD Boards want to have two different contractors.

209 The Board Members agreed that the same contractor should be selected for both CDDs.

210 Discussion ensued regarding the difference in bid price, performance guarantee, issues in
211 the past and the Boards’ directive to select the lowest responsive, responsible bidder.

212 Mr. Cox stated the Boards can split the bid but the cost might increase if the contract is
213 split and it is unknown whether the bidders would accept a split bid.

214 Ms. Montgomery stated she leans toward engaging Crosscreek given the local office in
215 Lee County and new equipment but, in her opinion there are two strong contenders and she
216 believes it unwise to have the Boards engage different contractors.

217 Mr. McCarthy noted that, as Mr. Cox stated, the bid was not set up for separate contracts.

218 Discussion ensued regarding accepting Staff’s recommendation to engage Superior.

219

220 **On MOTION for Bayside by Mr. Nicholson and seconded by Ms. Gravenhorst,**
221 **with Mr. Nicholson and Mr. Cramer in favor and Mr. McCarthy, Ms. Montgomery**
222 **and Ms. Gravenhorst dissenting, awarding the contract to Crosscreek**
223 **Environmental, was not approved. [Motion failed 2-3]**

224

225 **On MOTION for Bayside by Ms. Montgomery and seconded by Ms. Gravenhorst,**
226 **with Ms. Montgomery, Ms. Gravenhorst and Mr. McCarthy in favor and Mr.**
227 **Nicholson and Mr. Cramer dissenting, awarding the contract to Superior**
228 **Waterway Services, Inc., on the basis of Staff’s recommendation, was approved.**
229 **[Motion passed 3-2]**

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SIXTH ORDER OF BUSINESS **Review of Landscape Maintenance Agreements with PLCA**

- **Continued Discussion: Setting Joint Workshop in January**

Mr. Adams stated a comprehensive presentation will be given at the January workshop, including maps and GIS overlays to convey the size and scope of the project, which encompasses 91 acres of lakes and over 3 million square feet of landscaping to maintain. Once complete, the document will be presented to the PLCA.

Mr. Cramer noted that various PLCA subcommittees make determinations regarding utility easements; he believes the decisionmakers need to be aware of the limitations. Mr. Adams stated this document will not address Village or City requirements.

Mr. Adams stated the Landscape Agreements, curb inlet cleaning and the CDD-owned streetlighting systems will be addressed. He recalled that, per Ms. Gravenhorst’s suggestion regarding who will determine when a plant has reached its “end of life” it was decided that the life expectancy will be determined by a third-party licensed Horticulturist.

Ms. Gravenhorst stated it was noted that a baseline is needed for today’s standards as opposed to standards from 15 years ago, to determine when PLCA will be financially responsible and when the CDDs will pay the cost.

Mr. Durney questioned the duration of the Agreement and whether it can only be canceled for cause. Mr. Adams stated the Agreement will continue in perpetuity until one party or the other cancels it.

Mr. Cox confirmed that the Agreement can be canceled by either party.

SEVENTH ORDER OF BUSINESS **Discussion: Irrigation Penalty Rates**

Mr. Adams discussed the need to implement irrigation penalty rates and noted that the justification is that, if all well water is depleted, the only remaining viable water source is drinking water. Therefore, charging potable water rates was deemed justified and the tiered structure used by local utilities was used. The tiers were last examined ten years ago; since that time, costs have increased from \$0.30 to \$0.40 per thousand gallons, or approximately 1% per year. To deter

262 those who are overusing water, a greater penalty is needed. On average, one or two requests for
263 relief are received per month. The intent of the penalty is not to generate revenue; rather, it is
264 to ensure that the water supply remains adequate. Mr. Adams discussed past violations and
265 asked the attorneys to opine on options available to determine a more stringent penalty rate.

266 Mr. Cox stated that two different accounts he represents own potable water treatment
267 and distribution facilities. He stated, at those rates, there is a need to contact suppliers. He noted
268 that his accounts are planning large increases.

269 Discussion ensued regarding the rates, the relatively low rate increases in recent years,
270 increasing chemical and labor costs and the need to gradually increase rates accordingly.

