

**BAYSIDE IMPROVEMENT
AND BAY CREEK**

**COMMUNITY DEVELOPMENT
DISTRICTS**

October 28, 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

October 21, 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 October 28, 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*
4. Staff Report: District Engineer - *Barraco and Associates, Inc.*
5. Treatment Report: September 2024 - *Superior Waterway Services, Inc. (Andy Nott)*
6. Committee Reports
 - A. PLCA Landscape Committee
 - B. Colony Landscape Committee
7. Discussion: Maintenance Site Deferred Maintenance Summary of Costs
8. Consideration of NPDES – Cycle 5 Year 6 Annual Report
9. Presentation of Monthly Year-End Financial Forecast (*under separate cover*)
10. Acceptance of Unaudited Financial Statements as of September 30, 2024
11. Approval of September 23, 2024 Joint Regular Meeting Minutes
12. Action/Agenda Items

13. Old Business

14. Staff Reports

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

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

I. Monthly Status Report: Field Operations

II. NEXT MEETING DATE: December 9, 2024 at 2:00 PM [Adoption of Irrigation Rates (Bay Creek)]

○ QUORUM CHECK: **BAYSIDE IMPROVEMENT CDD**

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

○ QUORUM CHECK: **BAY CREEK CDD**

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

15. Supervisors' Requests

16. Public Comments: *Non-Agenda Items*

17. Adjournment

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

Sincerely,

Chesley E. Adams, Jr.
 District Manager

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

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2024 Sample Field Data Results

	Date	Time	Temp (F)	DO (%)	PH	SpC	Turb
A-1	9/18/2024	11:10	87.2	59.3	7.3	2.33	0.31
A-2	9/18/2024	11:20	88.7	75.4	7.2	2.44	4.7
A-16	9/18/2024	9:55	87.5	65.2	7	2.92	0.39
A-17	9/18/2024	10:30	88.1	44.8	7.6	2.33	3.52
D-8	9/18/2024	10:50	89.2	80.5	7.7	2.39	0.75
F-12	10/18/2024	9:20	76.2	81	7.8	2.01	0.23
A-26	9/18/2024	11:50	87	84.1	8.1	2.42	0.45
T-1	9/18/2024	10:45	85.5	52.9	7.2	2.09	0.39

ANALYTICAL TEST REPORT

THESE RESULTS MEET NELAC STANDARDS

Submission Number : 24090683

Superior Waterway Services
 1001 Corporate Ave, Unit 111
 North Port, FL 34289

Project Name : BAYSIDE BAYCREEK CDD
Date Received : 09/11/2024
Time Received : 15:40

Submission Number: 24090683
Sample Number: 001
Sample Description: A-16

Sample Date: 09/10/2024
Sample Time: 09:55
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
TOTAL KJELDAHL NITROGEN	2.03	MG/L	0.05	0.20	351.2	09/16/2024 14:55	JS
TOTAL PHOSPHORUS AS P	0.600	MG/L	0.008	0.032	365.3	09/18/2024 15:35	LJ
E- COLI BY IDEXX QUANTITRAY	24196	#/100 ML	10	10	SM9223B	09/10/2024 16:32	E85086
NITRATE+NITRITE AS N	0.776	MG/L	0.006	0.024	SYSTEAS EASY	09/12/2024 13:32	LM
TOTAL NITROGEN	2.81	MG/L	0.05	0.20	SYSTEAS+351	09/16/2024 14:55	JS/LM

Submission Number: 24090683
Sample Number: 002
Sample Description: A-17

Sample Date: 09/10/2024
Sample Time: 10:30
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
TOTAL KJELDAHL NITROGEN	1.43	MG/L	0.05	0.20	351.2	09/16/2024 14:56	JS
TOTAL PHOSPHORUS AS P	0.507	MG/L	0.008	0.032	365.3	09/18/2024 15:36	LJ
E- COLI BY IDEXX QUANTITRAY	933	#/100 ML	10	10	SM9223B	09/10/2024 16:32	E85086
NITRATE+NITRITE AS N	0.205	MG/L	0.006	0.024	SYSTEAS EASY	09/12/2024 13:10	LM
TOTAL NITROGEN	1.64	MG/L	0.05	0.20	SYSTEAS+351	09/16/2024 14:58	JS/LM

Submission Number: 24090683
Sample Number: 003
Sample Description: T-1

Sample Date: 09/10/2024
Sample Time: 10:45
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
TOTAL KJELDAHL NITROGEN	0.993	MG/L	0.05	0.20	351.2	09/16/2024 14:57	JS
TOTAL PHOSPHORUS AS P	0.064	MG/L	0.008	0.032	365.3	09/18/2024 15:37	LJ
E- COLI BY IDEXX QUANTITRAY	2310	#/100 ML	10	10	SM9223B	09/10/2024 16:32	E85086
NITRATE+NITRITE AS N	0.113	MG/L	0.006	0.024	SYSTEAS EASY	09/12/2024 13:11	LM
TOTAL NITROGEN	1.11	MG/L	0.05	0.20	SYSTEAS+351	09/16/2024 14:57	JS/LM

Submission Number: 24090683
Sample Number: 004
Sample Description: D-8

Sample Date: 09/10/2024
Sample Time: 10:50
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
TOTAL KJELDAHL NITROGEN	1.30	MG/L	0.05	0.20	351.2	09/16/2024 14:59	JS
TOTAL PHOSPHORUS AS P	0.289	MG/L	0.008	0.032	365.3	09/18/2024 15:38	LJ
E- COLI BY IDEXX QUANTITRAY	216	#/100 ML	10	10	SM9223B	09/10/2024 16:32	E85086
NITRATE+NITRITE AS N	0.598	MG/L	0.006	0.024	SYSTEAS EASY	09/12/2024 13:32	LM
TOTAL NITROGEN	1.90	MG/L	0.05	0.20	SYSTEAS+351	09/16/2024 14:59	JS/LM

Submission Number: 24090683
Sample Number: 005
Sample Description: A-1

Sample Date: 09/10/2024
Sample Time: 11:10
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
TOTAL KJELDAHL NITROGEN	1.07	MG/L	0.05	0.20	351.2	09/16/2024 15:00	JS
TOTAL PHOSPHORUS AS P	0.084	MG/L	0.008	0.032	365.3	09/18/2024 15:40	LJ
E- COLI BY IDEXX QUANTITRAY	30	#/100 ML	10	10	SM9223B	09/10/2024 16:32	E85086
NITRATE+NITRITE AS N	0.045	MG/L	0.006	0.024	SYSTEAS EASY	09/12/2024 13:12	LM
TOTAL NITROGEN	1.12	MG/L	0.05	0.20	SYSTEAS+351	09/16/2024 15:00	JS/LM

Submission Number: 24090683
Sample Number: 006
Sample Description: A-2

Sample Date: 09/10/2024
Sample Time: 11:20
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
TOTAL KJELDAHL NITROGEN	1.10	MG/L	0.05	0.20	351.2	09/16/2024 15:02	JS
TOTAL PHOSPHORUS AS P	0.129	MG/L	0.008	0.032	365.3	09/18/2024 15:41	LJ
E- COLI BY IDEXX QUANTITRAY	52	#/100 ML	10	10	SM9223B	09/10/2024 16:32	E85086
NITRATE+NITRITE AS N	0.080	MG/L	0.006	0.024	SYSTEAS EASY	09/12/2024 13:12	LM
TOTAL NITROGEN	1.18	MG/L	0.05	0.20	SYSTEAS+351	09/16/2024 15:02	JS/LM

Submission Number: 24090683
Sample Number: 007
Sample Description: F-16

Sample Date: 09/10/2024
Sample Time: 11:35
Sample Method: Grab

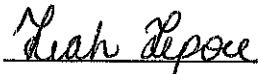
Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
TOTAL KJELDAHL NITROGEN	0.990	MG/L	0.05	0.20	351.2	09/16/2024 15:03	JS
TOTAL PHOSPHORUS AS P	0.079	MG/L	0.008	0.032	365.3	09/18/2024 15:42	LJ
E- COLI BY IDEXX QUANTITRAY	228	#/100 ML	10	10	SM9223B	09/10/2024 16:32	E85086



NITRATE+NITRITE AS N	0.023 I	MG/L	0.006	0.024	SYSTEAS EASY	09/12/2024 13:13	LM
TOTAL NITROGEN	1.01	MG/L	0.05	0.20	SYSTEAS+351	09/16/2024 15:03	JS/LM

Submission Number: 24090683 **Sample Date:** 09/10/2024
Sample Number: 008 **Sample Time:** 11:50
Sample Description: A-26 **Sample Method:** Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
TOTAL KJELDAHL NITROGEN	0.482	MG/L	0.05	0.20	351.2	09/16/2024 17:13	JS
TOTAL PHOSPHORUS AS P	0.021 I	MG/L	0.008	0.032	365.3	09/18/2024 15:43	LJ
E- COLI BY IDEXX QUANTITRAY	20	#/100 ML	10	10	SM9223B	09/10/2024 16:32	E85086
NITRATE+NITRITE AS N	0.022 I	MG/L	0.006	0.024	SYSTEAS EASY	09/12/2024 13:13	LM
TOTAL NITROGEN	0.504	MG/L	0.05	0.20	SYSTEAS+351	09/16/2024 17:13	JS/LM


 _____ Date: 09/20/2024
Dr. Dale D. Dixon Laboratory Director
Haley Richardson QC Manager / Leah Lepore QC Officer

DATA QUALIFIERS THAT MAY APPLY:

- A = Value reported is an average of two or more determinations.
- B = Results based upon colony counts outside the ideal range.
- H = Value based on field kit determination. Results may not be accurate.
- I = Reported value is between the laboratory MDL and the PQL.
- J1 = Estimated value. Surrogate recovery limits exceeded.
- J2 = Estimated value. No quality control criteria exists for component.
- J3 = Estimated value. Quality control criteria for precision or accuracy not met.
- J4 = Estimated value. Sample matrix interference suspected.
- J5 = Estimated value. Data questionable due to improper lab or field protocols.
- K = Off-scale low. Value is known to be < the value reported.
- L = Off-scale high. Value is known to be > the value reported.
- N = Presumptive evidence of presence of material.
- O = Sampled, but analysis lost or not performed.
- Q = Sample held beyond accepted hold time.

- T = Value reported is < MDL. Reported for informational purposes only and shall not be used in statistical analysis.
- U = Analyte analyzed but not detected at the value indicated.
- V = Analyte detected in sample and method blank. Results for this analyte in associated samples may be biased high. Standard, Duplicate and Spike values are within control limits. Reported data are usable.
- Y = Analysis performed on an improperly preserved sample. Data may be inaccurate.
- Z = Too many colonies were present (TNTC). The numeric value represents the filtration volume.
- ! = Data deviate from historically established concentration ranges.
- ? = Data rejected and should not be used. Some or all of QC data were outside criteria, and the presence or absence of the analyte cannot be determined from the data.
- * = Not reported due to interference.
- Oil & Grease - If client does not send sufficient sample quantity for spike evaluation surface water samples are supplied by the laboratory.

NOTES:

MBAS calculated as LAS; molecular weight = 340.
 PQL = 4xMDL.
 ND = Not detected at or above the adjusted reporting limit.
 G1 = Accuracy standard does not meet method control limits, but does meet lab control limits that are in agreement with USEPA generated data. USEPA letter available upon request.
 G2 = Accuracy standard exceeds acceptable control limits. Duplicate and spike values are within control limits. Reported data are usable.

COMMENTS:

For questions or comments regarding these results, please contact us at (941) 723-9986.
 Results relate only to the samples.

Benchmark EnviroAnalytical, Inc.

1711 Twelfth Street East
 Palmetto, FL 34221
 (941) 723-9986
 (941) 723-6061 fax
 www.benchmarkea.com

Client: Superior Waterway Services

1001 Corporate Ave, Unit 111
 North Port, FL 34289
 (239) 707-0507
 Andyn@superiorwaterway.com

BEAS Sample Receipt Temp. 3.4 °C

**Checked at Benchmark EA South E85086
 With Temperature Gun ID #7**

Project Name: Bayside/Baycreek CDD

Laboratory Submission #: 24090265

Station ID	Sample Matrix ² / Sample Type ¹	NO ₃ -NO ₂			E.coli		Laboratory Sample #
		TKN	T-P	T-N	524090265		
		1:4 H ₂ SO ₄ pH<2 <input checked="" type="checkbox"/>			NaThio		
		1 x 1/2 Pint Plastic			1 x 100 mL Sterile P		
A-16	SW / Grab	Date & Time: 9-10-24 9:55 AM					1
A-17	SW / Grab	Date & Time: 9-10-24 10:30 AM					2
T-1	SW / Grab	Date & Time: 9-10-24 10:45 AM					3
D-8	SW / Grab	Date & Time: 9-10-24 10:50 AM					4
A-1	SW / Grab	Date & Time: 9-10-24 11:10 AM					5
A-2	SW / Grab	Date & Time: 9-10-24 11:20 AM					6
F-16	SW / Grab	Date & Time: 9-10-24 11:35 AM					7
A-26	SW / Grab	Date & Time: 9-10-24 11:50 AM					8

- "Sample Type" is used to indicate whether the sample was a grab (G) or whether it was a composite (C).
- "Sample Matrix" is used to indicate whether the sample is being discharged to drinking water (DW), groundwater (GW), surface water (SW), fresh surface water (FSW), saline surface water (SSW), soil, sediment (SDMNT), or sludge (SLDG).
- "Container Type" is used to indicate whether the container is plastic (P) or glass (G).
- Sample must be refrigerated or stored in wet ice after collection. The maximum temperature during storage should be 6°C (42.8°F). Under "Preservative," list any preservatives that were added to the sample container.

- Instructions:**
- Each bottle has a label identifying sample ID, premeasured preservative contained in the bottle, sample type, client ID, and parameters for analysis.
 - The following information should be added to each bottle label after collection with permanent black ink: date and time of collection, sampler's name or initials, and any field number or ID.
 - All bottles not containing preservative may be rinsed with appropriate sample prior to collection.
 - The client is responsible for documentation of the sampling event. Please note special sampling events on the sample custody form.

Laboratory Sample Acceptability:
 pH < 2:
 BEAS Temperature: 3.4°C
 BEA Temperature: 06°C

1	Collector: Nolan Norris	Date: 9-10-24	Time: 1540	Received By: Brooke Kratemic BEAS	Date: 9/10/24	Time: 1540
2	Relinquished by: Brooke Kratemic BEAS	Date: 9/11/24	Time: 1157	Received By: Steven Neider BEA	Date: 9/11/24	Time: 1157
3	Relinquished by: Steven Neider BEA	Date: 9/11/24	Time: 1540	Received By: Keran McBank BEA	Date: 9/11/24	Time: 1540
4	Relinquished by:	Date:	Time:	Received By:	Date:	Time:

BEAS

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

6B

Colony to CDD
10/21/24

The Colony Foundation Board met October 21, 2024.

The hurricanes' impacts on the Colony were the first order of business. It was noted that there is consideration being given to selecting more hurricane resistant plants in the future. The Finance committee is to investigate it as a line item or a one time expense.

The perimeter fencing located along Pelican Colony Blvd. between the Kayak park and Terzetto was discussed. After Ian, the PLCA management had identified it as a PLCA responsibility but new PLCA management disclaimed the repair. The Colony is expected to repair it. The impact fees that were being paid to the Colony are no longer being shared by PLCA. This a financial dispute issue.

Privacy companies for the Colony will change to St. Moritz Company beginning November 1, 2024. They serve several upscale companies.

The BOD voted to increase the transfer fees to \$4,000 as of January 1, 2025.

The seawall at the Bay Club did its job but was damaged and needs repair. It has gone out for bids and will be repaired as quickly as possible.

It was acknowledged that the CDD has done a very good job on cleanup after Milton. It was also noted that the Colony is financially responsible for major cleanup from an independent landscaper after a hurricane. There is still a large tree that needs to be removed as well as Bay Club lighting. The Landscape companies expect payment promptly. In order to retain their service, it is important to comply. There are available funds to address this. There will be no additional assessment to cover this expense.

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

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Bayside and Bay Creek Maintenance Site
Deffered Maintenance Summary of Costs

		<u>Contractor</u>	<u>Price (1)</u>	<u>Price (2)</u>
1)	Paint Exterior of Building and boundary wall/gates/signage	Zacka	17,545	17,545
2)	Mill/Repave/Restripe parking lot and misc concrete repairs	Collier	71,625	87,298
3)	Remove HVAC system in maintenance area	F&F	1,200	1,200
4)	Remove existing lighting/replace with LED lighting and install high volume ceiling fans in maintenance area	Bentley	<u>22,300</u>	<u>22,300</u>
			112,670	128,343

(1) Price without concrete pad

(2) Price with concrete pad

Edward Zacka Painting & Waterproof
 9990 Coconut Road
 Bonita Springs, FL 34135 US
 +1 2394988943
 ezwinc@gmail.com
 http://www.edwardzackapainting.com



ADDRESS

Shop
 4650 Coconut RD
 Bonita Springs, Florida 34134
 United States

SHIP TO

Shop
 4650 Coconut RD
 Bonita Springs, Florida 34134
 United States

Proposal / Contract 2408

DATE 02/14/2024

DATE	PROJECT DESCRIPTION	AMOUNT
	Shop Building Pressure clean building and roof with 3000psi and 50/50 chlorinating solution Apply Masonry Conditioning sealer to all stucco surfaces Patch cracks with elastomeric compound Caulk open corners and window/door perimeters as needed Apply Sherwin Williams Super Paint Satin to walls , soffits and dormers Apply Emerald Waterborne Urethane semi-gloss to previously painted man doors and roll up garage doors	5,300.00
	Shop perimeter wall, gates and signage Pressure clean wall with 3000psi and 50/50 chlorinating solution Apply Masonry Conditioning sealer to wall Patch cracks with elastomeric compound as needed Apply Sherwin Williams Super Paint to walls , caps and signage Apply Emerald Waterborne Urethane to entry gates	12,245.00
TOTAL		\$17,545.00

Accepted By

Accepted Date

Price includes all Labor & Materials. Product application to be performed as specified by Sherwin Williams.
 Project will run continuously thru to completion approximately 7-10 days, weather permitting.
 One time payment to be made upon completion and satisfaction of customer. Any issues during job should be
 addressed immediately to Edward Zacka at 239-289-3684



Divisions of Southern Striping Solutions, LLC.

