

BAYSIDE IMPROVEMENT AND BAY CREEK

**COMMUNITY DEVELOPMENT
DISTRICTS**

December 8, 2025

BOARD OF SUPERVISORS

**JOINT REGULAR
MEETING AND PUBLIC
HEARING 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

<https://pelicanlandingcdds.net/>

December 1, 2025

ATTENDEES:

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

Boards of Supervisors

Bayside Improvement and Bay Creek Community Development Districts

Dear Board Members:

The Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District will hold a Joint Regular Meeting and Public Hearing on December 8, at 2:00 p.m., at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134. Members of the public may participate in the meeting, via Zoom, at <https://us02web.zoom.us/j/84137772934>, Meeting ID: **841 3777 2934** or via conference call at **1-929-205-6099**, Meeting ID: **841 3777 2934**. The agenda is as follows:

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

JOINT BUSINESS ITEM

4. Staff Report: District Engineer - *Barraco and Associates, Inc.*
 - Update: NW Corner Coconut/US 41 Drainage
5. Treatment Report: November 2025 - *Superior Waterway Services, Inc. (Andy Nott)*
6. Committee Reports
 - A. PLCA Landscape Committee
 - B. Colony Landscape Committee

BAYSIDE IMPROVEMENT CDD ITEMS

7. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 5; *Term Expires November 2028*
 - A. Candidates

- I. Dean A Francis, DDS
- II. Cheryl Hughes
- B. Administration of Oath of Office to Newly Appointed Supervisor *(the following to be provided in separate package)*
 - I. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - II. Membership, Obligations and Responsibilities
 - III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
- 8. Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date
- 9. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
- 10. Consideration of Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

BAY CREEK CDD ITEMS

- 11. Public Hearing on Adoption of Irrigation Rates
 - A. Proof/Affidavits of Publication
 - B. Consideration of Resolution 2026-01, Amending the District's Rules Relative to its Irrigation Utility Regulations and Rates and Charges for Utility Service; and Providing an Effective Date
- 12. Consideration/Discussion/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]

B. October 1, 2025 - September 30, 2026

13. Consideration of Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

JOINT BUSINESS ITEM

14. Acceptance of Unaudited Financial Statements as of October 31, 2025

- Review of Year End Forecast Report

15. Approval of October 27, 2025 Joint Regular Meeting Minutes

16. Action/Agenda Items

17. Old Business

18. 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: January 26, 2026 at 2:00 PM]

○ QUORUM CHECK: *BAYSIDE IMPROVEMENT CDD*

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

19. Supervisors' Requests

20. Public Comments: *Non-Agenda Items*

21. Adjournment

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

Sincerely,

A handwritten signature in black ink, appearing to read "C.E. Adams, Jr.", written in a cursive style.

Chesley E. Adams, Jr.
District Manager

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

5

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates Nov 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
A1	Treated	Grasses/Weeds		11/20	Treated shoreline grasses and weeds
A2	Inspected			11/20	No problems noted at this time
A3	Treated	Algae		11/4	Treated shoeline Algae
A4	Treated	Grasses/Weeds		11/20	Treated shoreline grasses and weeds
A5	Treated	Torpedograss		11/24	Treated Littorals for Torpedograss
A6	Treated	Grasses/Weeds		11/20	Treated shoreline grasses and weeds
A7	Treated	Grasses/Weeds		11/20	Treated shoreline grasses and weeds
A8	Treated	Grasses/Weeds		11/24	Treated shoreline grasses and weeds
A9	Inspected			11/24	No problems noted at this time
A10	Inspected			11/24	No problems noted at this time
A11	Inspected			11/24	No problems noted at this time
A12	Treated	Torpedograss		11/24	Treated Littorals for Torpedograss
A13	Inspected			11/24	No problems noted at this time
A14	Treated	Torpedograss		11/24	Treated Littorals for Torpedograss
A15	Treated	Grasses/Weeds		11/24	Treated shoreline grasses and weeds