271 Ms. Gravenhorst asked if the water bill indicates when a penalty for overuse applies. Ms.
272 McVay stated they do not and noted that she objected to that indication being removed. The
273 Board Members agreed that the penalty should be included. Mr. Adams will look into this matter.

274 Discussion ensued regarding watering lawns, occasional versus habitual offenders,
275 increasing the cost for each tier and instances in which one-time relief will be offered.

276 Asked if denial of service could be an issue and if the CDDs are obligated to provide water,
277 Mr. Urbancic stated that a claim could be filed if water is withheld for other than good cause.

278 Mr. Cox stated, in the event of a force outside of the CDDs' control, force majeure applies
279 and the CDDs would not be liable. He expressed concern due to the extended lack of rain given
280 the time of year and the ongoing drought. If there is no ability for the CDDs to control the
281 situation that led to its inability to perform, there is no liability on the CDDs' part.

282 Mr. Janek voiced his opinion that, if water available at Bay Creek is not provided to The
283 Ridge, it is improperly denied. Mr. McCarthy thinks that would be discretionary, not force
284 majeure. Mr. Adams stated that the water builds over the days when pumps are shut down;
285 when notices are sent, residents can determine which days water is available.

286 Discussion ensued regarding implementing step-wise tariffs as drought levels change and
287 impacts on revenues.

288

289 **JOINT BOARD ITEMS**

290 **EIGHTH ORDER OF BUSINESS**

291

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

292
293 Mr. Savage stated a field representative was on site on November 30, 2023 to review the
294 conveyance swale connecting between Parcels M & N. During inspection, some minor
295 adjustment was needed to the turbidity curtain; it was reported to the contractor at that time
296 and remedied that day. No other issues were noted on the Infinity parcel.

297 Mr. Savage stated, with regard to Action Item #11 from the previous meeting minutes,
298 there is no update.

299
300 **NINTH ORDER OF BUSINESS** **Waterway Inspection Report: November**
301 **2023 – SOLitude Lake Management, LLC**
302

303 Ms. Hill presented the November 2023 Report, which included the actions taken to bring
304 all non-compliance issues in the defective work notice into compliance. She noted that nearly all
305 issues were resolved, with the exception of Lake E-8, which will be treated with Sonar® for
306 slender spikerush. All cattails were removed from the WCI lake on Friday.

307 Mrs. Adams stated Mr. Willis will schedule a review of the lakes in January, in order to
308 release the remainder of the funds payable to SOLitude; funds will be held back for any initial
309 cleanup requirements.

310
311 **TENTH ORDER OF BUSINESS** **Committee Reports**
312

313 **A. PLCA Landscape Committee**

314 There was no report.

315 **B. Colony Landscape Committee**

316 The Report was included for informational purposes.

317
318 **ELEVENTH ORDER OF BUSINESS** **Presentation of Monthly Year-End Financial**
319 **Forecast (under separate cover)**
320

321 This item was discussed during the Twelfth Order of Business.

322
323 **TWELFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
324 **Statements as of October 31, 2023**

325
326 Mr. Adams presented the Unaudited Financial Statements as of October 31, 2023. The
327 investment account previously authorized was opened as of November 2023, and will be
328 reflected in the next financials.

329 Mr. Nicholson asked how expansion of Mr. Kemp’s team has progressed. Mr. Adams
330 stated his team is fully staffed at the newly-authorized levels; two additional vacancies were
331 filled.