239.591.5903 office
 239.719.7087 cell
 239.280.0762 fax

www.collierpave.com

PROPOSAL

Date: 8/28/2024
 Estimate #: 24-586
 Project: Pelican Landing Maintenance Parking Lot
 Contractor: Wrathell, Hunt & Associates
 Location: 4650 Coconut Rd. Bonita Springs
 Scope: Milling, Asphalt Paving, Concrete, Pavement Markings

Item No.	Description	Quantity	Unit	Unit Price	Extension
	Mobilization, General Conditions	1	LS	\$ 2,298.00	\$ 2,298.00
	Mill Existing Asphalt, 1.50"	3087	SY	\$ 4.68	\$ 14,447.16
	Pave Asphalt Type S-III, 1.50"	3087	SY	\$ 14.71	\$ 45,409.77
	Pavement Markings	1	LS	\$ 2,331.00	\$ 2,331.00
	L&S Car Stall w/ Traffic Paint	21	EA		
	L&S Handicap Stall w/ Traffic Paint	1	EA		
	Remove Damaged Car Stop and Replace w/ New	22	EA		
				Total:	\$ 64,485.93
	Option - Concrete Work				
	Mobilization, General Conditions	1	LS	\$ 2,391.00	\$ 2,391.00
	Excavate, Form & Pour 6" Thick Concrete Pad	1515	SF	\$ 12.50	\$ 18,937.50
	Demo & Replace 4" Thick Concrete Sidewalk	175	SF	\$ 27.13	\$ 4,747.75
				Total:	\$ 26,076.25

- 168.53
 - 168.33

- IF CHOSEN
 REDUCE SY
 IN ASPHALT
 WORK

TERMS AND CONDITIONS

- 30% Deposit Due Prior to Mobilization and Final Payment Due at Completion
- Price excludes all full depth repair to Sub-base
- Price excludes all replacement of any Wheel Stops
- Price excludes all concrete repairs or replacements
- No Permits, Fee's or Bond
- No traffic control or devices
- No Testing
- No Q/C Plan or Services
- No Fine Grade of sub-base
- Progress invoicing based on work completed
- Price submitted is good for 30 days from date of proposal
- Excludes all Asphalt over-runs due to yielding sub-grade or Base
- Asphalt material costs subject to (Fuel Cost Adjustment) base on market pricing after 90/days form contract.
- Final Prices Based on Field Measurements

Eduardo Rey
 Eddie Rey
 Estimator/Project Manager

Date of Acceptance _____
 by: _____



ESTIMATE

F&F Refrigeration And Air
Conditioning
5171 Jackson Rd
Fort Myers, FL 33905

fandrefrigeration@gmail.com
+1 (239) 270-1293

Bayside/Baycreek CDD

Bill to

Paul Kemp
4650 Coconut Rd
Bonita Springs, FL

Ship to

Paul Kemp
4650 Coconut Rd
Bonita Springs, FL

Estimate details

Estimate no.: 1072
Estimate date: 09/10/2024
Expiration date: 09/30/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Removal of Units in Warehouse and Moving Line Set	1	\$1,200.00	\$1,200.00

Total

\$1,200.00

Note to customer

This estimate is for the removal of both air handlers in the warehouse, the metal ductwork, and the condensers. This also includes the moving of the line set for the main unit due to it being in the way of the fans.

Any questions please call (239) 270-1293 or email fandrefrigeration@gmail.com

Expiry
date

09/30/2024

Accepted date

Accepted by

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

Proposal 24-415

ADDRESS

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

DATE
 09/12/2024

TOTAL
 \$22,300.00

PROJECT LOCATION

Maintenance Building

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	We propose to furnish labor and material to do the following electric work:			
	1.) Remove and replace existing fluorescent light and install (6) new high bay LED light fixtures.			
	2.) Run new EMT conduit and install (3) industrial-type 96" ceiling fans.			
	3.) Install new fan and light switches.			
	TOTAL AMOUNT			22,300.00

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

TOTAL **\$22,300.00**

Thanks,
 Steve Bentley

THANK YOU.

Accepted By

Accepted Date

Exhibit "A-3"

Scope of Services – Proposal 3

W.J. JOHNSON & ASSOCIATES

Engineering, Landscape Architecture and Reserve Studies

Letter of Engagement

June 19, 2024

Board of Directors
Chuck Adams, Director of Operations
Bayside and Bay Creek CDDs

E-mail: adamsc@whhassociates.com
Phone: (239) 464-7114

**SUBJECT: Engineering Services
Deferred Maintenance Items
Maintenance and Administrative Facility on Coconut Rd.
Project #: 23048.04**

To the CDD Board of Supervisors:

Following up on the direction from the CDD board meeting, we prepared this Letter of Engagement for certain maintenance items that have been deferred beyond their expected lives. These include:

- 1. Painting the Building and Boundary walls
- 2. Milling & Replacing the Asphalt Parking Lot
- 3. Removal of the HVAC system overhead in the vehicle area.
- 4. Replacing the lighting in the shop area of building with LED lighting and increasing the lumen intensity in shop area.

Statement of Work

Painting the Building and Boundary Walls

Measure the area to be painted on the building and the boundary wall.
Measure the wall cap area to be water-proofed
Create a bid document calling power-washing of the building and walls to be painted.
This document will have an allowance for minor concrete & stucco repairs.
Solicit bid from qualified contractors.
Hold a pre-bid meeting on site with bidding Contractors.
Tabulate these bids and present this to the Board.
Board will choose a contractor and WJJE will create an Owner-Contractor Agreement for the bid work.
Hold a preconstruction meeting with winning contractor, determine staging/storage area, parking, etc.
Conduct two work-in-process inspections.
Collect Lien releases and close out the project.

✓ ✈ Mill & Replace Asphalt Parking Lot

Measure the area to milled & replaced.
Create a bid document calling out area & striping.
Solicit bid from qualified contractors.
Hold a pre-bid meeting on site with bidding Contractors.
Tabulate these bids and present this to the Board.
Board will choose a contractor and we will create an Owner-Contractor Agreement for the bid work.
Hold a preconstruction meeting with winning contractor, determine staging/storage area, parking, etc.
Conduct two work-in-process inspections.
Collect Lien releases and close out the project.

✓ ✈ Removal Of Compressors and Overhead HVAC Equipment & Ducting

These are the compressors outside the building and the overhead equipment in the bays.
Solicit bids from qualified demo contactors.
Tabulate bids, review contractors and present findings to the board.
Coordinate demo with contractor and building operations on site.
Collect Lien releases and close out the project.

✓ ✈ Upgrade Shop Lighting to LED units.

Measure existing illumination in bays & shop area.
Create a lighting plan for bays & shop areas.
Spec out fixtures as a list and plan layout.
Solicit Bids from local contractors.
Tabulate bids, review contractors and present them to the board.
Coordinate installation with building operations.
Collect Lien releases and close out the project.

We recognize the desire to wall off the shop and make it an air-conditioned space. However, we would like to discuss this with the Fire Marshall before bringing any proposal forward.

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

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**Bayside Improvement and Bay Creek
Community Development Districts
9220 Bonita Beach Road, Suite 214 • Bonita Springs, Florida 34135
Phone (239) 464-7114**

Cover Letter and Description of Bayside Improvement and Bay Creek CDDs

Pelican Landing is a ~2,160 acre development located in the Village of Estero and City of Bonita Springs, Lee County, Florida (see Attachment 1). The development is encompassed by two Community Development Districts; Bayside Improvement and Bay Creek, at 1,840 acres and 320 acres, respectively. The development is bordered by Coconut Road to the north, U.S. 41 to the east, Spring Creek to the south, and Estero Bay to the west. Development began in Pelican Landing in the mid-1980s. The majority of Pelican Landing is developed which includes single family, multi family, supporting infrastructure, golf courses, and commercial. Through the development of Pelican Landing, a surface water management system has been permitted and constructed, which includes approximately 137,280 LF of drainage pipe, 1,498 associated drainage structures, perimeter berms, 76 control structures, and 91 lakes (approximately 217 ac.). There is also approximately 330 acres of preserve area within the District. Stormwater over the entirety of the District is captured, treated, and attenuated by the stormwater management system prior to discharging into the Lee County MS4 or waters of the State.

The Districts own several tracts of land; primarily lake, preserve, and open space tracts. The District has easement rights over infrastructure and features which they maintain; primarily the storm water management system and irrigation distribution system. The Districts owns a very limited portion of roadway, ~880 LF, the remaining roadway is owned by the master, homeowners, or condo associations within their respective areas.

The District owns a vacuum truck and performs street sweeping within the community on a regular basis. The vacuum truck is maintained on District owned land outside of the development and is emptied into dumpsters which are emptied regularly by Lee County Solid Waste.

The Districts have very active Boards which have a high level of interest in the appearance and health of their storm water management system. The District has lake subcontractors perform monthly inspections with reports provided at each Board of Supervisors meeting. The District has open lines of communication with the neighboring Associations and golf courses in which they share information regarding the lakes, coordinate maintenance responsibilities, and verify best management practices are being followed. The District has also allowed FGCU professors and students to perform studies on the lakes which included sampling and lab work to determine the health of the various water bodies.

Some of the notable improvements within the District include but are not limited to:

- Fountains and aerators to assist in circulation and destratification of lakes
- Nanobubble generators added to six lakes to increase DO levels and nutrient adsorption
- Monthly lake observations by subcontractors
- Lake maintenance contractor is performing trial runs to reduce nutrients and muck layer through the implementation of bacteria treatments.

**Bayside Improvement and Bay Creek
Community Development Districts
9220 Bonita Beach Road, Suite 214 • Bonita Springs, Florida 34135
Phone (239) 464-7114**

- Routine maintenance of lakes in regards to harmful growth
- Routine maintenance of drainage pipes (desilting and observations)
- Routine observation and maintenance of littoral areas
- Doggy waste collection stations located throughout District
- Routine street sweeping
- Bonita Springs Utilities owns, monitors, and maintains sanitary sewer system which serves entire District
- Utilization of storm drain medallions to remind and educate citizens of the storm drains' effluent locations and prevent potential pollution
- Residents and Supervisors have established the Pelican Landing Water Quality Task Force comprised of representatives from the Master Association, the two Golf Courses and the Bayside Improvement and Bay Creek Community Development District. Support members include South Florida Water Management District, City of Bonita Springs, and Village of Estero representatives. This task force is intended to connect the various entities within the District with the sole purpose of improving the water quality within, and discharging from, the District. They meet on a monthly basis which is noticed on the Pelican Landing Community Association website for general public participation. They are currently seeking opportunities to investigate the water quality of conveyances which originate beyond their system, the water quality at the discharge points from their system, and source origination within their system. They also research and discuss technologies for reducing pollutant loadings within their system prior to discharge into Spring Creek and Estero Bay.



Annual Report Form For Individual NPDES Permits For Municipal Separate Storm Sewer Systems (RULE 62-624.600(2), F.A.C.)

- This Annual Report Form must be completed and submitted to the Department to satisfy the annual reporting requirements established in Rule 62-624.600, F.A.C.
- Submit this fully completed and signed form and any REQUIRED attachments by email to the NPDES Stormwater Program Administrator or to the MS4 coordinator (<http://www.dep.state.fl.us/water/stormwater/npdes/contacts.htm>). Files larger than 10MB may be placed on the FTP site at: ftp://ftp.dep.state.fl.us/pub/NPDES_Stormwater/. After uploading files, email the MS4 coordinator or NPDES Program Administrator to notify them the report is ready for downloading; or by mail to the address in the box at right.
- Refer to the Form Instructions for guidance on completing each section.
- **Please print or type information in the appropriate areas below.**

Submit the form and attachments to:
 Florida Department of Environmental Protection
 Mail Station 3585
 2600 Blair Stone Road
 Tallahassee, Florida 32399-2400

SECTION I. BACKGROUND INFORMATION

A.	Permittee Name: Bayside Improvement and Bay Creek Community Development District		
B.	Permit Name: Lee County Municipal Separate Storm Sewer System		
C.	Permit Number: FLS000035-004 (Cycle 4)		
D.	Annual Report Year: <input type="checkbox"/> Year 1 <input type="checkbox"/> Year 2 <input type="checkbox"/> Year 3 <input type="checkbox"/> Year 4 <input type="checkbox"/> Year 5 <input checked="" type="checkbox"/> Other, specify Year: 7		
E.	Reporting Time Period (month/year): May / 2023 through April / 2024		
F.	Name of the Responsible Authority: Walter McCarthy		
	Title: Chairman		
	Mailing Address: 9220 Bonita Beach Road, Suite 214		
	City: Bonita Springs	Zip Code: 34135	County: Lee
	Telephone Number: 239-464-7114		Fax Number: N/A
G.	Name of the Designated Stormwater Management Program Contact (if different from Section I.F above): Chesley E. Adams, Jr.		
	Title: District Manager		
	Department:		
	Mailing Address: 9220 Bonita Beach Road, Suite 214		
	City: Bonita Springs	Zip Code: 34135	County: Lee
	Telephone Number: 239-464-7114		Fax Number: N/A
	E-mail Address: AdamsC@whhassociates.com		

SECTION II. MS4 MAJOR OUTFALL INVENTORY (Not Applicable In Year 1)

A.	Number of outfalls ADDED to the outfall inventory in the current reporting year (insert "0" if none): 0 (Does this number include non-major outfalls? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable)
B.	Number of outfalls REMOVED from the outfall inventory in the current reporting year (insert "0" if none): 0 (Does this number include non-major outfalls? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable)
C.	Is the change in the total number of outfalls due to lands annexed or vacated? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable

SECTION III. PART V.B. ASSESSMENT PROGRAM

A.	<p>Provide a brief statement as to the status of water quality monitoring plan implementation. Status may include sampling frequency changes, monitoring location changes, or sampling waiver conditions. <i>DEP Note: If permittee participates in a collaborative monitoring plan, permittee may refer to a joint response as defined by the interlocal agreement.</i></p> <p>Water quality monitoring for the Bayside Improvement and Bay Creek Community Development District uses data from the Lee County Water Monitoring Program. The Lee County's 48-10GR water quality monitoring station on Spring Creek (See attachment 1) is used to monitor the water quality from Bayside Improvement and Bay Creek CDD to U.S. Waters. Monitoring typically occurs monthly for the following constituents: Oxygen Dissolved, Percent Saturation; Aluminum; Arsenic; Barium; Beryllium; Biochemical Oxygen Demand 5 day; Calcium; Cadmium; Chloride; Chromium; Copper; Enterococci; Fecal Coliform; Iron; Magnesium; E. coli; Manganese; Molybdenum; Ammonia; Nickel; Nitrate; Nitrite; Nitrous Oxide; Phosphorus; Nitrogen; Lead; Antimony; Selenium; Silica; Hardness; Thallium; Total Organic Carbon; Turbidity; Total Suspended Solids; Vanadium; Zinc.</p>
B.	<p>Provide a brief discussion of the monitoring and loading results to date which includes a summary of the water quality monitoring data and / or stormwater pollutant loading changes from the reporting year. <i>DEP Note: Results must be specific to the permittee's SWMP.</i></p> <p>Please find monitoring discussion and data summary attached.</p>
C.	<p>Attach a monitoring data summary as required by the permit. An analysis of the data discussing changes in water quality and/or stormwater pollutant loading from previous reporting years. <i>DEP Note: Analysis must be specific to the permittee's SWMP.</i></p> <p>Please find monitoring discussion and data summary attached.</p>

SECTION IV. FISCAL ANALYSIS

A.	Total expenditures for the NPDES stormwater management program for the current reporting year: \$508,400
B.	Total budget for the NPDES stormwater management program for the subsequent reporting year: \$526,500
C.	Did subsequent program resources decrease from the current reporting period? NO If program resources decreased, provide a discussion of the impacts on the implementation of the SWMP.

SECTION V. MATERIALS TO BE SUBMITTED WITH THIS ANNUAL REPORT FORM

Only the following materials are to be submitted to the Department along with this fully completed and signed Annual Report Form (check the appropriate box to indicate whether the item is attached or is not applicable):

Attached	N/A	Required Attachments	Permit Citation	Attachment Number/Title
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any additional information required to be submitted in this current annual reporting year in accordance with Part III.A of your permit that is not otherwise included in Section VII below.	Part III.A	2 - Water Quality Monitoring Graphs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If program resources have decreased from the previous year, a discussion of the impacts on the implementation of the SWMP.	Part II.F	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	An explanation of why the minimum inspection frequency in Table II.A.1.a. was not met, if applicable.	Part II.A.1	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A list of the flood control projects that did not include stormwater treatment and an explanation for each of why it did not (if applicable).	Part III.A.4	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A monitoring data summary as directed in Section III.C above and in accordance with Rule 62-624.600(2)(c), F.A.C.	Part VI.B.2.	2 - Assessment Results
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 1 ONLY: An inventory of all known major outfalls and a map depicting the location of the major outfalls (hard copy or CD-ROM) in accordance with Rule 62-624.600(2)(a), F.A.C.	Part III.A.1	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 2: A summary review of codes and regulations to reduce the stormwater impact from development.	Part III.A.2	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Year 3 ONLY: The estimates of pollutant loadings and event mean concentrations for each major outfall or each major watershed in accordance with Rule 62-624.600(2)(b), F.A.C.	Part V.A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 3: Summary of TMDL Monitoring Results (if applicable).	Part VIII.B.2	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 3: Bacteria Pollution Control Plan (if applicable).	Part VIII.B.3	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 4: A follow-up report on plan implementation of changes to codes and regulations to reduce the stormwater impact from development.	Part III.A.2	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 4: A report on any amendments to the applicable legal authority (if applicable).	Part III.A.7.a	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 4: Permit re-application information in accordance with Rule 62-624.420(2), F.A.C. <ul style="list-style-type: none"> The monitoring plan (with revisions, if applicable). If the total annual pollutant loadings have not decreased over the past two permit cycles, revisions to the SWMP, as appropriate. 	Part V.B.3 Part V.A.3	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 4: TMDL Supplemental SWMP (if applicable).	Part VIII.B.3	

DO NOT SUBMIT ANY OTHER MATERIALS
(such as records and logs of activities, monitoring raw data, public outreach materials, etc.)