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates Nov 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
A16	Treated	Grasses/Weeds		11/20	Treated shoreline grasses and weeds
A17	Treated	Grasses/Weeds		11/20	Treated shoreline grasses and weeds
A18	Treated	Grasses/Weeds		11/4	Treated shoreline grasses and weeds
A19	Inspected			11/24	No problems noted at this time
A20	Inspected			11/24	No problems noted at this time
A21	Inspected			11/24	No problems noted at this time
A22	Treated	Torpedograss	Vines	11/24	Treated Littorals for Torpedograss and weeds
A23	Inspected			11/24	No problems noted at this time
A24	Inspected			11/24	No problems noted at this time
A25	Inspected			11/24	No problems noted at this time
A26	Inspected			11/24	No problems noted at this time
A27	Inspected			11/4	No problems noted at this time
A28	Treated	Torpedograss		11/24	Treated Littorals for Torpedograss
A29	Inspected			11/24	No problems noted at this time
B1	Inspected			11/20	No problems noted at this time

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates Nov 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
B2	Treated	Grasses/Weeds		11/4	Treated shoreline grasses and weeds
B3	Treated	Grasses/Weeds		11/20	Treated shoreline grasses and weeds
B4	Treated	Grasses/Weeds		11/20	Treated shoreline grasses and weeds
B5	Treated	Grasses/Weeds		11/20	Treated shoreline grasses and weeds
B6	Inspected			11/20	No problems noted at this time
B7	Inspected			11/24	No problems noted at this time
B8	Inspected			11/24	No problems noted at this time
C1	Inspected			11/24	No problems noted at this time
C2	Inspected			11/24	No problems noted at this time
C3	Inspected			11/24	No problems noted at this time
C4	Inspected			11/24	No problems noted at this time
D1	Treated	Grasses/Weeds		10/30 and 11/11	Treated shoreline grasses and weeds
D2	Treated	Grasses/Weeds		10/30 and 11/11	Treated shoreline grasses and weeds
D3	Treated	Grasses/Weeds		11/11	Treated shoreline grasses and weeds
D3A	Treated	Algae	Grasses/Weeds	10/30, 11/4 and 11/11	Treated lake for Algae

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates Nov 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
D4	Treated	Grasses/Weeds		11/11	Treated shoreline grasses and weeds
D5	Treated	Grasses/Weeds		11/11	Treated shoreline grasses and weeds
D6	Treated	Grasses/Weeds		11/11	Treated shoreline grasses and weeds
D7	Treated	Grasses/Weeds		11/11	Treated shoreline grasses and weeds
D8	Treated	Grasses/Weeds	Algae	10/30 and 11/12	Treated shoreline Algae
D9	Treated	Grasses/Weeds		10/30 and 11/11	Treated shoreline grasses and weeds
D10	Inspected			11/20	No problems noted at this time
D11	Treated	Grasses/Weeds	Bacopa	10/30 and 11/21	Treated lake for submersed weeds
D12	Treated	Grasses/Weeds		10/30	Treated shoreline grasses and weeds
D13	Inspected			11/20	No problems noted at this time
D14	Treated	Grasses/Weeds		11/11	Treated shoreline grasses and weeds
D15	Treated	Slender Spikerush		11/21	Needs follow up treatment
E1	Treated	Grasses/Weeds		11/13	Treated shoreline grasses and weeds
E2	Inspected			11/13	No problems noted at this time
E3	Treated	Grasses/Weeds		11/13	Treated shoreline grasses and weeds