332 The financials were accepted.

333

334 **THIRTEENTH ORDER OF BUSINESS** **Approval of October 23, 2023 Joint Regular**
335 **Meeting Minutes**

336

337 **On MOTION for Bayside by Ms. Montgomery and seconded by Mr. Nicholson,**
338 **with all in favor, the October 23, 2023 Joint Regular Meeting Minutes, as**
339 **amended to include any changes submitted to Management, were approved.**

340

341 **On MOTION for Bay Creek by Mr. Janek and seconded by Mr. Addison, with all**
342 **in favor, the October 23, 2023 Joint Regular Meeting Minutes, as amended to**
343 **include any changes submitted to Management, were approved.**

344

345

346 **FOURTEENTH ORDER OF BUSINESS** **Action/Agenda Items**

347

348 The Action/Agenda Items list will be updated following the meeting.

349

350 **FIFTEENTH ORDER OF BUSINESS** **Old Business**

351

352 There was no old business.

353

354 **SIXTEENTH ORDER OF BUSINESS** **Staff Reports**

355

356 **A. District Counsel**

357

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

358

358 Mr. Urbancic stated Staff is monitoring the upcoming legislative session and several bills
359 might affect CDDs or Special districts. He will monitor the session and provide updates.

360

360 **II. Daniel Cox, Esq.**

361 Mr. Cox stated Staff needs to monitor phone participants who might wish to comment to
362 comply with the Sunshine Law.

363 Asked when the letter to the homeowner at 3709 Baycreek Drive will be mailed, Mr. Cox
364 stated it was sent; he will email it to District Management tomorrow.

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

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

367 The Monthly Report was included for informational purposes.

368 **II. UPCOMING MEETING DATES:**

369 ➤ **January __, 2024 at __: __ AM/PM [Joint Workshop with PLCA]**

370 ➤ **January 22, 2024 at 2:00 PM [Regular Meeting]**

371 ○ **QUORUM CHECK: BAYSIDE IMPROVEMENT CDD**

372 ○ **QUORUM CHECK: BAY CREEK CDD**

373 All Supervisors confirmed their attendance at the January 22, 2024 meeting. The
374 workshop meeting date is to be determined.

375

376 **SEVENTEENTH ORDER OF BUSINESS**

Supervisors' Requests

377

378 Ms. Montgomery recalled a quote from Perky Varmints in April 2023. Mrs. Adams stated
379 the quote was given to the HOA. Ms. Montgomery stated the pests are dormant now and will not
380 be observed for a time. The quote included a 2024 portion; the seven-month quote would have
381 provided coverage for 2023. The issue was deferred and input was sought from The Next, The
382 Colony and the PLCA. A meeting was held with Ms. Ellen Dennis and others; essentially,
383 responsibility for the matter rests with the CDDs. The 2024 quote was based on 10 months at a
384 cost of \$58,000.

385 Ms. Montgomery stated the Eco Club is running again after being dormant for several
386 years. They were at the Info Fair. There are over 200 members and the most requested speaker
387 topic is cane toads. The Eco Club will sponsor a meeting on January 15, 2024. She suggested the
388 quote be revisited before the pests become active again; activity is temperature related and
389 activity might begin in February. This item will be included on the next meeting agenda.

390 Mr. Cramer discussed and stated he received calls asking why the CDD has not repaired
391 an area in front of the clubhouse, between the sidewalk and the roadway, that was damaged
392 when The Nest replanted. Mr. Adams stated he will call the General Manager.

393 Ms. Montgomery discussed an area visible when entering the southern gate, towards The
394 Nest that has been taken over by vines. Mr. Adams stated they were treated and the brown vines
395 will be removed.

396 Mr. Durney stated painting the monuments was discussed at the Landscape Committee
397 Meeting. Mr. Kemp indicated that the budget provides for three monuments by the entrances to
398 be painted. The Landscape Committee also wants the fourth monument, by Spring Creek, to be
399 painted; if the CDDs lack funds, the Landscape Committee would like to fund the expense. A
400 proposal will be requested.

401 Mr. Travers voiced is opinion that the CDDs look great and he has received excellent
402 feedback. Mrs. Adams echoed his comments and stated Mr. Kemp is doing an excellent job.