SECTION VI. CERTIFICATION STATEMENT AND SIGNATURE

The Responsible Authority listed in Section I.F above must sign the following certification statement, as per Rule 62-620.305, F.A.C.:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based upon my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name of Responsible Authority (type or print): Walter McCarthy

Title: Chairman

Signature: _____ Date: / /

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE

A.	B.	C.	D.	E.	F.				
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments				
Part III.A.1	Structural Controls and Stormwater Collection Systems Operation								
<p>Report the current known inventory.</p> <p>Report the number of inspection and maintenance activities conducted for each applicable type of structure included in Table II.A.1.a, and the percentage of the total inventory of each type of structure inspected and maintained.</p> <p><i>Note: Delete structures that are not in your MS4's inventory. The permittee may choose its own unit of measurement for each structural control to be consistent with the unit of measurement in the documentation. Unit options include: miles, linear feet, acres, etc.</i></p>									
Type of Structure		Number of Structures	Number of Inspections	Percent Inspected	Number of Maintenance Activities	Percent Maintained			
Dry retention systems		0							
Underdrain filter systems		0							
Exfiltration trench / French drains (lf)		0							
Grass treatment swales (miles)		0							
Dry detention systems		0							
Wet detention systems		91	91	100	91	100	Treatment Reports	Solitude/Superior	
Detention with filtration systems		0							
Alum Injection systems		0							
Pollution control boxes		0							
pump stations		0							
Major outfalls		5	5	100	2	40			
Weirs or other control structures		76	76	100	8	11			
Pipes / culverts (miles)		26 mi	26 mi	100	0.5 mi	2	Inspection Reports Maintenance Contract	MRI Underwater Specialists	Selected cleaning
Canals		0							
Inlets / catch basins / grates		1,498	1,498	100	36	2	Inspection Reports Maintenance Contract	MRI Underwater Specialists	Selected cleaning
Ditches / conveyance swales (miles)		0.16	0.16	100	0.16	100	Inspection and Maintenance Contract	EarthBalance	Annual maintenance
If the minimum inspection frequencies set forth in						<input type="checkbox"/>			

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	Table II.A.1.a. were not met, provide as an attachment an explanation of why they were not and a description of the actions that will be taken to ensure that they will be met.				
Part III.A.1 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: Continue to enhance littoral plant population through annual supplemental plantings. Active participation in a community sponsored Water Quality Task Force.				
	Limitations: None at this time.				
	SWMP revisions implemented to address limitations: None at this time.				
Part III.A.2	Areas of New Development and Significant Redevelopment				
	Report the number of significant development projects, including new and redevelopment, reviewed and approved by the permittee for post-development stormwater considerations. <i>Not applicable to CDDs, WCDs, and DD</i>				
Part III.A.2 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit. <i>Not applicable to CDDs, WCDs, and DD</i>				
Part III.A.3	Roadways				
	Report on the litter control program, including the frequency of litter collection, an estimate of the total number of road miles cleaned or amount of area covered by the activities, and an estimate of the quantity of litter collected. <i>Note: If the permittee does not contract activities, delete CONTRACTOR activities.</i>				
	PERMITTEE Litter Control: Frequency of litter collection	Weekly	Maintenance Specifications	District Staff	
	PERMITTEE Litter Control: Estimated amount of area maintained (lf)	158,400 LF	District Map	District Engineer/Staff	
	PERMITTEE Litter Control: Estimated amount of litter collected (cy)	7.7 cy	Dumpster Receipts	District Staff	
	CONTRACTOR Litter Control: Frequency of litter collection				
	CONTRACTOR Litter Control: Estimated amount of area maintained (lf)				
	CONTRACTOR Litter Control: Estimated amount of litter collected (cy)				
	OPTIONAL: If an Adopt-A-Road or similar program is implemented, report the total number of road miles cleaned and an estimate of the quantity of litter collected. If you do not participate in an Adopt-A-Road program, report "0".				
	Trash Pick-up Events: Total miles cleaned				No program within District
	Trash Pick-up Events: Estimated amount of litter collected (cy)				
	Adopt-A-Road: Total miles cleaned				

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	Adopt-A-Road: Estimated amount of litter collected (cy)				
	Report on the street sweeping program, including the frequency of the sweeping, total miles swept, an estimate of the quantity of sweepings collected, and the total nitrogen and total phosphorus loadings that were removed by the collection of sweepings. If no street sweeping program is implemented, provide the explanation of why not in column F.				
	Frequency of street sweeping	Weekly	Sweeping Log	District Staff	
	Total miles swept	30	Map	District Staff	
	Estimated quantity of sweeping material collected (cy / tons)	6.5	Dumpster Receipts	District Staff	
	Total phosphorous loadings removed (pounds)	5			FSA Calculator
	Total nitrogen loadings removed (pounds)	9			
	Report the equipment yards and maintenances shops that support road maintenance activities, and the number of inspections conducted for each facility.				
	Name of Facility	Number of Inspections			
					None in District
Part III.A.3 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: Private roads actively maintained by HOAs.				
	Limitations: None at this time.				
	SWMP revisions implemented to address limitations: None at this time.				
Part III.A.4	Flood Control Projects				
	Report the total number of flood control projects that were constructed by the permittee during the reporting period and the number of those projects that did NOT include stormwater treatment. The permittee shall provide a list of the projects where stormwater treatment was not included with an explanation for each of why it was not.				
	Report on any stormwater retrofit planning activities and the associated implementation of retrofitting projects to reduce stormwater pollutant loads from existing drainage systems that do not have treatment BMPs.				
	Flood control projects completed during the reporting period	0			No such projects completed during current reporting period or planned within District.
	Flood control projects completed that did <u>not</u> include stormwater treatment	0			
	Stormwater retrofit projects planned/under construction	0			
	Stormwater retrofit projects completed	0			
	If there were projects that did not include stormwater treatment, provide as an attachment a list of the projects and an explanation for each of why it did not.	<input type="checkbox"/>			
Part III.A.4 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: Entire stormwater system permitted and constructed to SFWMD ERP criteria with finished floor elevation above 100 Yr, 3 Day storm event.				
	Limitations: None at this time.				
	SWMP revisions implemented to address limitations: None at this time.				

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
Part III.A.5	Municipal Waste Treatment, Storage, and Disposal Facilities Not Covered by an NPDES Stormwater Permit				
	Report the facilities and the number of the inspections conducted for each facility.				
	Name of Facility	Number of Inspections			
					None within District
Part III.A.5 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: There are no such facilities located within the District.				
	Limitations: There are no such facilities located within the District.				
	SWMP revisions implemented to address limitations: There are no such facilities located within the District.				
Part III.A.6	Pesticides, Herbicides, and Fertilizer Application				
	Report the number of permittee personnel applicators and contracted commercial applicators of pesticides and herbicides who are FDACS certified / licensed.				
	Report the number of permittee personnel who have been trained through the Green Industry BMP Program and the number of contracted commercial applicators of fertilizer who are FDACS certified / licensed.				
	PERSONNEL: FDACS public applicators of pesticides/herbicides	2	Copy licenses/ certificates	District Staff	
	CONTRACTORS: FDACS commercial applicators of pesticides/ herbicides	6	Copy licenses/ certifications	Solitude/Superio r	
	PERSONNEL: Green Industry BMP Program training completed	2	Copy licenses/ certifications	District Staff	
	PERSONNEL: FDACS certified / licensed applicators of fertilizer	2	Copy licenses/ certifications	District Staff	
	Provide a copy of the adopted ordinance with the Year 2 Annual Report. If this provision is not applicable because the permittee is not within the watershed of a nutrient-impaired water body, indicate that in Column F.				
	Year 2 ONLY: Attach copy of adopted Florida-friendly ordinance	<i>Not applicable to CDDs, WCDs, and DD</i>			
	Report on the public education and outreach activities that are performed or sponsored by the permittee within the permittee's jurisdiction to encourage citizens to reduce their use of pesticides, herbicides and fertilizers including the type and number of activities conducted, the type and number of materials distributed, and the number of Web site visits (if applicable). FYN Funding provided by Lee County				
	Brochures/Flyers/Fact sheets distributed	0			
	Neighborhood presentations: Number conducted	0			
	Neighborhood presentations: Number of participants	0			
	Newspapers & newsletters: Number of articles/notices published	1			PLWQTF
	Newsletters: Number of newsletters distributed	3600			Resident Letter
	Public displays (e.g., kiosks, storyboards, posters, etc.)	0			
	Radio or television Public Service Announcements (PSAs)	0			
	School presentations: Number conducted	0			
	School presentations: Number of participants	0			

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	Seminars/Workshops: Number conducted	12			
	Seminars/Workshops: Number of participants	144			
	Special events: Number conducted	0			
	Special events: Number of participants	0			
	Number of visitors to stormwater-related pages	0			
	FYN: Brochure/Flyers/Fact sheets distributed	0			
	FYN: Newspapers & newsletters: Number of articles/notices published	1			PLWQTF
	FYN: Newsletters: Number of newsletters distributed	3600			Resident Letter
	FYN: Public displays (e.g., kiosks, storyboards, posters, etc.)	0			
	FYN: Radio or television Public Service Announcements (PSAs)	0			
	FYN: School presentations: Number conducted	0			
	FYN: School presentations: Number of participants	0			
	FYN: Seminars/Workshops: Number conducted	12			PLWQTF
	FYN: Seminars/Workshops: Number of participants	144			Workshops
	FYN: Special events: Number conducted	0			
	FYN: Special events: Number of participants	0			
Part III.A.6 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: Contractors operating within District boundaries need Lee County license, including fertilizer.				
	Limitations: None at this time.				
	SWMP revisions implemented to address limitations: None at this time.				
Part III.A.7.a	Illicit Discharges and Improper Disposal — Inspections, Ordinances, and Enforcement Measures				
	Report amendments in Year 4.				
	Year 4 ONLY: Attach a report on amendments to applicable legal authority	<input type="checkbox"/>			
Part III.A.7.c	Illicit Discharges and Improper Disposal — Investigation of Suspected Illicit Discharges and/or Improper Disposal				
	Report on the proactive inspection program, including the number of inspections conducted by the permittee, the number of illicit activities found, and the number and type of enforcement actions taken.				
	Proactive inspections for suspected illicit discharges	91	Lake Reports	Solitude?Superior	Performed during lake treatment inspections
	Inspections performed by Lee County SQG Program	0			None requested
	Illicit discharges found during a proactive inspection	0			No suspected illicit discharges
	NOV/WL/citation/fines issued for illicit discharges found during proactive inspection	0			No fines, notices, or citations

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE

A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	Report on the reactive investigation program as it relates to responding to reports of suspected illicit discharges, including the number of reports received, the number of investigations conducted, the number of illicit activities found, and the number and type of enforcement actions taken.				
	Reports of suspected illicit discharges received	0			No reports
	Reactive investigations of reports of suspected illicit discharges etc.	0			No reactive investigations
	Illicit discharges etc. found during reactive investigation	0			No illicit discharges
	NOV/WL/citation/fines issued for illicit discharges etc. found during reactive investigation	0			No notices, fines, or citations
	Report the type of training activities, and the number of permittee personnel and contractors trained (both in-house and outside training) within the reporting year.				
	Personnel trained	4	Copies of certifications	Lee County-DNR	District Engineer has inspectors on staff if needed.
	Contractors trained	4	Copies of certifications	Lee County-DNR	Lake contractor certified at Lee County training
Part III.A.7.d	Illicit Discharges and Improper Disposal — Spill Prevention and Response				
	Report on the spill prevention and response activities, including the number of spills addressed.				
	Hazardous and non-hazardous material spills responded to	0			None reported
	Report the type of training activities, and the number of permittee personnel and contractors trained (both in-house and outside training) within the reporting year.				
	Personnel trained	0	The District relies on the training activities of Lee County as identified within the ILA. Spill response is performed by Estero Fire District and Bonita Springs Fire District based on location within District.		
	Contractors trained	0			
Part III.A.7.e	Illicit Discharges and Improper Disposal — Public Reporting				
	Report on the public education and outreach activities that are performed or sponsored by the permittee within the permittee's jurisdiction to encourage the public reporting of suspected illicit discharges and improper disposal of materials, including the type and number of activities conducted, the type and number of materials distributed, and the number of Web site visits (if applicable).				
	Brochures/Flyers/Fact sheets distributed	0			The District relies on the public education activities of Lee County as identified within
	Neighborhood presentations: Number conducted	0			
	Neighborhood presentations: Number of participants	0			
	Newspapers & newsletters: Number of articles/notices published	0			
	Newsletters: Number of newsletters distributed	0			
	Public displays (e.g., kiosks, storyboards, posters, etc.)	0			
	Radio or television Public Service Announcements (PSAs)	0			

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	School presentations: Number conducted	0			the ILA. This District is only to report on the activities it conducted.
	School presentations: Number of participants	0			
	Seminars/Workshops: Number conducted	0			
	Seminars/Workshops: Number of participants	0			
	Special events: Number conducted	0			
	Special events: Number of participants	0			
	Number of visitors to stormwater-related pages	0			
Part III.A.7.f	Illicit Discharges and Improper Disposal — Oils, Toxics, and Household Hazardous Waste Control				
	Report on the public education and outreach activities that are performed or sponsored by the permittee within the permittee's jurisdiction to encourage the proper use and disposal of oils, toxics, and household hazardous waste, including the type and number of activities conducted, the type and number of materials distributed, the amount of waste collected / recycled / properly disposed, and the number of Web site visits (if applicable).				
	Brochures/Flyers/Fact sheets distributed	0			The District relies on the public education activities of Lee County as identified within the ILA. This District is only to report on the activities it conducted.
	Neighborhood presentations: Number conducted	0			
	Neighborhood presentations: Number of participants	0			
	Newspapers & newsletters: Number of articles/notices published	0			
	Newsletters: Number of newsletters distributed	0			
	Public displays (e.g., kiosks, storyboards, posters, etc.)	0			
	Radio or television Public Service Announcements (PSAs)	0			
	School presentations: Number conducted	0			
	School presentations: Number of participants	0			
	Seminars/Workshops: Number conducted	0			
	Seminars/Workshops: Number of participants	0			
	Special events: Number conducted	0			
	Special events: Number of participants	0			
	Storm sewer inlets newly marked/replaced	0			
	Number of visitors to stormwater-related pages	0			
Part III.A.7.g	Illicit Discharges and Improper Disposal — Limitation of Sanitary Sewer Seepage				
	Report on the type and number of activities undertaken to reduce or eliminate SSOs and inflow/ infiltration, the number of SSOs or inflow / infiltration incidents found and the number resolved, and the name of the owner of the sanitary sewer system within the permittee's jurisdiction. Report only the SSOs and inflow / infiltration incidents into the MS4.				
	Owner of the sanitary sewer system	Bonita Springs Utilities (BSU)			None reported or discovered by District. BSU owns, monitors, and maintains wastewater infrastructure
	Activity to reduce/eliminate SSOs and I&I: (description)	0			
	Activity to reduce/eliminate SSOs and I&I: (description)	0			
	SSO incidents discovered	0			
	SSO incidents resolved	0			
	Inflow / infiltration incidents discovered	0			
	Inflow / infiltration incidents resolved	0			

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE						
A.	B.	C.	D.	E.	F.	
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments	
					and flows.	
Part III.A.7 Summary	For activities required by Part III.A.7: Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.					
	Strengths: The District has a well-established, proactive inspection program; in addition to the gated entrances which reduce external risks.					
	Limitations: None at this time.					
	SWMP Revisions implemented to address limitations: None at this time.					
Part III.A.8.a	Industrial and High-Risk Runoff — Identification of Priorities and Procedures for Inspections					
	Report on the high risk facilities inventory, including the type and total number of high risk facilities and the number of facilities newly added each year.					
	Report on the high risk facilities inspection program, including the number of inspections conducted and the number and type of enforcement actions taken.					
	Type of Facility	Number of Facilities	Number of Inspections	Enforcement Actions		
	Operating municipal landfills	0				No such facilities exist within the boundaries of this co- permittees MS4.
	Hazardous waste treatment, storage, disposal and recovery (HWTSDR) facilities	0				
	EPCRA Title III, Section 313 facilities (TRI)	0				
Facilities determined as high risk by the permittee						
Part III.A.8.b	Industrial and High-Risk Runoff — Monitoring for High Risk Industries					
	Report the number of high risk facilities sampled.					
	High risk facilities sampled					No such facilities exist within the boundaries of this co- permittees MS4.

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
Part III.A.8 Summary	For activities required by Part III.A.8: Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: There are no such facilities located within the District.				
	Limitations: There are no such facilities located within the District.				
	SWMP revisions implemented to address limitations: There are no such facilities located within the District.				
Part III.A.9.a	Construction Site Runoff — Site Planning and Non-Structural and Structural Best Management Practices <i>Not applicable to CDDs, WCDs, and DD</i>				
Part III.A.9.b	Construction Site Runoff — Inspection and Enforcement				
	Report on the inspection program for privately-operated and permittee-operated construction sites, including the number of active construction sites during the reporting year, the number of inspections of active construction sites, the percentage of active construction sites inspected, and the number and type of enforcement actions / referrals taken.				
	PERMITTEE SITES: Active construction sites	0			No active District owned or maintained construction sites during reporting year.
	PERMITTEE SITES: Pre-, During, and Post inspections of active construction sites for E&S and waste control BMPs	0			
	PERMITTEE SITES: Percentage of active construction sites inspected	0			
	PRIVATE SITES: Active construction sites	0	The co-permittee is a Chapter 190 District. As such it does not have the authority to inspect or provide enforcement of privately owned lands. The District's authority extends only over property which it owns or has easements rights over.		
	PRIVATE SITES: Pre-, During, and Post inspections of active construction sites for E&S and waste control BMPs	0			
	PRIVATE SITES: Percentage of active construction sites inspected	0			
Enforcement Action	0				
Part III.A.9.c	Construction Site Runoff — Site Operator Training				
	Report the type of training activities, the number of inspectors, site plan reviewers and site operators trained (both in-house and outside training).				
		DEP Certification	Annual Training		
	Permittee construction site inspectors	0	0	Certificate	District Staff
	Permittee construction site plan reviewers			The District has limited authority to review site plans for activities not directly associated with District lands and relies on Lee County, the City of Bonita Springs, and the Village of Estero for this review.	
	Permittee construction site operators			The District does not have construction site operators or related facilities.	

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
Part III.A.9 Summary	For activities required by Part III.A.9: Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: Residential lot areas are nearly completely built out.				
	Limitations: The District does not have the legal authority to inspect or pursue construction on private sites.				
	SWMP revisions implemented to address limitations: The co-permittee is a Chapter 190 District and does not have legal authority to pursue this requirement. The District relies on Lee County, City of Bonita Springs, and the Village of Estero for related inspections and enforcement on private properties. This issue is addressed in the interlocal agreement.				

SECTION VIII. CHANGES TO THE STORMWATER MANAGEMENT PROGRAM (SWMP) ACTIVITIES (Not Applicable In Year 4)		
A.	Permit Citation/ SWMP Element	Proposed Changes to the Stormwater Management Program Activities Established as Specific Requirements Under Part III.A of the Permit (Including the Rationale for the Change) — REQUIRES DEP APPROVAL PRIOR TO CHANGE IF PROPOSING TO REPLACE OR DELETE AN ACTIVITY.
	None	None at this time.
B.	Permit Citation/ SWMP Element	Changes to the Stormwater Management Program Activities NOT Established as Specific Requirements Under Part III.A of the Permit (Including the Rationale for the Change)
	None	None at this time.

SECTION IX. TMDL Status Report

A.	YEAR 1 Provide a table summarizing the status of the TMDL process. Include a list of prioritized TMDLs and their monitoring and implementation schedule; and include the Identification number of the outfall prioritized for TMDL monitoring.								
	WBID Number	Segment/ Waterbody/ Basin	Pollutant of Concern	TMDL DEP / EPA	Percent Reduction (WLA)	Priority Rank	Priority Outfall	Monitoring Summary / BPCP Due Date	Supplemental SWMP Due Date
				<input type="checkbox"/> / <input type="checkbox"/>					
				<input type="checkbox"/> / <input type="checkbox"/>					
B.	YEAR 3 and annually thereafter, provide a summary of the estimated load reductions that have occurred for the pollutant(s) of concern being discharged from the MS4 to the TMDL water body during the reporting period and cumulatively since the date the Supplemental SWMP was implemented. Year 3: Submit a Monitoring data summary or BPCP (if applicable). Year 4: Submit a Supplemental SWMP (if applicable).								
	WBID Number	Pollutant of Concern	Monitoring Summary / BPCP Submitted	Supplemental SWMP Submitted	Projected load reductions OR Actual load reductions to date				
C.	Provide a brief statement as to the status of TMDL implementation according to Part VIII.B. of the permit (e.g. status of monitoring to validate WLA):								

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Assessment Results (Sections III.B and III.C)

METHODOLOGY

Water quality monitoring for the Bayside Improvement Community Development District and Bay Creek Community Development District (referenced collectively hereafter as the “District”) uses monthly longitudinal data from the Lee County Water Monitoring Program. The Lee County’s 48-10GR water quality monitoring station at Spring Creek is used to monitor the water quality from downstream of the outfall of the District’s surface water management to U.S. Waters.