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates Nov 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
E4	Treated	Grasses/Weeds		11/13	Treated shoreline grasses and weeds
E5	Treated	Grasses/Weeds		11/13	Treated shoreline grasses and weeds
E6	Treated	Grasses/Weeds		11/13	Treated shoreline grasses and weeds
E7	Inspected			11/13	No problems noted at this time
E8	Treated	Grasses/Weeds	Algae	11/13	Treated shoreline grasses and weeds
E9	Treated	Slender Spikerush	Algae	11/13 and 11/13	Treated lake for submersed weeds
E10	Treated	Algae		11/6	Lake Dye application
E11	Treated	Grasses/Weeds		11/19	Treated shoreline grasses and weeds
E12	Treated	Algae			Beneficial Bacteria application
WCI	Treated	Grasses/Weeds		11/6	Sprayed Littorals for grasses/weeds
E14	Treated	Grasses/Weeds		11/6	Treated shoreline grasses and weeds
E15	Treated	Grasses/Weeds		11/6	Treated shoreline grasses and weeds
E16	Treated	Grasses/Weeds		11/6	Treated shoreline grasses and weeds
E17	Treated	Grasses/Weeds		11/6	Treated shoreline grasses and weeds
E18	Treated	Grasses/Weeds		11/6	Treated shoreline grasses and weeds



Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates Nov 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
F1	Inspected			11/6	No problems noted at this time
F2	Treated	Grasses/Weeds		11/6	Treated shoreline grasses and weeds
F3	Inspected	Slender Spikerush		11/6	Scheduled for treatment this month
F4	Inspected	Slender Spikerush		11/6	Scheduled for treatment this month
F5	Treated	Grasses/Weeds		11/6	Treated shoreline grasses and weeds
F6	Treated	Grasses/Weeds		11/6	Treated shoreline grasses and weeds
F7	Treated	Grasses/Weeds		11/6	Treated shoreline grasses and weeds
F8	Treated	Grasses/Weeds		11/6	Treated shoreline grasses and weeds
F9	Treated	Algae		11/13	Beneficial Bacteria application
F10	Inspected			11/6	No problems noted at this time
F11	Treated	Weeds	Vines	11/6	Sprayed Littorals for grasses/weeds
F12	Treated	Grasses/Weeds		11/6	Treated shoreline grasses and weeds
F13	Treated	Grasses/Weeds		11/6	Treated shoreline grasses and weeds
F14	Treated	Grasses/Weeds		11/6	Treated shoreline grasses and weeds
F15	Treated	Grasses/Weeds		11/6	Treated shoreline grasses and weeds

[illegible]



Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates Nov 2025

Lake inspection was done on Nov 24th, I noted a few issues that are being addressed,

Lake D-15 was treated with Sonar for Slender Spikerush will need one , maybe two follow up treatments 30days a part

Lake E-8 is regularly treated for Algae and Slender Spikerush, this is an irrigation lake so we are limited on how much and how often we can treat it. Lake has a moderated amount of Algae and Slender Spikerush at this time we will monitor and treat as needed

Water levels are dropping lakes A19 and F18 are almost dry already

D8 Littorals have been planted

Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates Nov 2025



Lake **A5**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **A8**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **A12**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Bayside Baycreek CDD
Lake Treatment Report
Treatment Dates Nov 2025



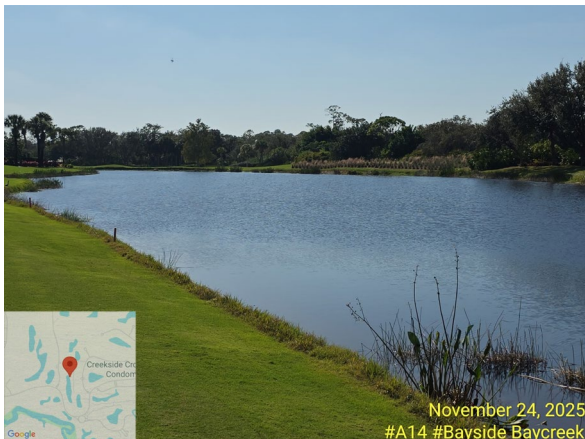
Lake **A13**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