403

404 **EIGHTEENTH ORDER OF BUSINESS**

Public Comments: Non-Agenda Items

405

406 No members of the public spoke.

407

408 **NINETEENTH ORDER OF BUSINESS**

Adjournment

409

410 There being nothing further to discuss, the meeting adjourned at 4:20 p.m.

411

412

413

414

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

415 **FOR BAYSIDE IMPROVEMENT:**

416

417

418

419 _____

420 Secretary/Assistant Secretary

Chair/Vice Chair

421

422 **FOR BAY CREEK:**

423

424

425

426 _____

427 Secretary/Assistant Secretary

Chair/Vice Chair

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

**ACTION/AGENDA
ITEMS**

BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS
ACTIVE / ONGOING – NEW at 12.04.23 MEETING

1. Mr. Adams: Staff to assist Long Lake Village with LLV's irrigation and the proposal for installing a whole neighborhood filter. **ONGOING**
2. Mr. Nicholson: Serve as point person with County and related entities regarding Space Optimization of the Maintenance and Administrative Facility on Coconut Road, in consultation with Staff. **ONGOING**
3. Mr. Adams: Implement irrigation penalty rates. **ONGOING**
4. Mr. Adams: Research why water billing no longer indicates when a penalty for overuse applies. **ONGOING**
5. Mr. Willis: Schedule a review of the lakes in January, in order to release the remainder of the held funds payable to SOLitude; funds will be held back for any initial cleanup requirements. **ONGOING**
6. Mr. Cox: Email letter sent to 3709 Baycreek Drive to District Management. **COMPLETED after 12.04.23 meeting**
7. Mr. Willis: Pesky Varmints quote for cane toad removal be revisited before toads are active again. This item will be included on the next meeting agenda. **COMPLETED after 12.04.23 meeting**
8. Mr. Adams: Ask General Manager of The Nest to address the area in front of the clubhouse, between the sidewalk and the roadway, that was damaged when The Nest replanted. **ONGOING**
9. Staff: Remove treated vines visible when entering the southern gate, towards The Nest. **ONGOING**
10. Staff: Request a proposal to paint fourth monument by Spring Creek; if CDD does not have funds, Landscape Committee wants to fund the expense. **COMPLETED after 12.04.23 meeting**

BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS
ACTIVE / ONGOING – CARRY OVER FROM 10.23.23 MEETING

1. Mr. Adams: Prep educational PowerPoint Presentation, invite PLCA Management and all three Boards; advertise workshop for mid-January 2024. **COMPLETED after 12.04.23 meeting**

2. Mr. Kemp: Provide itemized cost for other PLCA painting projects and notify PLCA of the CDD's decision to proceed with monuments. **COMPLETED after 12.04.23 meeting**

3. Mr. Willis & Mr. Kemp: Review proposals to paint the three 41 monuments, if correct execute contract in the amount not-to-exceed \$17,000. **COMPLETED after 12.04.23 meeting**

BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS
ACTIVE / ONGOING – CARRIED OVER OLDER THAN 10.23.23

1. Mr. Puthoff: Ask Grace to e-blast pump schedule to all residents and weekly reminders to all HOA Presidents that this is still an issue. **COMPLETED after 12.04.23 meeting**
2. Mr. Adams: Research ability to charge interest, if the loan of funds from Bayside to Bay Creek is not cleaned up before the start of Fiscal Year 2024. **ONGOING**
3. Mr. Kayne: Advise Mr. Barraco to amend the Development Order letter to include additional language under Stipulation #4. **10.23.23** Mr. Adams: Contact Mr. Barraco on status of changing Stipulation #4. **ONGOING**
4. Mr. Adams: Contact Tax Collector's office to ascertain the number of accounts that have not paid assessments and email to the CDD Boards. **ONGOING**
5. Mr. Adams: Review horticulturist dumpster invoice & bill the PLCA accordingly. **ONGOING**
6. Mr. Adams: Have Accounting reconcile charges applied to "Other contractual-tree trimming" budget line item that belong to "Unbudgeted contractual services" budget line item. **ONGOING**
7. Mr. Adams: Email WCI/PLCA Quit Claim Deed to Mr. Urbancic to review. **ONGOING**
8. Mr. Kayne: Ask M&N for construction schedule. Monitor progress & report it to BOS and Staff. **06.26.23** Mr. Adams: Ask Mr. Barraco for construction schedule. **ONGOING**
9. Mr. Adams: Update description of how "Utility billing" is calculated on Page 18 of proposed budget. **ONGOING**
10. Mr. Adams: Prep Memorandum of Understanding re: residents maintaining area behind Mr. McPhail's and the other two homes. **ONGOING**
11. Mr. Adams: Create new "Field Operations parts replacement" budget line item for FY2024 & incorporate Mr. Kemp's figures and cost to install flashing lights on the ATVs. **ONGOING**
12. Mr. Adams: Prep spreadsheet depicting items in General Ledger that the CDDs maintain but another entity owns and send to Ms. Gravenhorst. **ONGOING**
13. Staff: Recreate PLCA / CDD list of "Who Owns What" **ONGOING**
14. Mr. Urbancic: Ask City for acknowledgement letter that it does not oppose vacation and replacement of drainage easement and that there is no necessity for a replat. **ONGOING**

BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS
ACTIVE / ONGOING – CARRIED OVER OLDER THAN 10.23.23

- 15.** BOS: Notify Mr. Adams if attending non-CDD meetings. **ONGOING**

- 16.** Mr. Adams: Schedule visit with Mr. Zimmerman to see demonstration of new straight trimmer and give suggestions for improvement to the BMPs, if any. **ONGOING**

- 17.** Staff: Revise Interlocal Agreement with the Village of Estero and negotiate accepting maintenance of a section of CDD-owned road, located outside the gate. **ONGOING**

**BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS
COMPLETED ITEMS – RECENT TO OLDEST**

1. Ms. Hill: Email new product information to treat submersibles to Mrs. Adams. **COMPLETED after 10.23.23 mtg, moved to COMPLETED 12.04.23**
2. Mr. Adams: Meet with Mr. Kemp to review the chart of account budget line items. **COMPLETED after 10.23.23 mtg, moved to COMPLETED 12.04.23**
3. Mr. Adams: Include “Discussion/Consideration to Increase Penalty Rates” on the next agenda. **COMPLETED after 10.23.23 mtg, moved to COMPLETED 12.04.23**
4. Mr. Adams: Contact vendor to repair street light in front of 25121 Bay Cedar Drive. **COMPLETED after 10.23.23 mtg, moved to COMPLETED 12.04.23**
5. Mr. Adams: Advertise the request for proposals for CDD Maintenance and Operations Facility to the Space Optimization Study at first of the year. **COMPLETED after 10.23.23 mtg, moved to COMPLETED 12.04.23**
6. Mr. Adams: Email Mr. Savage executed copy of NPDES Year 6 annual report. **COMPLETED after 09.25.23 mtg, moved to COMPLETED 10.23.23**
7. Mr. Adams: Email responses to the RFP for Space Optimization Study to the CDD Boards, upon receipt. No one responded. **COMPLETED 09.23.23,**
8. Mrs. Adams: Email Salinity Test Results to the CDD Boards, upon receipt. **COMPLETED after 08.28.23 mtg, moved to COMPLETED 09.23.23**
9. Mrs. Adams: Inform SOLitude that the Lake D-6 aeration has not worked for two months. **COMPLETED after 08.28.23 mtg, moved to COMPLETED 09.23.23**
10. Mr. Puthoff: Email updated Hurricane Plan to BOS/Staff. **COMPLETED after 08.28.23 mtg, moved to COMPLETED 09.23.23**
11. Mr. Kemp: Install additional shrubs in area behind Mr. McPhail’s home. **COMPLETED after 08.28.23 mtg, moved to COMPLETED 09.23.23**
12. Mr. Kemp: Prepare summary of Field Operations parts replacement items & associated cost needed now. **COMPLETED after 08.28.23 mtg, moved to COMPLETED 09.23.23**
13. Mr. Adams/Staff: Send meeting items at least 72 hours before meetings. **COMPLETED after 08.28.23 mtg, moved to COMPLETED 09.23.23**
14. Mrs. Adams: Email SDPA materials to the Boards upon receipt. **COMPLETED after 07.31.23 meeting, moved to COMPLETED 08.28.23**