Year-over-year longitudinal statistical modeling has been performed utilizing these collected data to identify trends within the concentration levels of those various nutrients identified herein. The performed statistical modeling considers various polynomial and non-polynomial (exponential and logarithmic) regression models spanning many years of data collection. Both the shape and strength (r-value) of the models are considered when determining the best reasonable fit for the data, and that information is presented herein within the overall analysis. The analysis also considers shorter term linear models, intended to isolate the relative trend in changing concentration levels over recent years. Additionally, the data collection and analysis are stratified by wet season and dry season, with both results reported distinctly to distinguish wet season and dry season trends.

RESULTS AND ANALYSIS

Biochemical oxygen demand (BOD) concentrations

The longitudinal wet season and dry season BOD concentrations are depicted from 1992 to 2024, as well as the corresponding regression models, as shown in **Exhibit 1**. Both the dry season data (r = 0.70) and wet season data (r = 0.81) are modeled by similar quartic functions, indicating similar upward and downward trends over the past 30 years. Both the wet and dry season models demonstrate recent upward trends in average BOD concentration levels, however those levels still are trending below peak values observed around the mid-2000s. Linear models are

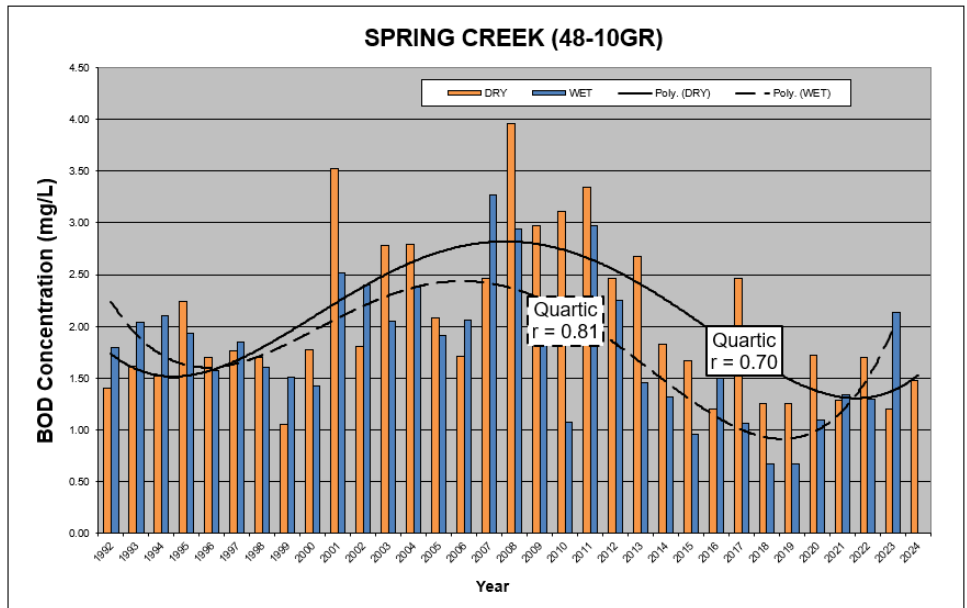


Exhibit 1

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provided to isolate recent trends for dry season (2021 to 2024) and wet season (2018 to 2023), as shown in **Exhibit 2** and **Exhibit 3**. The slope of the linear regression equation for the dry season BOD concentration indicates that despite the year-to-year fluctuations in concentration levels, the overall trend is relatively flat, however the slope of the linear regression equation for the wet season BOD concentration indicates the wet season concentration levels have been trending upwards (increasing) at an annual average rate of approximately 0.27 mg/L per year.

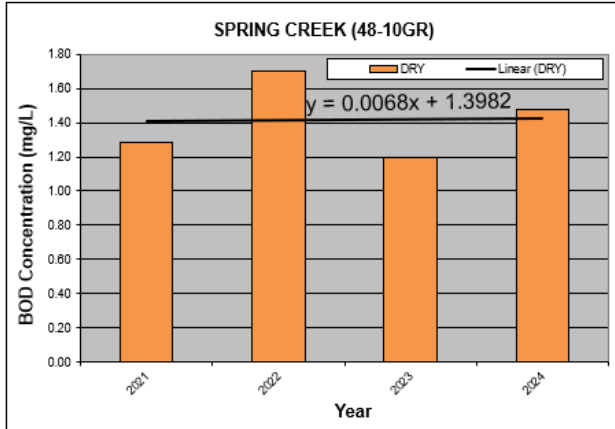


Exhibit 2

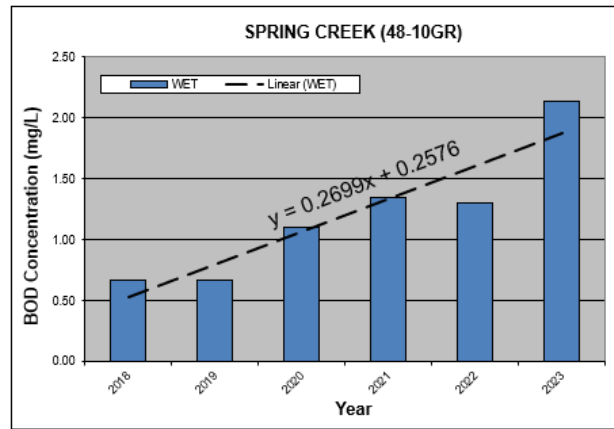


Exhibit 3

Copper concentrations

The longitudinal wet season and dry season copper concentrations are depicted from 2009 to 2024, as well as the corresponding regression models, as shown in **Exhibit 4**. Both the dry season data ($r = 0.72$) and wet season data ($r = 0.69$) are modeled by similar cubic functions over the past 15 years, indicating similar, generally downward trends in copper concentration levels, but with recent data trending upwards. While both the wet and dry season models demonstrate recent upward trends in average copper concentration levels, those levels still are trending well below peak values observed around the mid-2010s. Linear models are provided to isolate recent trends for dry season (2020 to 2024) and wet season (2019 to 2023), as shown in **Exhibit 5** and **Exhibit 6**. The slopes of the linear regression equations for

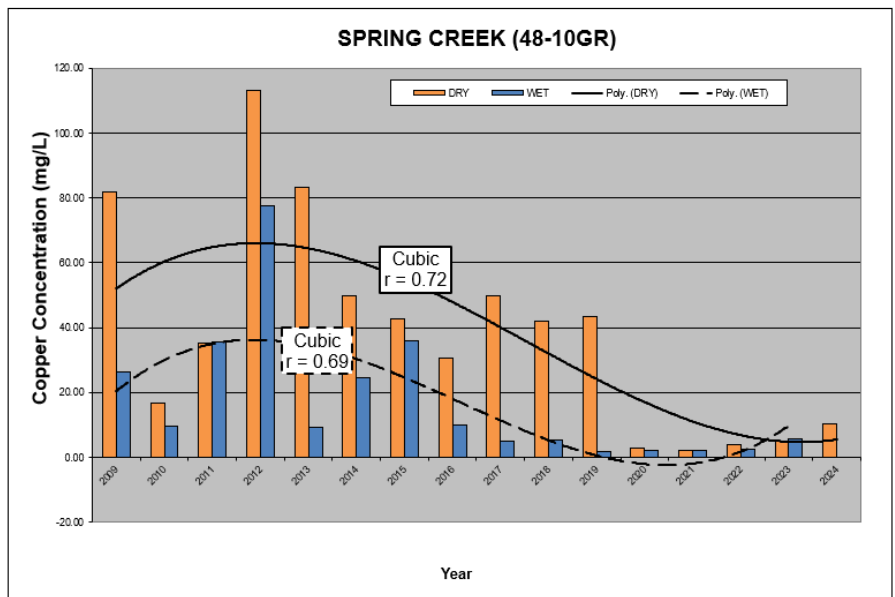


Exhibit 4

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both the dry and wet season copper concentrations support the recent upwards trend, with the dry season concentration levels increasing at an annual average rate of approximately 1.8 mg/L per year and the wet season concentration levels increasing at an annual average rate of approximately 0.83 mg/L per year.

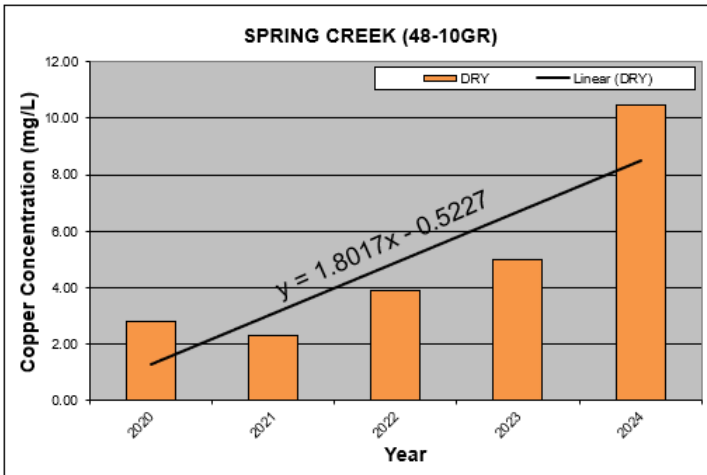


Exhibit 5

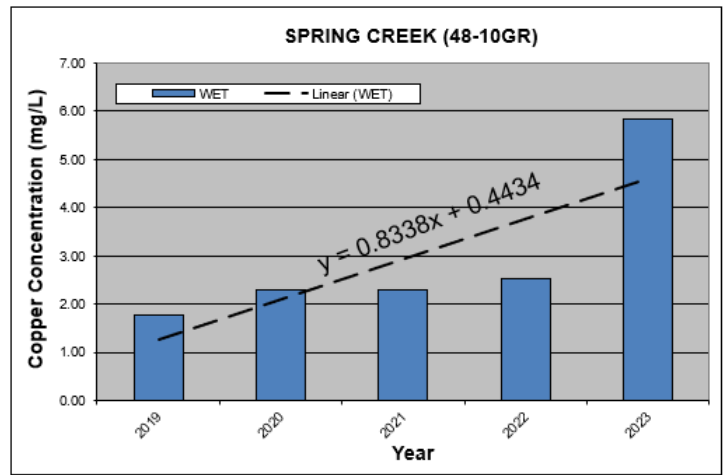


Exhibit 6

Nitrogen concentrations

The longitudinal wet season and dry season nitrogen concentrations are depicted from 2009 to 2024, as well as the corresponding regression models, as shown in **Exhibit 7**. The dry season data is modeled by a quartic function ($r = 0.66$) and the wet season data is modeled by a quintic function ($r = 0.83$). Additionally, both the wet and dry season longitudinal models are relatively flat overall, indicating more subtle, stable year-over-year trends. The dry season model demonstrates a recent downward trend in average concentration, while the wet

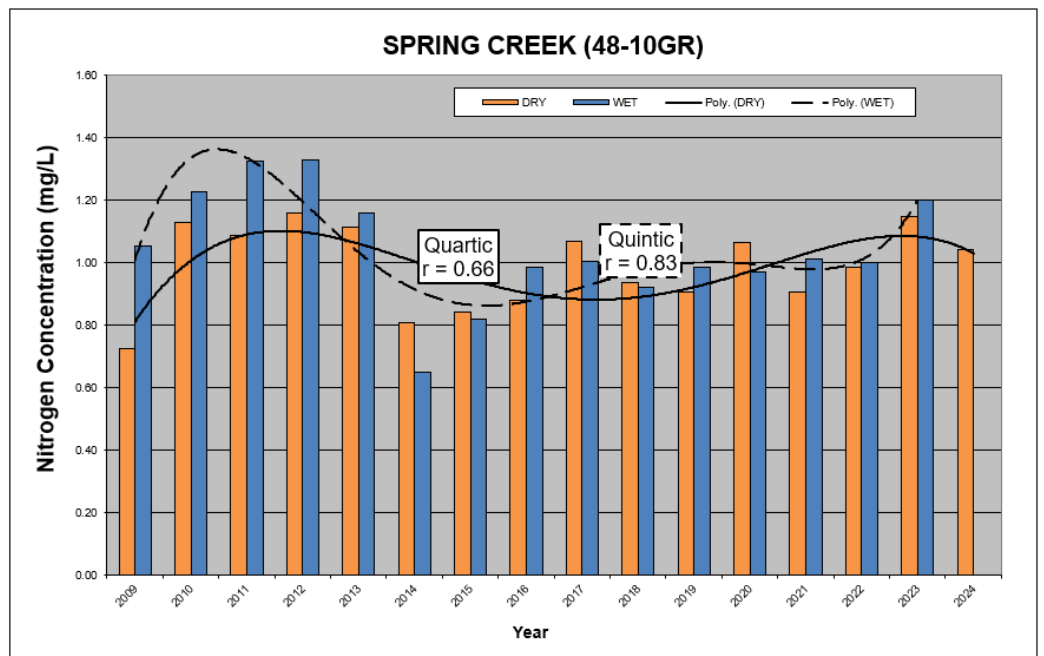


Exhibit 7

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season model demonstrates a recent upward trend in average concentration, and those levels are trending near peak values observed around the early-2010s. Linear models are provided to isolate recent trends for dry season (2020 to 2024) and wet season (2018 to 2023), as shown in **Exhibit 8** and **Exhibit 9**. The slopes of both the linear regression equations for the dry and wet season nitrogen concentrations are relatively flat, indicating that despite the year-to-year fluctuations in recent concentration levels, the overall trend is generally stable, increasing at annual average rates of approximately 0.02 and 0.04 mg/L per year, respectively for dry and wet seasons.

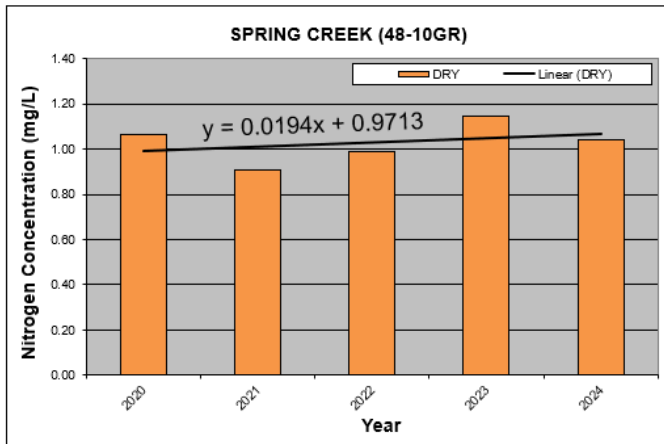


Exhibit 8

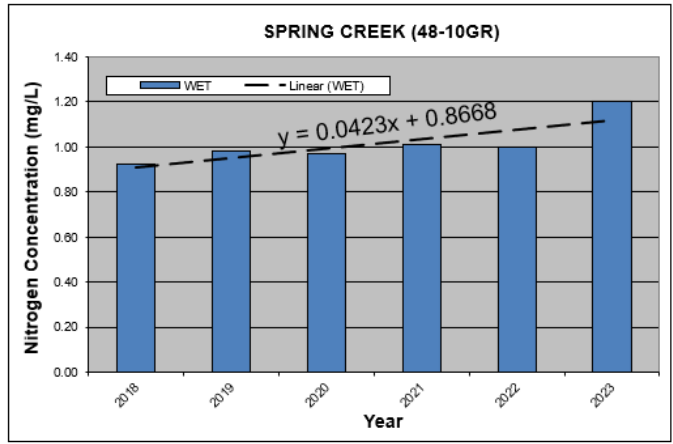


Exhibit 9

Phosphorus concentrations

The longitudinal wet season and dry season total phosphorus concentrations are depicted from 2000 to 2024, as well as the corresponding regression models, as shown in **Exhibit 10**. Both the dry season data ($r = 0.80$) and wet season data ($r = 0.70$) are modeled by similar quadratic functions, indicating a similar downward then upward trends over the past 24 years. Both the wet and dry season models demonstrate recent upward trends in average phosphorus concentration levels and those levels are trending near peak values observed around the early-2000s. Linear models are provided to isolate recent trends for dry season (2013 to 2024) and wet season (2014 to 2023), as shown in **Exhibit 11** and **Exhibit 12**. The slopes

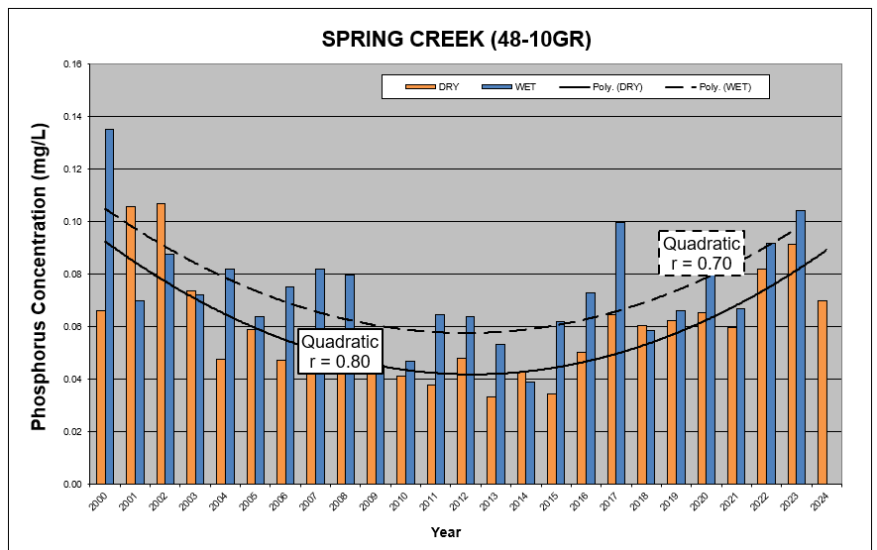


Exhibit 10

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of the linear regression equations for both the dry and wet season phosphorus concentrations support the recent upwards trend, with the dry season concentration levels increasing at an annual average rate of approximately 0.0043 mg/L per year and the wet season concentration levels increasing at an annual average rate of approximately 0.0044 mg/L per year.