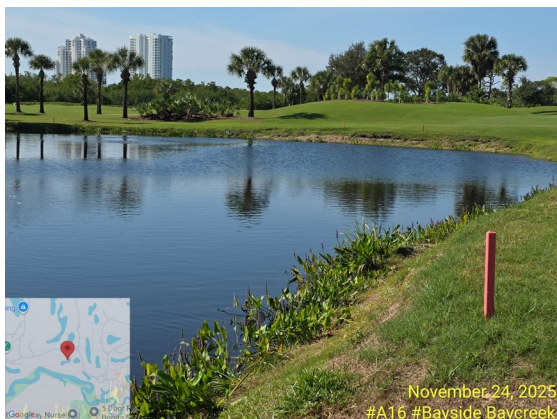
Lake **A14**

Notes/Comments

Minimal
Cattails

Action Needed

Will be treated on the next scheduled service



Lake **A16**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates Nov 2025



Lake A19

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake A21

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake B4

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates Nov 2025



Lake **B7**

Notes/Comments

No problem noted during my inspection

Action Needed

On schedule for removal



Lake **C3**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **C4**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates Nov 2025



Lake D1

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake D3A

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake D7

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates Nov 2025



Lake D8

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake D15

Notes/Comments

Moderate
Slender Spikerush

Action Needed

Recently Treated



Lake E8

Notes/Comments

Moderate
Algae
Slender Spikerush

Action Needed

Will be treated on the next scheduled service

Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates Nov 2025



Lake E10

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake E15

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake F2

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates Nov 2025



Lake F5

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake F7

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake F8

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Bayside Baycreek CDD

Lake Treatment Report

Treatment Dates Nov 2025



Lake F9

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake F14

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake F18

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

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

6

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

6B

From: [Gail Gravenhorst](#)
To: [Daphne Gillyard](#); [Cleo Adams](#)
Subject: CFB November meeting
Date: Wednesday, November 19, 2025 4:56:57 PM

Daphne,

The following is a recap of the CFB meeting's recap as was sent out to the residents.

I did not write it because I wanted to make certain there was no question regarding a breach in the Sunshine law.

Happy Thanksgiving.

Gail.

Chuck Adams, CDD Manager and Walter McCarthy, Chair of the Bayside CDD, answered specific questions regarding the drainage system and the causes of the two recent problems. It was noted that the suspected cause of the problem was different in both cases. It was noted that inspections are done on the interconnection points of the system and that when a 25% or greater blockage is identified, the site is cleared. A question was raised about the work on the Infinity site, and it was noted that much of the work was done however there will be additional work done as part of phase two construction. Mr. Adams noted that the greatest portion of the increase in the CDD ad valorem tax was for increased personnel costs. He noted that work was planned to refresh the fountains at the Coconut entrance, the circle at Via Veneto and Pelican Colony Blvd and possibly the fountain at the circle outside of the South Entrance of the Colony. Bob Loos thanked the CDD for the work done this summer on the light poles and lights to bring things into greater conformity. A brief discussion on the grass in the community. It was noted that work was done to address weeds in the Bermuda grass, and

those areas have now been top dressed to encourage growth. Additionally, it was mentioned that grass will not be replanted in areas that are found to be less than optimal for growth.

Sent from my iPad

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

7

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

7A

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

7AI

Dean A. Francis, DDS

3460 Cedar Lake Ct
Bonita Springs, FL 34134
239.361.6622
deanafrancis@msn.com

Educational and Licensure Background:

BS -University of Illinois 1981
BSD- University of Illinois 1980
DDS -University of Illinois 1982
Active Dental licensure in Wisconsin, Illinois and Florida DN29991
Florida CAM (Community Association Manager) license CAM60017

Work Experience: General Dentist for 40+ years. Designed, constructed and ran several multi-dentist offices in Wheaton, Illinois. I am currently volunteering at the Neighborhood Health Clinic in Naples. President of several professional COA's in Illinois, 8+ years.
Designed, planted and maintained foundation landscaping and flower beds for several professional buildings in Wheaton, IL.
Completed course work through University of Guelph for Master Gardener in Illinois.
Longlake Village at Pelican Landing HOA President January 2023- present.