BAYSIDE IMPROVEMENT & BAY CREEK CDDs
ACTION/AGENDA ITEMS
COMPLETED ITEMS – RECENT TO OLDEST

15. Mr. Nicholson: Include additional language about the Development Order in the Maintenance Facility document he prepared. **COMPLETED after 07.31.23 meeting, moved to COMPLETED 08.28.23**
16. Mr. Adams: Provide update on investment opportunities with Synovus Bank at the next meeting. **COMPLETED 07.31.23**
17. Mr. Adams: Have the maintenance facility rear wall painted and area behind resident's yard cleaned up and returned to compliance conditions. Include costs in future budget. **COMPLETED 07.31.23**
18. Mr. Kayne: Start prepping Year 6 NPDES annual report. **COMPLETED 07.31.23**
19. Landscape Committee: Similar to the Monday Maintenance Machinery Program, tag the type of work to be done on different types of landscaping and send to Mr. Kemp. Mr. Kemp: Input into program. Mr. Adams: Incorporate into the FY 2024 budget. **COMPLETED 07.31.23**
20. Mr. Adams: Present FineMark Bank investment statements at next meeting. **COMPLETED 06.26.23**
21. Mr. Adams: investigate an irregularity with the proposed Fiscal Year 2024 "Property appraiser" and "Tax collector" line items. **COMPLETED 06.26.23**

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

**STAFF
REPORTS
BI**

From: [Paul Kemp](#)
To: [Cleo Adams](#); [shane willis](#); [Gianna Denofrio](#); [Daphne Gillyard](#); [Debbie Tudor](#)
Cc: [Miguel Solis](#)
Subject: Monthly Reports - 1/11/2024
Date: Friday, January 12, 2024 12:26:10 PM
Attachments: [Prop20240101superiorCLEANINGS.pdf](#)
[Prop20231016superiorB3newLIGHTS.pdf](#)
[Prop20240111bentleyNESTlights.pdf](#)
[Prop20240111bentleyTUSCANYuplights.pdf](#)
[DumpList2023.pdf](#)

Cleo,

I have attached a list of old equipment for auction, as well as some proposals for fountains and lights to be considered by the board.

Landscape:

Annual flower beds are performing well have been weeded. Next batch has been scheduled to be installed the first week of March. We have been mowing every other week on Monday and Tuesday. Our crews have been concentrating on cleaning up the edges of areas like palmettos and neglected Sabal palms on the fringes.

Irrigation:

Almost 3” of rain measured last report. The pumps schedule is keeping the level up while making enough water available to sufficiently irrigate.

Phase Three Pumps Schedule:

Off - Sunday 10am until Wednesday at 7am

Activities of 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.
3. Pumping Stations – Both stations fully operational.
4. Meter Maintenance – We are targeting zero consumption meters for replacement, but new meters have been difficult to source of late.
5. Alterations – The construction project taking place at the M & N property is forcing some significant modifications to the irrigation system in the The Colony. A new water main must be installed under Pelican Colony Blvd and a new timer must be installed west of the project because 17 zones were abandoned when the wires were torn out to make way for two new driveways.
6. Water Quality – Bay Creek is in pretty good shape. Bayside filtration is working overtime and performing adequately.
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.

Thanks,
Paul Kemp
Field Manager
Bayside/Baycreek CDD
pelicanlandingcdds.net

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

**STAFF
REPORTS
BIII**

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

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 JOINT MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 23, 2023	Regular Meeting	2:00 PM
December 4, 2023*	Regular Meeting	2:00 PM
January 22, 2024	Regular Meeting	2:00 PM
February 26, 2024	Regular Meeting	2:00 PM
March 25, 2024	Regular Meeting	2:00 PM
April 22, 2024	Regular Meeting	2:00 PM
May 20, 2024*	Regular Meeting	2:00 PM
June 24, 2024	Regular Meeting	2:00 PM
July 19, 2024	Budget Workshop	9:00 AM
July 29, 2024	Regular Meeting	2:00 PM
August 26, 2024	Regular Meeting	2:00 PM
September 23, 2024	Regular Meeting	2:00 PM

***Exception(s)**

December meeting date is three (3) weeks earlier.

May meeting date is one (1) week earlier.