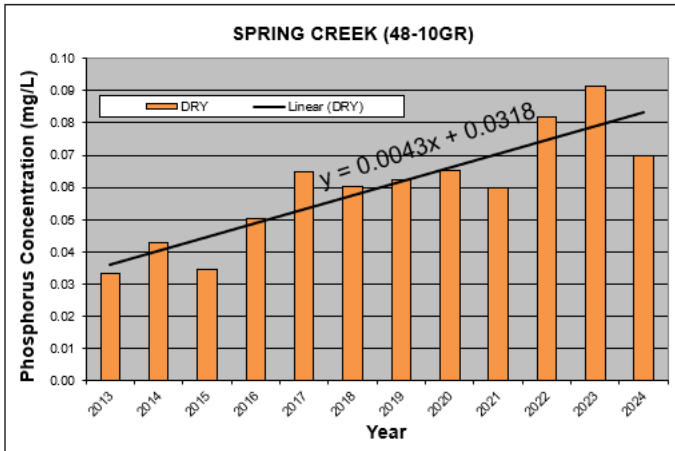


Exhibit 11

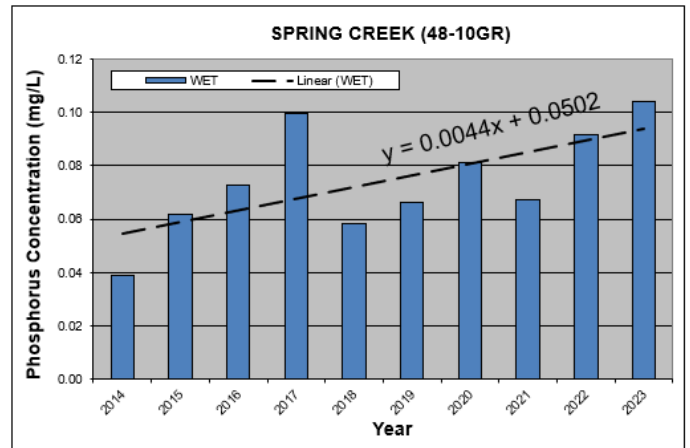


Exhibit 12

Total suspended solids (TSS) concentrations

The longitudinal wet season and dry season TSS concentrations are depicted from 2000 to 2024, as well as the corresponding regression models, as shown in **Exhibit 13**. Both the dry season data ($r = 0.72$) and wet season data ($r = 0.65$) are modeled by similar quartic functions, indicating similar upward and downward trends over the past 24 years. Both the wet and dry season models demonstrate recent upward trends in average TSS concentration levels, however those levels still are well below peak values observed around the early-2000s and again around 2011. Linear models are provided to isolate recent trends for dry season (2018 to 2024) and wet season (2018 to 2023), as shown in **Exhibit 14** and **Exhibit 15**. The slope of

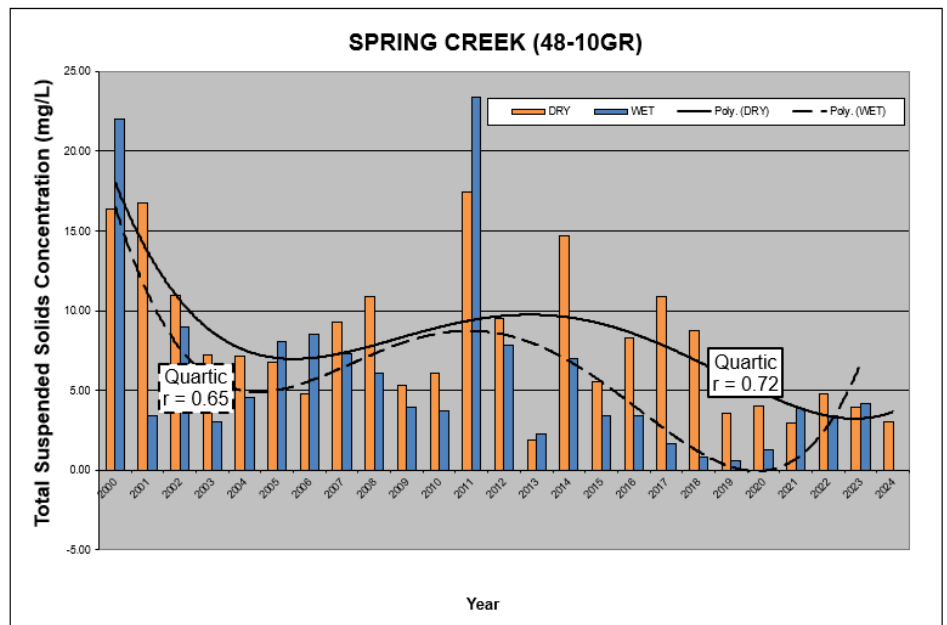


Exhibit 13

of the linear regression equations for both the dry and wet season phosphorus concentrations support the recent upwards trend, with the dry season concentration levels increasing at an annual average rate of approximately 0.0043 mg/L per year and the wet season concentration levels increasing at an annual average rate of approximately 0.0044 mg/L per year.

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the linear regression equation for the dry season TSS concentration indicates a continuing downwards (decreasing) trend at an average rate of approximately 0.55 mg/L per year, despite the longitudinal model indicating a recent upwards trend. Conversely, the slope of the linear regression equation for the wet season BOD concentration supports the upwards trend shown in the longitudinal model, with the concentration levels increasing at an annual average rate of approximately 0.80 mg/L per year.

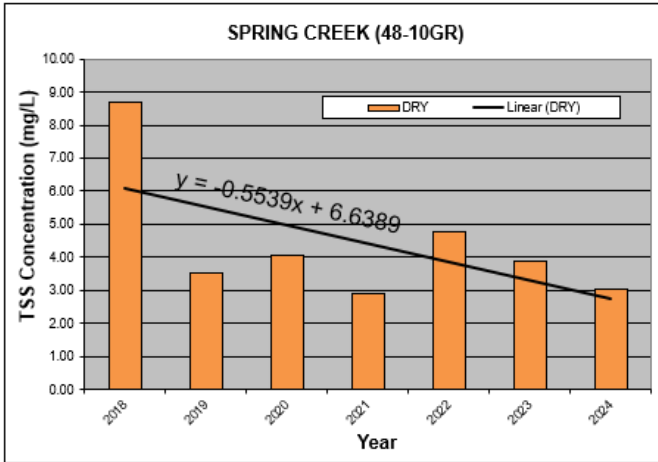


Exhibit 14

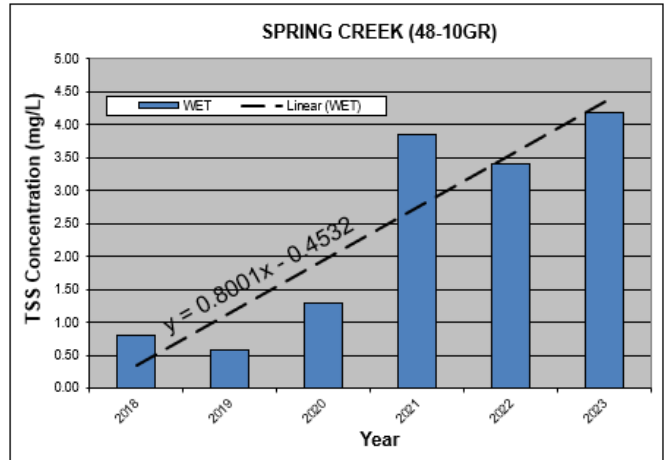


Exhibit 15

Zinc concentrations

The longitudinal wet season and dry season zinc concentrations are depicted from 2009 to 2024, as well as the corresponding regression models, as shown in **Exhibit 16**. Both the dry season data (r = 0.81) and wet season data (r = 0.88) are modeled by similar cubic functions, indicating similar, generally upward (increasing) trends over the past 15 years. Both the wet and dry season models demonstrate recent upward trends in average zinc concentration

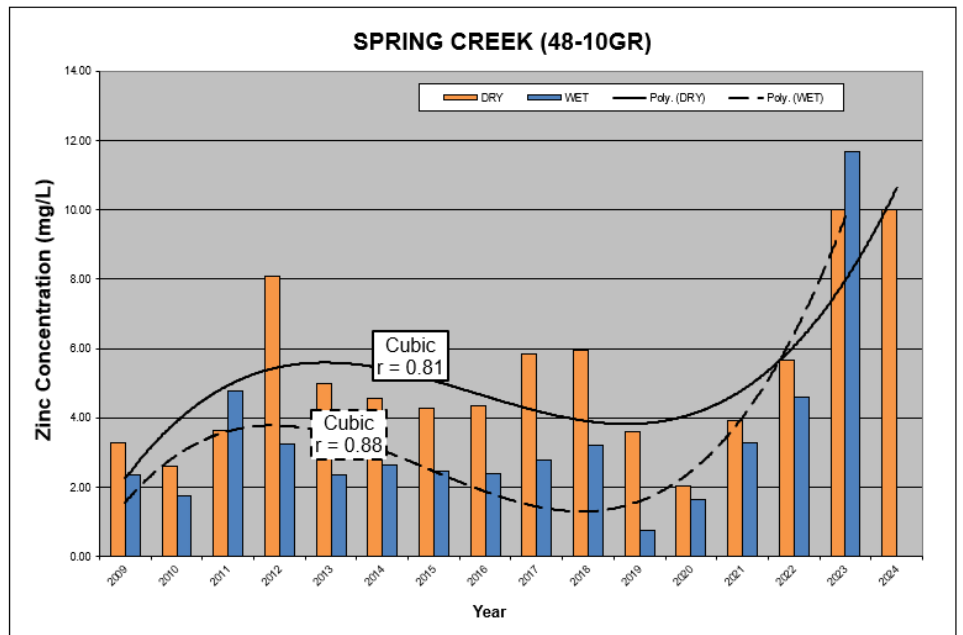


Exhibit 16

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levels, with recent data at or near peak values observed throughout the longitudinal model. Linear models are provided to isolate recent trends for dry season (2020 to 2024) and wet season (2019 to 2023), as shown in **Exhibit 17** and **Exhibit 18**. The slopes of the linear regression equations for both the dry and wet season zinc concentrations support the recent upwards trend, with the dry season concentration levels increasing at an annual average rate of approximately 2.2 mg/L per year and the wet season concentration levels increasing at an annual average rate of approximately 2.5 mg/L per year.

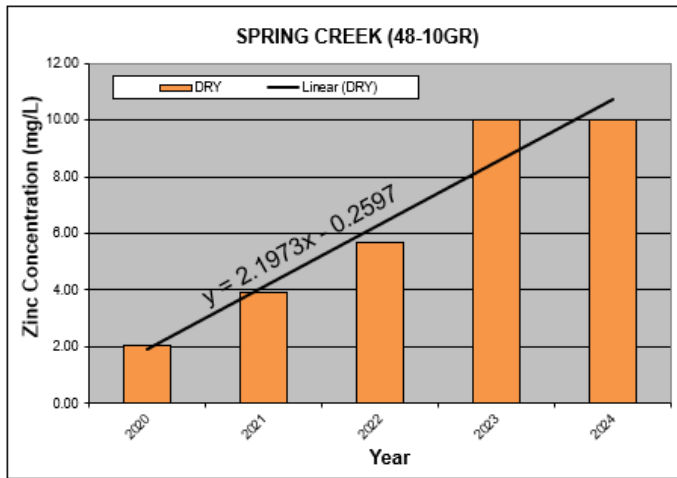
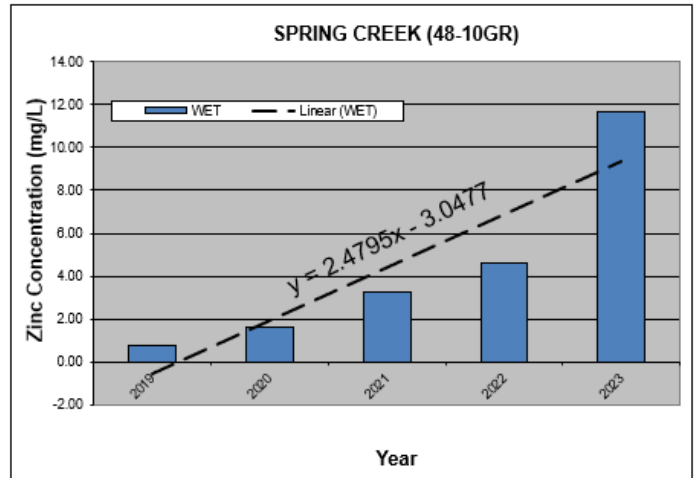


Exhibit 17



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

**UNAUDITED
FINANCIAL
STATEMENTS**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2024**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
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Description	Page Number(s)
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<i>Proprietary funds</i>	
Statement of net position	
Enterprise funds: 401 & 451	5
Statement of revenues, expenses and changes in net position	
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<i>Governmental funds</i>	
Balance sheet	8
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<i>Proprietary funds</i>	
Statement of net position	
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Statement of revenues, expenditures and changes in fund balances	
General fund: 101	18 - 20
<i>Proprietary funds</i>	
Statement of net position	
Enterprise fund: 451	21
Statement of revenues, expenses and changes in net position	
Enterprise fund: 451	22 - 23

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	<u>General Fund</u>		
	<u>General Fund 001 & 101</u>	<u>General Fund 002</u>	<u>Total Governmental Funds</u>
ASSETS			
Cash			
Truist	\$ 191,275	\$301,290	\$ 492,565
Truist - Debt Card	7,097	-	7,097
FineMark MM	2	-	2
FineMark ICS	-	6	6
Bank United MM	125,000	5,000	130,000
Bank United ICS	559,507	46,590	606,097
Accounts receivable (clearing fund)	34,488	11,809	46,297
Due from other funds			
Bayside general fund 001	390	1,200	1,590
Bay Creek - general fund 101	-	5,217	5,217
Due from Bay Creek - enterprise fund 451	87,849	-	87,849
Prepaid expense	130	-	130
WC deposit	1,806	-	1,806
Deposits	125	555	680
Total assets	<u>\$ 1,007,669</u>	<u>\$ 371,667</u>	<u>\$ 1,379,336</u>
LIABILITIES & FUND BALANCES			
Liabilities			
Due to other funds			
Bayside general fund 002 - The Colony	\$ 6,417	\$ -	\$ 6,417
Bay Creek - general fund 101	390	-	390
Due to Bayside - enterprise fund 401	4,631	-	4,631
Due to Bay Creek - enterprise fund 451	383	-	383
Total liabilities	<u>11,821</u>	<u>-</u>	<u>11,821</u>
Fund Balances			
Unassigned	995,848	371,667	1,367,515
Total fund balances	<u>995,848</u>	<u>371,667</u>	<u>1,367,515</u>
Total liabilities and fund balances	<u>\$ 1,007,669</u>	<u>\$ 371,667</u>	<u>\$ 1,379,336</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 SEPTEMBER 30, 2024**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 29	\$ 2,479,569	\$ 2,468,020	100%
Interest	2,729	28,544	85,000	34%
Street sweeping	-	-	13,000	0%
Miscellaneous	500	3,856	-	N/A
Total revenues	<u>3,258</u>	<u>2,511,969</u>	<u>2,566,020</u>	98%
EXPENDITURES				
Administrative				
Supervisors	2,906	18,408	19,377	95%
Engineering	-	21,839	15,000	146%
Legal	1,056	13,847	18,000	77%
Audit	-	15,300	15,000	102%
Management	3,500	42,000	42,000	100%
Accounting & payroll	1,400	16,799	16,799	100%
Computer services	420	5,040	5,040	100%
Assessment roll preparation* ¹	706	8,476	8,476	100%
Telephone	79	950	950	100%
Postage & reproduction	308	2,370	1,350	176%
Printing & binding	410	4,918	4,918	100%
Legal notices and communications	-	2,965	1,125	264%
Office supplies	-	1,198	750	160%
Subscriptions & memberships	-	263	263	100%
ADA website compliance	-	158	253	62%
Insurance* ¹	-	19,224	19,102	101%
Miscellaneous (bank fees)	2,739	6,802	6,750	101%
Total administrative	<u>13,524</u>	<u>180,557</u>	<u>175,153</u>	103%
Field management				
Other contractual	3,150	37,799	37,799	100%
Total field management services	<u>3,150</u>	<u>37,799</u>	<u>37,799</u>	100%
Water management				
NPDES program	-	355	3,165	11%
Other contractual services: lakes	14,439	159,705	180,405	89%
Other contractual services: wetlands	-	40,370	37,980	106%
Other contractual services: culverts/drains	-	48,217	37,980	127%
Other contractual services: lake health	-	3,777	6,330	60%
Aquascaping* ¹	-	-	18,990	0%
Capital outlay	-	8,394	9,495	88%
Repairs and maintenance (aerators)	187	2,097	9,495	22%
Total water management services	<u>14,626</u>	<u>262,915</u>	<u>303,840</u>	87%

**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 SEPTEMBER 30, 2024**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	15,773	81,623	-	N/A
Electricity	2,689	60,087	41,509	145%
Contractual services-lightpole	-	3,637	46,491	8%
Total street lighting services	<u>18,462</u>	<u>145,347</u>	<u>88,000</u>	165%
Landscaping				
Supervisor	6,442	74,425	111,000	67%
Personnel services	88,816	1,117,513	1,100,000	102%
Capital outlay	-	55,322	60,000	92%
Fuel	6,118	47,128	25,000	189%
Repairs and maintenance (parts)	1,156	48,316	40,000	121%
Insurance* ¹	-	22,371	16,810	133%
Minor operating equipment	1,626	16,826	20,000	84%
Horticulture dumpster	4,950	78,300	40,000	196%
Miscellaneous equipment	-	320	-	N/A
Employee uniforms	2,030	24,736	34,000	73%
Chemicals	3,228	63,462	58,000	109%
Flower program* ²	-	116,611	130,000	90%
Mulch program* ²	-	32,915	83,000	40%
Plant replacement program* ²	-	29,679	40,000	74%
Other contractual - tree trimming* ¹	-	1,970	12,660	16%
Other contractual - horticulturalist	-	-	2,000	0%
Other contractual - training	-	952	1,500	63%
Maintenance tracking software	-	2,798	20,000	14%
Unbudgeted contractual services	-	81,215	82,000	99%
Fountain maintenance	429	19,618	10,000	196%
Office operations	1,591	26,336	23,000	115%
Monument maintenance	-	23,059	15,000	154%
Total landscaping services	<u>116,386</u>	<u>1,883,872</u>	<u>1,923,970</u>	98%
Roadway				
Personnel	462	6,159	8,546	72%
Repairs and maintenance - parts	-	5,974	6,330	94%
Insurance	-	2,453	1,899	129%
Total roadway services	<u>462</u>	<u>14,586</u>	<u>16,775</u>	87%

**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 SEPTEMBER 30, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Parks & recreation				
Utilities	770	10,716	10,500	102%
Operating supplies	51	1,846	1,000	185%
Total parks & recreation	<u>821</u>	<u>12,562</u>	<u>11,500</u>	109%
Other fees & charges				
Property appraiser	-	3,626	3,625	100%
Tax collector	1,064	7,847	5,358	146%
Total other fees & charges	<u>1,064</u>	<u>11,473</u>	<u>8,983</u>	128%
Total expenditures	<u>168,495</u>	<u>2,549,111</u>	<u>2,566,020</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	(165,237)	(37,142)	-	
Fund balances - beginning	1,161,085	1,032,990	1,168,661	
Fund balances - ending	<u>\$ 995,848</u>	<u>\$ 995,848</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
SEPTEMBER 30, 2024**