Since my move to Florida, I have taken multiple classes through UF/IFAS Extension in subjects such as Stormwater Management, Native Florida plants, Landscaping-Best Practices, and Irrigation Design. With my background in management, construction, city permitting, landscaping, gardening, HOA budgeting etc. I feel that I could be an asset to the CDD board.

Additionally, as I have attended all CDD board meetings for the past 18 months, I feel that I have a good grasp of the issues that the CDD faces presently and going forward as well.

I have read Florida's 190,189 and 112.3 statutes. I feel that this has given me a better understanding of how and why CDD's have come into existence and how they are governed and the ethics rules that they must abide by. Additionally, I feel that every Supervisor of the CDD needs to represent the **entire** district and not just a portion of it. If chosen for the board, I would like to convene informational meetings with the Presidents of all the neighborhoods along with principals in those commercial properties which are a part of the Bayside CDD. Bayside CDD has a great, often untold, story to share and, as a Supervisor, I would be happy to prepare a PowerPoint presentation showcasing that information for all residents.

I would be honored to be considered for the Supervisor position on the Bayside CDD board. If you have any questions for me, please feel free to reach out to me.

Dean

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

7 All

From: [Chuck Adams](#)
To: [Cleo Adams](#)
Subject: Fw: CDD Supervisor
Date: Thursday, May 22, 2025 4:11:50 PM

Cheryl Hughes resume below

Chesley 'Chuck' Adams Jr.
Director of Operations
Wrathell, Hunt and Associates, LLC

(239) 464-7114 (c)

From: Cheryl Hughes <cjhughes4182@icloud.com>
Sent: Wednesday, April 23, 2025 10:11:01 AM
To: Chuck Adams <adamsc@whhassociates.com>
Subject: CDD Supervisor

Cheryl Hughes
4670 Via Firenze
Estero, Florida
317-727-1725

Chuck, I am interested in applying for the CDD Supervisor role that will be open due to Bill Nicholson leaving our community at the end of May.

I am a full time voting Florida resident, and have owned in The Colony For 13 years. I have been very active since we became full time residents in 2017.

Board positions held:
Ponza Board of Directors
Treviso Board of Directors
Current member of The Colony Foundation Board

I have been an active member of the following committees:
PLCA Design Review Committee (DRC)
The Chairman of The Colony DRC
The Colony Landscape Committee
Current Chairman of The PLCA Landscape Committee

I have had the opportunity to work closely with Paul Kemp, while chairman of the PLCA Landscape Committee. I believe that I have a very basic understanding of how the CDD functions. But having said that, I understand that I have a tremendous amount to learn should I be chosen for the supervisor role.

Hopefully my above experiences of volunteering show my deep commitment to our Pelican Landing community.

Respectfully,

Cheryl Hughes

Sent from my iPhone

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

7B

**BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Bayside Improvement Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

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

8

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAYSIDE
IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT ELECTING
AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE.**

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective December 8, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of December 8, 2025:

William Nicholson Vice Chair

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 8TH DAY OF DECEMBER, 2025.

ATTEST:

BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

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

9

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

9A

BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐


District Manager

Chuck Adams

Print Name

8.26.24

Date


Chair/Vice Chair, Board of Supervisors

Walter McCarthy

Print Name

08/26/24

Date

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

9B

BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

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

10

RESOLUTION 2026-02

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

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

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

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Gail Gravenhorst, and Seat 4, currently held by Bernard Cramer, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

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

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

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

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

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

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

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

PASSED AND ADOPTED THIS 8TH DAY OF DECEMBER, 2025.