	Bayside Improvement Enterprise Fund 401	Bay Creek Enterprise Fund 451	Total Enterprise Funds 401 & 451
ASSETS			
Current assets:			
Cash			
Wells Fargo	\$ 106,800	\$ -	\$ 106,800
SunTrust	289,579	19,102	308,681
Bank United MM	80,000	2,000	82,000
Bank United ICS	812,881	8,301	821,182
Accounts receivable (customers)	20,820	13,847	34,667
Due from Bayside general fund 001	536	383	919
Due from Bay Creek general fund 101	4,095	-	4,095
Due from Bayside enterprise fund 401	-	48	48
Accounts receivable (clearing fund)	2,920	1,328	4,248
WC deposit	104	35	139
Total current assets	<u>1,317,735</u>	<u>45,044</u>	<u>1,362,779</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	(1,627,556)	(563,896)	(2,191,452)
Total capital assets, net of accumulated depreciation	<u>341,403</u>	<u>57,625</u>	<u>399,028</u>
Total noncurrent assets	<u>341,403</u>	<u>57,625</u>	<u>399,028</u>
Total assets	<u>1,659,138</u>	<u>102,669</u>	<u>1,761,807</u>
LIABILITIES			
Current liabilities:			
Customer deposits	48,000	12,189	60,189
Due to Bay Creek general fund 101	-	87,849	87,849
Due to Bay Creek enterprise fund 451	48	-	48
Total current liabilities	<u>48,048</u>	<u>100,038</u>	<u>148,086</u>
NET POSITION			
Net investment in capital assets	341,403	57,625	399,028
Unrestricted	1,269,687	(54,994)	1,214,693
Total net position	<u>\$ 1,611,090</u>	<u>\$ 2,631</u>	<u>\$ 1,613,721</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 SEPTEMBER 30, 2024**

	Current Month	Year to Date	Annual Budget	% of Budget
OPERATING REVENUES:				
Charges for services				
Assessment levy - net	\$ 4	\$ 326,230	\$ 325,545	100%
Irrigation	49,997	559,463	584,000	96%
Total operating revenues	<u>50,001</u>	<u>885,693</u>	<u>909,545</u>	97%
OPERATING EXPENSES:				
Administrative services				
Supervisor's fees	968	6,136	6,459	95%
Engineering fees	-	7,280	5,000	146%
Legal	352	4,616	6,000	77%
Audit	-	5,100	5,000	102%
Management	1,395	16,728	16,731	100%
Accounting & payroll	467	5,600	5,600	100%
Computer services	140	1,680	1,680	100%
Utility billing	-	45,367	33,500	135%
Telephone	25	311	311	100%
Postage & reproduction	103	789	450	175%
Printing and binding	136	1,639	1,639	100%
Legal notices and communications	-	988	375	263%
Office supplies	-	400	251	159%
Subscription and memberships	-	88	87	101%
ADA website compliance	-	52	147	35%
Insurance* ¹	-	6,408	6,340	101%
Miscellaneous	1,039	3,208	2,250	143%
Total administrative services	<u>4,625</u>	<u>106,390</u>	<u>91,820</u>	116%
Field management services				
Other contractual services	1,051	12,600	12,600	100%
Total field management services	<u>1,051</u>	<u>12,600</u>	<u>12,600</u>	100%
Water management services				
NPDES program	-	205	1,835	11%
Other contractual services: lakes	8,371	92,594	104,595	89%
Other contractual services: wetlands	-	23,405	22,020	106%
Other contractual services: culverts/drains	-	27,955	22,020	127%
Other contractual services: lake health	-	2,191	3,670	60%
Aquascaping* ¹	-	-	11,010	0%
Capital outlay	-	4,867	5,505	88%
Repairs and maintenance (aerators)*	115	1,221	5,505	22%
Total water management services	<u>8,486</u>	<u>152,438</u>	<u>176,160</u>	87%

**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 SEPTEMBER 30, 2024**

	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	141	1,863	4,955	38%
Repairs and maintenance - parts	-	3,464	3,671	94%
Insurance	20	2,016	2,999	67%
Total irrigation supply services	<u>161</u>	<u>7,343</u>	<u>11,625</u>	63%
Irrigation supply services				
Personnel	4,317	49,843	74,000	67%
Reclaimed water	16,901	109,731	75,646	145%
Repairs and maintenance - parts	7,451	47,097	25,000	188%
Insurance* ¹	-	16,083	12,500	129%
Minor operating equipment	-	-	75,945	0%
Meter costs	-	16,312	7,500	217%
Other contractual services	751	11,060	9,000	123%
Electricity	8,136	92,852	95,000	98%
Pumps & machinery	11,769	58,327	75,000	78%
Depreciation	4,876	58,512	60,000	98%
Total irrigation supply services	<u>54,201</u>	<u>459,817</u>	<u>509,591</u>	90%
Total operating expenses	<u>68,524</u>	<u>738,588</u>	<u>809,136</u>	91%
Operating income/(loss)	<u>(18,523)</u>	<u>147,105</u>	<u>100,409</u>	
Nonoperating revenues/(expenses):				
Interest income	3,084	30,294	500	6059%
Miscellaneous income	4,050	4,050	55,000	7%
Total nonoperating revenues	<u>7,134</u>	<u>34,344</u>	<u>55,500</u>	62%
Change in net position	(11,389)	181,449	155,909	
Total net position - beginning	1,625,110	1,432,272	1,407,673	
Total net position - ending	<u>\$ 1,613,721</u>	<u>\$ 1,613,721</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
SEPTEMBER 30, 2024**

	General Fund		Total Governmental Funds
	001	The Colony 002	
ASSETS			
Cash			
Truist	\$ 144,739	\$301,290	\$ 446,029
Truist - debit card	7,097	-	7,097
FineMark ICS	-	6	6
Bank United ICS	341,848	46,590	388,438
Bank United MM	100,000	5,000	105,000
Accounts receivable (clearing fund)	25,110	11,809	36,919
Due from other funds			
Bayside general fund 001	-	1,200	1,200
Due from other governments - Bay Creek			
Bay Creek - general fund 101	-	5,217	5,217
Prepaid expense	130	-	130
WC deposit	1,462	-	1,462
Deposits	125	555	680
Total assets	<u>\$ 620,511</u>	<u>\$ 371,667</u>	<u>\$ 992,178</u>
LIABILITIES & FUND BALANCES			
Liabilities			
Due to other funds			
Bayside general fund 002 - The Colony	1,200	-	1,200
Due to other governments (Bay Creek)			
Bay Creek - general fund 101	390	-	390
Bay Creek - enterprise fund 451	383	-	383
Due to Bayside - enterprise fund 401	536	-	536
Total liabilities	<u>2,509</u>	<u>-</u>	<u>2,509</u>
Fund balances			
Unassigned	618,002	371,667	989,669
Total fund balances	<u>618,002</u>	<u>371,667</u>	<u>989,669</u>
Total liabilities and fund balances	<u>\$ 620,511</u>	<u>\$ 371,667</u>	<u>\$ 992,178</u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 29	\$ 1,996,970	\$ 1,987,933	100%
Interest	1,912	18,402	70,000	26%
Street sweeping	-	-	10,494	0%
Miscellaneous	500	3,856	-	N/A
Total revenue	<u>2,441</u>	<u>2,019,228</u>	<u>2,068,427</u>	98%
EXPENDITURES				
Administration services				
Supervisors	1,453	9,204	9,689	95%
Engineering	-	17,720	12,171	146%
Legal	857	11,235	14,605	77%
Audit	-	7,650	7,500	102%
Management	2,840	34,079	34,079	100%
Accounting & payroll	1,136	13,631	13,631	100%
Computer services	341	4,089	4,089	100%
Assessment roll preparation* ¹	573	6,877	6,877	100%
Telephone	64	771	771	100%
Postage & reproduction	250	1,923	1,095	176%
Printing & binding	333	3,990	3,990	100%
Legal notices and communications	-	2,406	913	264%
Office supplies	-	972	609	160%
Subscriptions & memberships	-	213	213	100%
ADA website compliance	-	128	205	62%
Insurance* ¹	-	9,612	9,551	101%
Miscellaneous (bank fees)	2,227	5,459	5,477	100%
Total administration services	<u>10,074</u>	<u>129,959</u>	<u>125,465</u>	104%
Field management				
Other contractual services	2,556	30,670	30,670	100%
Total field management services	<u>2,556</u>	<u>30,670</u>	<u>30,670</u>	100%
Water management				
NPDES program	-	288	2,568	11%
Other contractual services: lakes	11,716	129,584	146,381	89%
Other contractual services: wetlands	-	32,756	30,817	106%
Other contractual service: culverts/drains	-	39,123	30,817	127%
Other contractual services: lake health	-	3,065	5,136	60%
Aquascaping* ¹	-	-	15,408	0%
Capital outlay	-	6,811	7,704	88%
Repairs and maintenance (aerators)	152	1,701	7,704	22%
Total water management services	<u>11,868</u>	<u>213,328</u>	<u>246,535</u>	87%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	12,798	66,229	-	N/A
Electricity	2,182	48,755	32,456	150%
Contractual services-lightpole	-	2,951	38,947	8%
Total street lighting services	<u>14,980</u>	<u>117,935</u>	<u>71,403</u>	165%
Landscaping				
Supervisor	5,196	60,351	90,065	67%
Personnel	72,086	906,631	892,540	102%
Capital outlay	-	44,888	48,684	92%
Fuel	4,964	38,240	20,285	189%
Repairs & maintenance (parts)	937	39,164	32,456	121%
Insurance* ¹	-	18,114	13,640	133%
Minor operating equipment	1,319	13,653	16,228	84%
Horticultural dumpster	4,016	63,533	32,456	196%
Miscellaneous equipment	-	260	-	N/A
Employee uniforms	1,647	20,071	27,588	73%
Chemicals	2,619	51,493	47,061	109%
Flower program* ²	-	94,618	105,482	90%
Mulch program* ²	-	20,575	67,346	31%
Plant replacement program* ²	-	24,082	32,456	74%
Other contractual - tree trimming* ¹	-	1,598	10,272	16%
Other contractual - horticulturalist	-	-	1,623	0%
Other contractual - training	-	772	1,217	63%
Maintenance tracking software	-	2,270	16,228	14%
Unbudgeted contractual services	-	65,898	66,535	99%
Fountain maintenance	348	15,918	8,114	196%
Office operations	1,291	21,369	18,662	115%
Monument maintenance	-	18,710	12,171	154%
Total landscaping services	<u>94,423</u>	<u>1,522,208</u>	<u>1,561,109</u>	98%
Roadway services				
Personnel	375	4,998	6,934	72%
Repairs & maintenance - parts	-	4,847	5,136	94%
Insurance	-	1,986	1,541	129%
Total roadway services	<u>375</u>	<u>11,831</u>	<u>13,611</u>	87%
Parks & recreation				
Utilities	739	10,287	10,080	102%
Operating supplies	49	1,772	960	185%
Total parks & recreation	<u>788</u>	<u>12,059</u>	<u>11,040</u>	109%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Annual Budget	% of Budget
Other fees & charges				
Property appraiser	-	3,481	3,480	100%
Tax collector	1,023	6,359	5,144	124%
Total other fees & charges	<u>1,023</u>	<u>9,840</u>	<u>8,624</u>	114%
Total expenditures	<u>136,087</u>	<u>2,047,830</u>	<u>2,068,457</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	(133,646)	(28,602)	(30)	
Fund balances - beginning	751,648	646,604	727,687	
Fund balances - ending	<u>\$ 618,002</u>	<u>\$ 618,002</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 SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 11	\$ 772,822	\$ 771,352	100%
Interest & miscellaneous	177	3,922	15,000	26%
Total revenues	<u>188</u>	<u>776,744</u>	<u>786,352</u>	99%
EXPENDITURES				
Administrative services				
Accounting & payroll	782	9,380	9,380	100%
Computer services	284	3,411	3,411	100%
Assessment roll preparation* ¹	96	1,150	1,150	100%
Field management	1,184	14,211	14,211	100%
Other current charges	71	782	-	N/A
Total administrative services	<u>2,417</u>	<u>28,934</u>	<u>28,152</u>	103%
Street lighting services				
Contractual services - light poles* ¹	-	7,318	5,000	146%
Total street lighting services	<u>-</u>	<u>7,318</u>	<u>5,000</u>	146%
Landscaping maintenance services				
Personnel services	29,691	349,116	350,000	100%
Other contractual - horticulturalists	-	-	1,500	0%
Other contractual - training	-	44	1,500	3%
Other contractual - turf & shrub	7,365	88,365	100,000	88%
Rentals & leases	-	-	20,000	0%
Fuel	-	17	7,500	0%
Repairs & maintenance (parts)	480	13,921	12,000	116%
Insurance* ¹	-	3,648	3,000	122%
Minor operating equipment	-	12,855	-	N/A
Horticulture dumpster	2,700	13,050	16,000	82%
Miscellaneous equipment	-	-	2,500	0%
Chemicals	161	2,664	2,500	107%
Flower program* ²	-	55,039	70,000	79%
Mulch program* ²	-	15,654	40,000	39%
Plant replacement program* ²	11,940	16,680	40,000	42%
Other contractual - tree trimming* ²	-	5,150	12,000	43%
Monument maintenance	-	510	3,000	17%
Total landscaping maintenance services	<u>52,337</u>	<u>576,713</u>	<u>681,500</u>	85%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 002 - THE COLONY
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Fountain services				
Operating supplies	3,060	179,399	140,000	128%
Total fountain services	<u>3,060</u>	<u>179,399</u>	<u>140,000</u>	128%
Total expenditures	<u>57,825</u>	<u>792,375</u>	<u>854,652</u>	93%
Net increase/(decrease) of fund balance	(57,637)	(15,631)	(68,300)	
Fund balance - beginning	429,304	387,298	404,960	
Fund balance - ending	<u><u>\$ 371,667</u></u>	<u><u>\$ 371,667</u></u>	<u><u>\$ 336,660</u></u>	

*1 Typically an annual expense.

*2 Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 401
SEPTEMBER 30, 2024**

	<u>Bayside Improvement Enterprise Fund 401</u>
ASSETS	
Current assets:	
Cash	
Wells Fargo	\$ 106,800
Truist	289,579
Bank United ICS	812,881
Bank United MM	80,000
Accounts receivable (customers)	20,820
Due from Bayside general fund 001	536
Due from Bay Creek general fund 101	4,095
Accounts receivable (clearing fund)	2,920
WC deposit	104
Total current assets	<u>1,317,735</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	1,968,959
Less accumulated depreciation	<u>(1,627,556)</u>
Total capital assets, net of accumulated depreciation	<u>341,403</u>
Total noncurrent assets	<u>341,403</u>
Total assets	<u>1,659,138</u>
LIABILITIES	
Current liabilities:	
Customer deposits	48,000
Due to Bay Creek enterprise fund 451	<u>48</u>
Total current liabilities	<u>48,048</u>
NET POSITION	
Net investment in capital assets	341,403
Unrestricted	<u>1,269,687</u>
Total net position	<u>\$ 1,611,090</u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
Operating revenues				
Charges for services:				
Assessment levy - net	\$ 4	\$ 244,628	\$ 244,159	100%
Irrigation	32,455	385,058	325,000	118%
Total operating revenues	<u>32,459</u>	<u>629,686</u>	<u>569,159</u>	111%
Operating expenses				
Administrative services				
Supervisors	484	3,068	3,230	95%
Engineering	-	5,460	3,750	146%
Legal	264	3,462	4,500	77%
Audit	-	2,550	2,500	102%
Management	1,046	12,546	12,549	100%
Accounting & payroll	350	4,200	4,200	100%
Computer services	105	1,260	1,260	100%
Utility billing	-	34,025	25,125	135%
Telephone	19	233	233	100%
Postage & reproduction	77	592	338	175%
Printing and binding	102	1,229	1,229	100%
Legal notices and communications	-	741	281	264%
Office supplies	-	300	188	160%
Subscription and memberships	-	66	65	102%
ADA website compliance	-	39	110	35%
Insurance* ¹	-	3,204	3,170	101%
Miscellaneous	823	2,677	1,688	159%
Total administrative services	<u>3,270</u>	<u>75,652</u>	<u>64,416</u>	117%
Field management services				
Other contractual services	788	9,450	9,450	100%
Total field management services	<u>788</u>	<u>9,450</u>	<u>9,450</u>	100%
Water management services				
NPDES program	-	154	1,376	11%
Other contractual services: lakes	6,278	69,445	78,446	89%
Other contractual services: wetlands	-	17,554	16,515	106%
Other contractual services: culverts/drains	-	20,966	16,515	127%
Other contractual services: lake health	-	1,643	2,753	60%
Aquascaping* ¹	-	-	8,258	0%
Capital outlay	-	3,650	4,129	88%
Repairs and maintenance (aerators)*	88	917	4,129	22%
Total water management services	<u>6,366</u>	<u>114,329</u>	<u>132,121</u>	87%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	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	106	1,396	3,716	38%
Repairs and maintenance - parts	-	2,598	2,753	94%
Insurance	15	1,512	2,250	67%
Total irrigation supply services	121	5,506	8,719	63%
Irrigation supply services				
Personnel	3,238	37,382	55,500	67%
Repairs and maintenance - parts	5,588	35,326	18,750	188%
Insurance* ¹	-	12,062	9,375	129%
Surplus RCS Water-Bayside	-	-	75,945	0%
Meter costs	-	12,234	5,625	217%
Other contractual services	563	8,295	6,750	123%
Electricity	6,102	69,639	71,250	98%
Pumps & machinery	8,827	43,745	56,250	78%
Depreciation	3,626	43,512	45,000	97%
Total irrigation supply services	27,944	262,195	344,445	76%
Total operating expenses	38,489	467,132	564,656	83%
Operating income/(loss)	(6,030)	162,554	4,503	
Nonoperating revenues/(expenses)				
Interest income	3,053	29,987	375	7997%
Miscellaneous income	4,050	4,050	45,000	9%
Total nonoperating revenues	7,103	34,037	45,375	75%
Change in net position	1,073	196,591	49,878	
Total net position - beginning	1,610,017	1,414,499	1,394,140	
Total net position - ending	<u>\$ 1,611,090</u>	<u>\$ 1,611,090</u>	<u>\$ 1,444,018</u>	

*¹ Typically an annual expense.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	<u>General Fund</u>	Total
	101	Governmental Funds
	<u>101</u>	<u>Funds</u>
ASSETS		
Cash		
Truist	\$ 46,536	\$ 46,536
FineMark MM	2	2
Bank United ICS	217,659	217,659
Bank United MM	25,000	25,000
Accounts receivable (clearing fund)	9,378	9,378
Due from Bay Creek - enterprise fund 451	87,849	87,849
Due from other governments - Bayside Improvement		
Bayside general fund 001	390	390
WC deposit	344	344
Total assets	<u>\$ 387,158</u>	<u>\$ 387,158</u>
LIABILITIES & FUND BALANCES		
Liabilities		
Due to other governments - Bayside Improvement		
Bayside general fund 002 - The Colony	5,217	5,217
Bayside - enterprise fund 401	4,095	4,095
Total liabilities	<u>9,312</u>	<u>9,312</u>
Fund balances		
Unassigned	<u>377,846</u>	<u>377,846</u>
Total fund balances	<u>377,846</u>	<u>377,846</u>
Total liabilities and fund balances	<u>\$ 387,158</u>	<u>\$ 387,158</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ -	\$ 482,599	\$ 480,060	101%
Interest	817	10,142	15,000	68%
Street sweeping	-	-	2,506	0%
Total revenues	<u>817</u>	<u>492,741</u>	<u>497,566</u>	99%
EXPENDITURES				
Administration services				
Supervisors	1,453	9,204	9,689	95%
Engineering	-	4,119	2,829	146%
Legal	199	2,612	3,395	77%
Audit	-	7,650	7,500	102%
Management	660	7,921	7,921	100%
Accounting & payroll	264	3,168	3,168	100%
Computer services	79	951	951	100%
Assessment roll preparation* ¹	133	1,599	1,599	100%
Telephone	15	179	179	100%
Postage & reproduction	58	447	255	175%
Printing & binding	77	928	928	100%
Legal notices and communications	-	559	212	264%
Office supplies	-	226	141	160%
Subscriptions & memberships	-	50	50	100%
ADA website compliance	-	30	48	63%
Insurance* ¹	-	9,612	9,551	101%
Miscellaneous (bank fees)	512	1,343	1,273	105%
Total administration services	<u>3,450</u>	<u>50,598</u>	<u>49,689</u>	102%
Field management fees				
Other contractual	594	7,129	7,129	100%
Total field management	<u>594</u>	<u>7,129</u>	<u>7,129</u>	100%
Water management				
NPDES program	-	67	597	11%
Other contractual services: lakes	2,723	30,121	34,024	89%
Other contractual services: wetlands	-	7,614	7,163	106%
Other contractual service: culverts/drains	-	9,094	7,163	127%
Other contractual services: lake health	-	712	1,194	60%
Aquascaping* ¹	-	-	3,582	0%
Capital outlay	-	1,583	1,791	88%
Repairs and maintenance (aerators)	35	396	1,791	22%
Total water management	<u>2,758</u>	<u>49,587</u>	<u>57,305</u>	87%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Personnel services	2,975	15,394	-	N/A
Electricity	507	11,332	9,053	125%
Contractual services-lightpole	-	686	7,544	9%
Total street lighting	<u>3,482</u>	<u>27,412</u>	<u>16,597</u>	165%
Landscape services				
Supervisor	1,246	14,074	20,935	67%
Personnel services	16,730	210,882	207,460	102%
Capital outlay	-	10,434	11,316	92%
Fuel	1,154	8,888	4,715	189%
Repairs and maintenance (parts)	219	9,152	7,544	121%
Insurance* ¹	-	4,257	3,170	134%
Minor operating equipment	307	3,173	3,772	84%
Horticulture dumpster	934	14,767	7,544	196%
Miscellaneous equipment	-	60	-	N/A
Employee uniforms	383	4,665	6,412	73%
Chemicals	609	11,969	10,939	109%
Flower program* ²	-	21,993	24,518	90%
Mulch program* ²	-	12,340	15,654	79%
Plant replacement program* ²	-	5,597	7,544	74%
Other contractual - tree trimming* ¹	-	372	2,388	16%
Other contractual - horticulturalist	-	-	377	0%
Other contractual - training	-	180	283	64%
Maintenance tracking software	-	528	3,772	14%
Unbudgeted contractual services	-	15,317	15,465	99%
Fountain maintenance	81	3,700	1,886	196%
Office operations	300	4,967	4,338	114%
Monument maintenance	-	4,349	2,829	154%
Total landscape services	<u>21,963</u>	<u>361,664</u>	<u>362,861</u>	100%
Roadway services				
Personnel	87	1,161	1,612	72%
Repairs and maintenance - parts	-	1,127	1,194	94%
Insurance	-	467	358	130%
Total roadway services	<u>87</u>	<u>2,755</u>	<u>3,164</u>	87%
Parks & recreation				
Utilities	31	429	420	102%
Operating supplies	2	74	40	185%
Total parks and recreation	<u>33</u>	<u>503</u>	<u>460</u>	109%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Other fees & charges				
Property appraiser	-	145	145	100%
Tax collector	41	1,488	214	695%
Total other fees & charges	<u>41</u>	<u>1,633</u>	<u>359</u>	455%
Total expenditures	<u>32,408</u>	<u>501,281</u>	<u>497,564</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	(31,591)	(8,540)	2	
Fund balances - beginning	409,437	386,386	440,974	
Fund balances - ending	<u>\$ 377,846</u>	<u>\$ 377,846</u>	<u>\$ 440,976</u>	

*1 Typically an annual expense.

*2 Typically a seasonal expense.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 451
SEPTEMBER 30, 2024**

	Bay Creek Enterprise Fund 451
ASSETS	
Current assets:	
Cash	
Truist	\$ 19,102
Bank United ICS	8,301
Bank United MM	2,000
Accounts receivable (customers)	13,847
Due from Bayside general fund 001	383
Due from Bayside enterprise fund 401	48
Accounts receivable (clearing fund)	1,328
WC deposit	35
Total current assets	45,044
Noncurrent assets:	
Capital assets	
Property, plant and equipment	24,570
Irrigation system	596,951
Less accumulated depreciation	(563,896)
Total capital assets, net of accumulated depreciation	57,625
Total noncurrent assets	57,625
Total assets	102,669
LIABILITIES	
Current Liabilities:	
Customer deposits	12,189
Due to Bay Creek general fund 101	87,849
Total current liabilities	100,038
NET POSITION	
Net investment in capital assets	57,625
Unrestricted	(54,994)
Total net position	\$ 2,631

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Operating revenues				
Charges for services:				
Assessment levy - net	\$ -	\$ 81,602	\$ 81,386	100%
Irrigation	17,542	174,405	259,000	67%
Total operating revenues	<u>17,542</u>	<u>256,007</u>	<u>340,386</u>	75%
Operating expenses				
Administrative services				
Supervisors	484	3,068	3,230	95%
Engineering	-	1,820	1,250	146%
Legal	88	1,154	1,500	77%
Audit	-	2,550	2,500	102%
Management	349	4,182	4,183	100%
Accounting & payroll	117	1,400	1,400	100%
Computer services	35	420	420	100%
Utility billing	-	11,342	8,375	135%
Telephone	6	78	78	100%
Postage & reproduction	26	197	113	174%
Printing and binding	34	410	410	100%
Legal notices and communications	-	247	94	263%
Office supplies	-	100	63	159%
Subscription and memberships	-	22	22	100%
ADA website compliance	-	13	37	35%
Insurance* ¹	-	3,204	3,170	101%
Miscellaneous	216	531	563	94%
Total administrative services	<u>1,355</u>	<u>30,738</u>	<u>27,408</u>	112%
Field management services				
Other contractual services	263	3,150	3,150	100%
Total field management services	<u>263</u>	<u>3,150</u>	<u>3,150</u>	100%
Water management services				
NPDES program	-	51	459	11%
Other contractual services: lakes	2,093	23,149	26,149	89%
Other contractual services: wetlands	-	5,851	5,505	106%
Other contractual services: culverts/drains	-	6,989	5,505	127%
Other contractual services: lake health	-	548	918	60%
Aquascaping* ¹	-	-	2,753	0%
Capital outlay	-	1,217	1,376	88%
Repairs and maintenance (aerators)*	27	304	1,376	22%
Total water management services	<u>2,120</u>	<u>38,109</u>	<u>44,041</u>	87%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	<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>	<u>0%</u>
Roadway services				
Personnel	35	467	1,239	38%
Repairs and maintenance - parts	-	866	918	94%
Insurance	5	504	750	67%
Total irrigation supply services	<u>40</u>	<u>1,837</u>	<u>2,907</u>	<u>63%</u>
Irrigation supply services				
Personnel	1,079	12,461	18,500	67%
Reclaimed water	16,901	109,731	75,646	145%
Repairs and maintenance - parts	1,863	11,771	6,250	188%
Insurance* ¹	-	4,021	3,125	129%
Meter costs	-	4,078	1,875	217%
Other contractual services	188	2,765	2,250	123%
Electricity	2,034	23,213	23,750	98%
Pumps & machinery	2,942	14,582	18,750	78%
Depreciation	1,250	15,000	15,000	100%
Total irrigation supply services	<u>26,257</u>	<u>197,622</u>	<u>165,146</u>	<u>120%</u>
Total operating expenses	<u>30,035</u>	<u>271,456</u>	<u>244,487</u>	<u>111%</u>
Operating income/(loss)	(12,493)	(15,449)	95,899	
Nonoperating revenues/(expenses)				
Interest income	31	307	125	246%
Miscellaneous income	-	-	10,000	0%
Total nonoperating revenues	<u>31</u>	<u>307</u>	<u>10,125</u>	<u>3%</u>
Change in net position	(12,462)	(15,142)	106,024	
Total net position - beginning	15,093	17,773	13,533	
Total net position - ending	<u>\$ 2,631</u>	<u>\$ 2,631</u>	<u>\$ 119,557</u>	

*¹ Typically an annual expense.

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

MINUTES

40 **FIRST ORDER OF BUSINESS** **Call to Order/Phone Silent Mode/Pledge of**
41 **Allegiance**

42
43 Mr. McCarthy called the meeting to order at 2:00 p.m.

44 All present recited the Pledge of Allegiance.

45

46 **SECOND ORDER OF BUSINESS** **Roll Call**

47

48 For Bay Creek CDD, all Supervisors were present.

49 For Bayside Improvement CDD, Supervisors Cramer, Gravenhorst, Montgomery and
50 McCarthy were present. Supervisor Nicholson was not present.

51 Mr. McCarthy stated that he would like to clarify a point of order discussed at the last
52 meeting. He stated that the CDDs do not follow Robert’s Rules of Order; CDDs are governed by
53 their own Rules of Procedure and any Board Member may make a challenge at any time with the
54 consent of the Board and/or Boards.

55

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

57

58 No members of the public spoke.

59

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

62

63 Mr. Savage stated that work on the draft National Pollutant Discharge Elimination System
64 (NPDES) Annual Report is underway.

65 The Report will be included in the next meeting agenda.

66

67 **FIFTH ORDER OF BUSINESS** **Treatment Report: August 2024 - Superior**
68 **Waterway Services, Inc. (Andy Nott)**

69

70 The monthly Treatment Report was included for informational purposes.

71 Mr. Nott stated that all lakes are being treated for algae and Chara, as necessary, with an
72 extra five-man crew performing walking treatment applications to littorals to minimize collateral

73 damage. Water testing was performed last month; the nutrient test results for phosphorus and
74 nitrogen were just received and will be presented at the next meeting.

75 Mr. Nott reviewed the handout documenting the results of E. coli water testing and
76 discussed the finding that four lakes have a higher E. coli concentration than they should, which
77 can occur naturally; the lakes are in proximity to a preserve and the aviary is suspected. The lakes
78 are not used for swimming and are not typically crystal clear, as they are generally high in organic
79 material. Treatments are expensive and problems recur. The lake is scheduled to be retested at
80 the beginning of the rainy season. Every lake with a high reading is tied to a preserve.

81 Mr. McCarthy noted that the lakes discharge and asked for additional testing. Mr. Nott
82 estimated that the cost is \$235 per test.

83 The Board and Staff discussed the locations, drainage path, outflow for the lakes, testing
84 and self-reporting of results. Mr. Nott stated that he requested information regarding treatment
85 options and a response is pending. It was noted that, when received, the results will be sent to
86 the appropriate agencies to notify them of the situation.

87

88 **On MOTION for Bayside by Ms. Montgomery and seconded by Mr. Cramer, with
89 all in favor, authorizing Superior Waterway Services, Inc., to test Lake A-8 and
90 Lake A-16 to determine the possible source of the E. coli contamination, in a not-
91 to-exceed amount of \$500, was approved.**

92

93 **On MOTION for Bay Creek by Mr. Travers and seconded by Mr. Durney, with all
94 in favor, authorizing Superior Waterway Services, Inc., to test Lake A-8 and Lake
95 A-16 to determine the possible source of the E. coli contamination, in a not-
96 to-exceed amount of \$500, was approved.**

97

98

99 Mr. McCarthy noted that treatment dates in the Report go back to August 1, 2024 and
100 treatments were being applied last week. Mr. Nott stated that, due to the time needed to collect
101 data and prepare reports, the data in the report is typically one month behind.

102 Mr. McCarthy stated that Alligator weed is still prevalent in A-2. Mr. Nott stated that the
103 Alligator weed is the worst it has been in a long time; he will make sure that it is addressed.

104 Mr. Durney voiced his opinion that Lakes D-8 and D-9 are the largest aviary areas and
105 expressed surprise that those areas do not have an issue given the number of birds. Mr. Adams

106 stated that there is a large shelf in the area. Mr. Nott and Mrs. Adams stated that, while the issue
107 has occurred at Lake A-16 before, there have been no issues at Lakes D-8 and D-9.

108

109 **SIXTH ORDER OF BUSINESS**

Committee Reports

110

111 **A. PLCA Landscape Committee**

112 Mr. Hoppensteadt stated the Landscape Committee met and the general feeling is that
113 O'Donnell Landscaping's work by the entry monuments has met expectations. They are waiting
114 for the October plantings by the CDDs but the beds meet expectations and comments have been
115 positive. Regarding the budget constraints, other areas requested PLCA money for landscaping;
116 it has been a difficult year for numerous reasons and further expenditures are on hold until Fiscal
117 Year 2025.

118 Mr. Cramer voiced his opinion that the Landscape Committee was created to report to
119 the CDDs and the PLCA but he does not think that happens. In watching meetings, he feels that
120 there is a lot of discussion but virtually no real direction is given. He expressed concern because
121 the CDDs do not get involved; while a Board Member attends PLCA meetings, no information is
122 brought back to the Boards. He noted that there is no money in the budget, stated he is not
123 happy with the way the Landscape Committee operates and asked for a report to be provided.
124 He noted that Mr. Kemp once spent three hours at a meeting, which he feels is a poor use of Mr.
125 Kemp's time; he expressed support for better communications and decision making.

126 Mr. Hoppensteadt recalled that, several months ago, he agreed to deliver PLCA Landscape
127 reports to the CDDs. He apologized for not being able to stay through the end of the last meeting,
128 as it ran longer. He thinks that the collaboration and cooperation between himself and CDD Staff
129 has been exemplary and stated that Mr. Adams, Mrs. Adams and Mr. Kemp have been very
130 responsive. He thinks it would be a misrepresentation to say the PLCA and the CDDs are not
131 working together. If there is a desire for further Board interaction that would be one thing but
132 he thinks that assembling the two Boards would be difficult. He is happy to do more reporting if
133 desired. He stated the community has benefited from rain and voiced his opinion that, in the six
134 months he has been here, the appearance of the community has improved dramatically and he
135 credits Mr. Kemp of the CDDs with the majority in the improvement.

136 Mr. Cramer voiced his observations about PLCA meetings and took issue with an instance
137 in which he observed a contractor giving direction to the PLCA Landscape Committee. He referred
138 to a 2016 report and noted that reports are no longer received.

139 Mr. McCarthy asked if the PLCA Landscape Committee is required to keep meeting
140 minutes. Mr. Hoppensteadt replied affirmatively; he stated that he has not missed a meeting,
141 and all meetings are recorded and online.

142 Ms. McVay voiced her concern that crotons are proposed on Pennyroyal, given that the
143 CDDs do not have any crotons; in her opinion, it is more important for the community to have a
144 uniform look. She stated the existing plants have lived for 30 years whereas crotons are fragile
145 and susceptible to whitefly.

146 Ms. Gravenhorst voiced her belief that crotons were proposed in response to resident
147 requests for more color. She discussed the plantings proposed, removed and replaced and noted
148 that Mr. Kemp was asked to attend PLCA Landscape Committee meetings to comment on viability
149 of proposals due to the cost of maintenance and because the Landscape Committee Members
150 are volunteers. She stated that the Landscape Committee Members accept Mr. Kemp’s input and
151 advisement that the CDDs will be able to maintain selected plantings affordably.

152 Ms. McVay recalled that, when she served on the Design Review Committee (DRC) for her
153 community, Mexican Petunias were not allowed. Mr. Adams stated that there was some
154 discussion regarding the variety of Mexican Petunias and Staff was assured that this particular
155 variety is not the invasive type. Ms. McVay voiced her opinion that it is important to communicate
156 that information.

157 Ms. Montgomery stated her feeling that it is incumbent on the Board Members to keep
158 assessments low; she noted rising labor costs and thinks that costs should be cut where they can,
159 given that the potential addition of Renaissance property could have a dramatic impact on the
160 budget. Mr. Cramer expressed his opinion that overall responsibility for the property could fall
161 to individuals rather than the Boards. Ms. Montgomery stated she appreciates Mr.
162 Hoppensteadt’s presence and voiced her opinion that the CDDs cannot control the dynamics
163 within the Landscaping Committee except to speak when it is not serving the CDDs’ purpose to
164 do a good job on behalf of the community.

165 **B. Colony Landscape Committee**

166 The Report was included for informational purposes.

167

168 **SEVENTH ORDER OF BUSINESS**

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

169

170

171 Mr. Adams presented the Maintenance Site Deferred Maintenance Summary of Costs and
172 proposals, which range from \$112,670 to a maximum of \$128,343.

173 Mr. McCarthy discussed the need to further define the scope of work and suggested
174 asking Johnson Engineering to develop the plan for the Zoning Amendment, given that they
175 developed the original plans.

176 Discussion ensued regarding budgeting and a two-thirds, one-third cost share on split
177 costs, use of Unassigned Funds and deferred maintenance items.

178 Mr. Adams estimated that Bay Creek CDD might incorporate a short-term note of
179 approximately \$100,000 into the budget.

180 Mr. Cramer appreciated Mr. Adams noted that permitting in unincorporated Lee County
181 is a challenge. Mr. Adams stated that it is time-consuming, as there is still a backlog at the
182 permitting level.

183 Mr. Adams will schedule a call with Mr. McCarthy and Johnson Engineering.

184 Mr. Kemp and Mr. Willis will serve as points of contact for contractors.

185

186 **EIGHTH ORDER OF BUSINESS**

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

187

188

189 The Monthly Year-End Financial Forecast was emailed to the Boards.

190 Mr. Adams discussed an adjustment to account for the August expenditures, as the
191 financials were impacted because three pay periods occurred in August.

192

193 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of August 31, 2024**

194

195

196 A Board Member asked Mr. Adams if the revenue projections were adjusted to reflect
197 actuals for the current year. Mr. Adams replied affirmatively; typically, the budget posted on the
198 CDD websites reflects actuals through March 31, however, the Fiscal Year 2025 budget reflects
199 the actuals through June 30, 2025.

200 The financials were accepted.

201

202 **TENTH ORDER OF BUSINESS**

**Approval of August 26, 2024 Joint Public
Hearings and Joint Regular Meeting
Minutes**

203

204

205

206 The following change was reflected in the meeting notes:

207 Line 133: Change "2023/2024" to "2024/2025"

208

209 **On MOTION for Bay Creek by Mr. Janek and seconded by Mr. Addison, with all**
210 **in favor, the August 26, 2024 Joint Public Hearings and Joint Regular Meeting**
211 **Minutes, as amended and to include any changes submitted to Management,**
212 **were approved.**

213

214 **On MOTION for Bayside by Ms. Montgomery and seconded by Mr. Cramer, with**
215 **all in favor, the August 26, 2024 Joint Public Hearings and Joint Regular Meeting**
216 **Minutes, as amended and to include any changes submitted to Management,**
217 **were approved.**

218

219

220 **ELEVENTH ORDER OF BUSINESS**

Action/Agenda Items

221

222 It was noted that the Action Items list will be updated following the meeting.

223

224 **TWELFTH ORDER OF BUSINESS**

Old Business

225

226 There was no old business.

227

228 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

229

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

231 There was no report.

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

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

234 The Monthly Report was included for informational purposes.

235 **II. NEXT MEETING DATE: October 28, 2024 at 2:00 PM**

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

237 ○ **QUORUM CHECK: BAY CREEK CDD**

238 All Bayside Supervisors confirmed their attendance at the October 28, 2024 meeting.

239 Bay Creek Supervisors Addison, Travers, Janek and McVay confirmed their attendance at
240 the October 28, 2024 meeting. Supervisor Durney will not be present.

241

242 **FOURTEENTH ORDER OF BUSINESS**

Supervisors' Requests

243

244 Ms. McVay asked if the bushes that were killed were replaced. Mr. Adams stated that
245 they were on order and they should have been installed by now.

246 Discussion ensued regarding impending Hurricane Helene, as follows:

247 ➤ A communication was sent to homeowners.

248 ➤ PLCA contractors performing road cleanup will have priority.

249 ➤ Outside contractors cannot access the community until the roadways are cleaned up.

250 ➤ Contracts were executed with Expert for roadway cleanup outside The Colony and with
251 Johnson for roadway cleanup inside The Colony.

252

253 **FIFTEENTH ORDER OF BUSINESS**

Public Comments: Non-Agenda Items

254

255 No members of the public spoke.

256

257 **SIXTEENTH ORDER OF BUSINESS**

Adjournment: [Bayside Improvement CDD]

258

259 **On MOTION for Bayside by Ms. Montgomery and seconded by Ms. Gravenhorst,**
260 **with all in favor, the Bayside Improvement CDD meeting adjourned at 2:57 p.m.**

261

262

263 **BAY CREEK BUSINESS ITEMS**

264 SEVENTEENTH ORDER OF BUSINESS Discussion/ Consideration: Proposed
265 Amendments to Irrigation Rates
266

267 Mr. Adams recalled that a 21% increase to the base rate was approved last year. He
268 presented the "Irrigation Revenue Three Year Trend" and the "Irrigation Monthly Base Charge
269 Analysis" and noted that the City of Bonita Springs Utilities base charge, as of June 1, 2023, was
270 \$8.68 per month, per unit, which does not include any water usage.

271 The Board and Staff discussed monthly billing, which will include the monthly base charge
272 plus consumption-based usage charges.

273 It was noted that the monthly base charge is intended to stabilize revenue and, although
274 the base rates increased 21% last year, no additional revenue was earned due to efficient
275 irrigation usage.

276 Discussion ensued regarding uses of extra operating income, the need to increase fund
277 balance, water usage and public hearing processes.

278 Mr. Adams stated most of the irrigation water supply is effluent. He recommended
279 seeking a waiver to allow for watering during blackout dates.

280 • **Authorization to Schedule Public Hearing: October 28, 2024 at 2:00 PM**

281 The consensus was to advertise the Public Hearing with a proposed base change of \$7.00.
282 The Public Hearing will be scheduled for the October meeting or for the December meeting, if
283 time does not allow for two advertisements in advance of the October meeting.
284

285 EIGHTEENTH ORDER OF BUSINESS Adjournment: [Bay Creek CDD]
286

287 **On MOTION for Bay Creek by Mr. Travers and seconded by Mr. Durney, with all**
288 **in favor, the Bay Creek CDD meeting adjourned at 3:22 p.m.**

289
290
291
292
293
294
295

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

296 **FOR BAYSIDE IMPROVEMENT:**

297

298

299

300

301 _____

302 Secretary/Assistant Secretary

Chair/Vice Chair

303

304 **FOR BAY CREEK:**

305

306

307

308 _____

309 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 09.23.24 MEETING

- 1.** Mr. Savage: Include National Pollutant Discharge Elimination System (NPDES) Annual Report in the next meeting agenda. **ONGOING**
- 2.** Mr. Nott: Present nutrient test results for phosphorus & nitrogen at next meeting. **ONGOING**
- 3.** Mr. Nott: Superior Waterway Services, Inc., to test Lakes A-8 & A-16 for the possible source of E. coli contamination. **ONGOING**
- 4.** Mrs. Adams: When E. coli results are received, the results will be sent to appropriate agencies to notify them of the situation. **ONGOING**
- 5.** Mr. Adams: Schedule call with Mr. McCarthy and Johnson Engineering. **ONGOING**

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

ACTIVE / ONGOING – CARRY OVER FROM 08.26.24 MEETING

- 1.** Mr. Savage: Verify contract addressed all remediation pertaining to the Infinity Project and that NDPEs preventions in place. **ONGOING**
- 2.** Mr. Adams/Mrs. Adams: Contact Lee County regarding Maintenance and Admin Facility building. **ONGOING**
- 3.** Mr. Adams: Send agenda Item 11 materials to Mr. Hoppensteadt with suggestion to re-evaluate Pennyroyal berm. **ONGOING**
- 4.** Paul Kemp: Send fire bush treatment schedule to Ms. McVay. **ONGOING**
- 5.** Chuck Adams: Prep & send memo of historical intent between Bay Creek HOA and the CDD. **ONGOING**
- 6.** Mr. Kemp: Send contractor's schedule to connect the bypass to Mr. Francis upon receipt. **ONGOING**

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

ACTIVE /ONGOING – CARRIED OVER OLDER THAN 07.19.24

- 1.** Mr. Savage: Present draft National Pollutant Discharge Elimination System (NPDES) Annual Report to the Boards at the next or following meeting. **ONGOING**
- 2.** Mr. Savage: Schedule onsite meeting with Mr. Cramer at Lake A-23 to address questions about the soil samples and drainage issues. **ONGOING**
- 3.** Mr. Nott: Reevaluate treatment of Lake A-16 during dry season. **ONGOING**
- 4.** Ms. Hughes: Provide Mr. Kemp life span of PLCA's various plants. **ONGOING**
- 5.** Staff: Revise Interlocal Agmt w/ Village of Estero & negotiate accepting maintenance of section of CDD-owned road outside gate. **ONGOING**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

1. Mr. Nott/Mrs. Adams: Send Superior Work Authorization to test CDD lakes to Mrs. Adams to distribute to Boards. **COMPLETED 09.23.24**
2. Present proposed Engineer Contract at next meeting. **COMPLETED 09.23.24**
3. Mr. Adams: Bay Creek Enterprise Fund/451: Revisit irrigation user fees & charges. Work on spreadsheet to introduce base monthly fee & irrigation user fees, using same methodology adopted 30 years ago; look into applying base rate to golf course. Review density of each neighborhood & review original Methodology Report. Prep spreadsheet showing homeowner revenues vs golf course revenues and ask Anne for the golf course revenue spreadsheets spanning several years. **COMPLETED 09.23.24**
4. Mr. Adams: Proceed with Lake Mont Village irrigation project upon receipt of Lake Mont Village 50% cost share payment. **COMPLETED 09.23.24**
5. Mr. Adams: Prep MOU-residents maintaining behind McPhail & 2 other homes. **COMPLETED 09.23.24**
6. CDD Administrators: Create plan of how they would build the facility, to compare it against the W. J. Johnson Engineering proposal. **DELETED 09.23.24**
7. Mr. Adams: Make additional budget adjustments to the Proposed Fiscal Year 2025 budget, as discussed and correct the Assessment Summary Table formatting issues throughout the document. **COMPLETED after 08.26.24 meeting**
8. Mr. Kemp: Follow up on clogged drainage culvert, why Colony Foundation had Village of Estero on site & email site location to Mrs. Adams. **COMPLETED after 08.26.24 meeting**
9. Mr. Adams: Provide cash flow information on how he arrived at the “Revenues-Interest” amount for the Fiscal Year 2025 budget, for the next meeting. **COMPLETED 08.26.24**
10. Mr. Adams: Re: lake health, include “Discussion on whether to switch testing areas” as an agenda item just before the contract is about to expire. **COMPLETED 08.26.24**
11. Mr. Adams: Correct title of Roster depicting merit increases and update highlighted areas before finalizing and sending to the Boards. **COMPLETED 08.26.24**
12. Mr. Adams: Confirm the \$492 assigned to the “Professional Fees-Other current charges” budget line item are the BankUnited fees. **COMPLETED 08.26.24**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

13. Mr. Adams: Review Pg 17 & percentages for all expenses. Calculate cost share for “Water management services” line item Enterprise Fund 401/451 budget. **COMPLETED 08.26.24**
14. Mr. Adams/Mr. Urbancic: Put “Discussion of W.J. Johnson contract” on agenda, provide update on W.J. Johnson contract & invite Mr. Franzoi to nxt mtg. **COMPLETED 08.26.24**
15. Mr. Kemp: Send cost to maintain annuals to Ms. Gravenhorst. **COMPLETED 08.26.24**
16. Mr. Steets/Grau & Associates: Make a note for next year’s audit, to clarify the number of District employees is correctly reflected in each CDD audit. **COMPLETED 08.26.24**
17. Mr. Adams: Provide the Boards with a list of Independent contractors to reconcile the information in each CDD audit. **COMPLETED 08.26.24**
18. PLCA: Inspecting its injector pump station to see if they can detect E. Coli, which was identified in Lake A-16. **COMPLETED 08.26.24**
19. Mr. Adams: Obtain proposals from Superior Waterway and similar vendors to provide Water Quality Monitoring and Reporting services. **COMPLETED 08.26.24**
20. Mr. Nott: Sample Lakes A-16 and A-17 upstream of the last weir for E. coli and try to determine if the source is human or ariary. **COMPLETED 08.26.24**
21. Mr. Kemp: Inspect monument wall for damages where ficus trees were removed. **COMPLETED 08.26.24**
22. Mr. Adams: Proposed FY25 General Fund 002 Budget. add \$25,000 in Surplus Funds, \$15,000 in the General Fund 001 Budget & keep Enterprise Fund 201 assessments flat. **COMPLETED 08.26.24**
23. Mr. Adams: Confirm \$40,000 assigned to Utility Billing is sufficient. **COMPLETED 08.26.24**
24. Mr. Cramer: Send prior PLCA Hurricane Preparedness communication to Mr. Adams and Mr. Hoppensteadt to use to prepare one for the CDDs, etc. **COMPLETED 08.26.24**
25. Mr. Savage: Give update to Mr. Cramer re: Infinity soil testing. **COMPLETED 08.26.24**
26. Mr. Adams: With Landscape Committee guidance, work w/ Field Management on remediation plan for berm by Pennyroyal Drive. **COMPLETED 08.26.24**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

27. Mr. Kayne: Advise Mr. Barraco to amend DO letter to include add'l language under Stipulation #4. 10.23.23 Mr. Adams: Get status from Mr. Barraco. **COMPLETED 08.26.24**
28. Mr. Adams: Ascertain from Tax Collector the number of accounts that have not paid assessments and email to the CDD Boards. **COMPLETED 08.26.24**
29. Mr. Adams: Email WCI/PLCA Quit Claim Deed to Mr. Urbancic. **COMPLETED 08.26.24**
30. Mr. Adams: Add "Field Operations parts replacement" budget line item & incorporate Mr. Kemp's figures & cost to install flashing lights on ATVs. **COMPLETED 08.26.24**
31. BOS: Notify Mr. Adams if attending non-CDD meetings. **COMPLETED 08.26.24**
32. Mr. Adams: Schedule visit with Mr. Zimmerman to see demonstration of new straight trimmer and give suggestions for improvement to the BMPs, if any. **COMPLETED 08.26.24**
33. Staff: Place all 3 previously approved projects into one contract with the not-to-exceed amount being the total cost of the three projects and negotiate with W.J. Johnson for that total to be the not-to-exceed amount for the scope of work. **COMPLETED 07.29.24**
34. Mr. Adams: Discuss whether to include sums for the streetlights in The Colony in order to refresh the painting, repair and correct leaning light poles and unify the lighting with the designated 3000K (warm light) bulbs **COMPLETED 07.29.24**
35. Staff: Schedule catch basin cleaning behind tennis court dumpster. **COMPLETED 07.29.24**
36. Mr. Savage: Provide status of National Pollutant Discharge Elimination System (NPDES) MS4 permit, due to Lee County at end of June 2024. **COMPLETED 07.29.24**
37. Mr. Savage: Provide proposal for FY25 Water Quality Report. **COMPLETED 07.29.24**
38. Mr. Adams: Include latest projected forecasted year-end totals in proposed FY2025 budgets to review at budget workshop. **COMPLETED 07.29.24**
39. Mr. Nott: Credit LED lighting shipping cost to CDDs, if warranted. **COMPLETED 07.29.24**
40. Mr. Franzoi: Adjust proposal amounts for Maintenance & Admin. Facility below bid threshold & present, with building specs at the next meeting. **COMPLETED 07.29.24**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

41. Mr. Adams: Email current financial positions to Boards. Have “miscellaneous income” budget line item for both CDDs moved under the Operating Revenues section. **COMPLETED 07.29.24**
42. Mr. Nott: Lake B-7 address floating debris in the lake and fountain not working. **COMPLETED 07.29.24**
43. Mr. Adams: Work w/ Mr. Kemp; review Longlake Village valve project. **COMP 07.29.24**
44. Mr. Willis & Mr. Kemp: Work together on the Colony light bulb replacement project and painting the light poles. **COMPLETED 07.29.24**
45. Mr. Adams. Research & advise Mr. Durney info on \$10,000 assigned to the “Nonoperating revenues/(expenses)-Miscellaneous income” budget line item. **COMPLETED 07.29.24**
46. Mr. Kemp: Prep list of resources that can be done for Scope of Space Constraint Project & Scope for Deferred Maintenance, initially, and what resources will be needed on an ongoing basis. **COMPLETED 07.29.24**
47. Staff: Obtain quote from W.J. Johnson for entire scope of services split into 3 proposals; restoration, space optimization and zoning permit. **03.25.24** Mr. Nicholson: Work w/ Mr. Adams and Johnson & Assoc on scope & new proposals w/ Fee Schedule. **COMP 07.29.24**
48. Mr. Adams: Follow-up w/ BankUnited on status of earned interest. **COMPLETED 07.29.24**
49. Mr. Adams: Discuss interest owed to Bayside from Bay Creek, due to \$80,000 irrigation debt, with the Accounting Department. **02.26.24** Research interest owed to Bayside and reason for changes in the current and prior Variance Report **COMPLETED 07.29.24**
50. Mr. Nott: Obtain salinity test and address reinstallation of littorals during the rainy season. Lake behind Ms. McVay’s home, Lake D-9. **COMPLETED 07.29.24**
51. Mr. Nicholson: Point person w County/other entities, re: Space Optimization of Maintenance & Administrative Facility on Coconut Rd, in cons. w/ Staff. **COMP 07.29.24**
52. Mr. Adams: Research charging interest if, BI loan to BC is not paid before FY24. **COMPLETED 07.29.24**
53. Mr. Adams: Update Pg 18 budget description how “Utility billing” is calculated. **COMPLETED 07.29.24**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

54. Mr. Adams: Prep spreadsheet depicting items in General Ledger that the CDDs maintain but another entity owns and send to Ms. Gravenhorst. 03.25.24 Give PowerPoint presentation at the next meeting. **COMPLETED 07.29.24**
55. Mr. Nott: Schedule technician to apply blue dye in Lake A-16 and provide a proposal which reduces the nutrients in the lake. **COMPLETED 06.24.24**
56. Mr. Adams: Advertise RFQ for Engineering Services for Section B Maintenance Facility Deferred Maintenance Items. **COMPLETED 06.24.24**
57. Mr. Adams: Split cost 50/50 with Pelican Nest Golf Course to install new roof on Bay Creek Pump Station on Greenview Dr. **COMPLETED 06.24.24**
58. Mr. Nott: Schedule technician to apply blue dye in Lake A-16 and provide a proposal which reduces the nutrients in the lake. **COMPLETED 06.24.24**
59. Mr. Adams: Check status of future statements including interest earned amounts, transferring “Due to Bayside CDD” monies & closing Wells Fargo Acct. Find out if any properties are going through the tax certificate sale process. **COMPLETED 06.24.24**
60. Mr. Kemp: Obtain proposal to repair pavers once MRI completes work at 24001 Addison Place Court. **COMPLETED 05.20.24**
61. Mrs. Adams: Distribute Annual Sluice Gate Inspection Report to the Boards and include on next agenda. **COMPLETED 05.20.24**
62. Staff: Work w PLCA on Cane Toad Mitigation involving all parties. **COMPLETED 05.20.24.**
63. Mrs. Adams: Send CDD preferred littoral planting list to Mr. Francis. **COMPLETED 05.20.24**
64. Mr. Nott: Send treatment and maintenance proposal for Lake A-16 to Mrs. Adams to include on the next agenda. **COMPLETED 05.20.24**
65. Mr. Nott: Send missing pages of Treatment Report to Mrs. Adams to distribute to the BOS and enhance the Report by clarifying target invasives. **COMPLETED 04.22.24**
66. Mr. Adams: Re-email ethics training info to the BOS. **COMPLETED 04.22.24**

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

**STAFF
REPORTS
BII**

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

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 JOINT MEETING SCHEDULE

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2024	Regular Meeting	2:00 PM
December 9, 2024*	Public Hearing & Regular Meeting <i>Irrigation Rates (Bay Creek)</i>	2:00 PM
January 27, 2025	Regular Meeting	2:00 PM
February 24, 2025	Regular Meeting	2:00 PM
March 24, 2025	Regular Meeting	2:00 PM
April 28, 2025	Regular Meeting	2:00 PM
May 19, 2025**	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	2:00 PM
June 23, 2025	Regular Meeting	2:00 PM
July 18, 2025	Budget Workshop	9:00 AM
July 28, 2025	Regular Meeting	2:00 PM
August 25, 2025	Public Hearing and Regular Meeting <i>Adoption of FY26 Proposed Budget</i>	2:00 PM
September 22, 2025	Regular Meeting	2:00 PM

**Join Zoom Meeting: <https://us02web.zoom.us/j/84137772934>
Meeting ID: **841 3777 2934**
Dial: **1 929 205 6099** US Meeting ID: **841 3777 2934****

Exceptions

**December meeting date is two (2) weeks earlier to accommodate the holidays.
**May meeting date is one (1) week earlier to accommodate the Memorial Day holiday.*