**BAYSIDE IMPROVEMENT COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Bayside Improvement Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, Third Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Bayside Improvement Community Development District has two (2) seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

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

District Manager
Bayside Improvement Community Development District

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

11

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

11A



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

CDDS BAYSIDE & BAY CREEK
C/O Wrathell, Hunt And Assoc
Bayside & Bay Creek Cdds
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 11/03/2025
FNP news-press.com 11/03/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/03/2025

MMH Wrathell
Legal Clerk

Nicole Jacobs
Notary, State of WI, County of Brown

8-21-26
My commission expires

Publication Cost:	\$181.14	
Tax Amount:	\$0.00	
Payment Cost:	\$181.14	
Order No:	11796814	# of Copies:
Customer No:	1124482	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapter 120 and 190, Florida Statutes, the Bay Creek Community Development District ("District") hereby gives the public notice of its intent to amend its rules related to the rates and charges for its irrigation utility usage ("Proposed Rule Amendment"). The Proposed Rule Amendment number is BC2026-1. The Proposed Rule Amendment will address the rates and charges for irrigation utility usage.

The purpose and effect of the proposed rule amendment is to increase the commodity usage base rate. The specific grant of rulemaking authority for the proposed rule amendment includes Section 190.035 and Section 120.54 Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, 120.54 and 190.012 Florida Statutes. A public hearing will be conducted by the District on Monday, December 8, 2025 at 2:00 p.m., at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134.

Additional information regarding the public hearing may be obtained from the District's website, <https://pelicanlandgcds.net/> or by contacting the District Manager, Chuck Adams, at adamsc@whhassociates.com or by calling (561) 571-0010. A copy of the Proposed Rule Amendment may be obtained, without cost, by contacting the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010.
Chuck Adams Jr.
Bay Creek CDD
11/3/25 #11796814



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

CDDS BAYSIDE & BAY CREEK
C/O Wrathell, Hunt And Assoc
Bayside & Bay Creek Cdds
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 11/10/2025
FNP news-press.com 11/10/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/10/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$350.14
Tax Amount: \$0.00
Payment Cost: \$350.14
Order No: 11825208 # of Copies: 1
Customer No: 1124482
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF RULEMAKING BY THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT (IRRIGATION UTILITY USAGE)

In accordance with Chapter 120 and 190, Florida Statutes, the Bay Creek Community Development District ("District") hereby give the public notice of its intent to amend its rules related to the rates and charges for its irrigation utility usage. "Proposed Rule Amendment". The Proposed Rule Amendment number is BC2026-1. Prior notice of rule development was published in the News-Press on November 3, 2025. The Proposed Rule Amendment will address the rates and charges for irrigation utility usage. A public hearing will be conducted by the District on Monday, December 8, 2025 at 2:00 p.m., at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134.

The purpose and effect of the proposed rule amendment is to increase the commodity usage base rate. Specific legal authority for the rule includes the Section 190.035 and Section 120.54 Florida Statutes.

For more information regarding the public hearing, the Proposed Rule Amendment, or for a copy of the Proposed Rule Amendment, please contact the District Manager c/o Wrathell, Hunt, and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, adamsc@whhassociates.com or by calling (561) 571-0010.

The specific grant of rulemaking authority for the proposed rule amendment includes Section 190.035 and Section 120.54 Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, 120.54 and 190.012 Florida Statutes. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

A statement of estimated regulatory costs, as defined in Section 120.54(1)(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing is asked to advise the District Manager's Office at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

Chuck Adams, District Manager
Bay Creek CDD
11/10/25 #11825208

NICOLE JACOBS
Notary Public
State of Wisconsin

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

11B

RESOLUTION 2026-01

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

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District's Board of Supervisors ("Board") desires to amend its rules, relative to its irrigation utility regulations and rates and charges for utility service rates and fees; and

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

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

SECTION 2. FINDINGS.

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

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

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

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

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

PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Bay Creek Community Development District this 8th day of December, 2025.

ATTEST:

**BAY CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**AMENDMENT NO. XX
TO CHAPTER I OF THE RULES OF THE
BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
RELATIVE TO ITS IRRIGATION UTILITY REGULATIONS
AND RATES AND CHARGES FOR UTILITY SERVICE**

1.01 PURPOSE. The purpose of this amendment is to modify the rates and charges of the District which provide irrigation water to property within the District. This Rule shall apply to all properties and irrigation users within the District.

Specific Authority: Chapter 190.035; 190.012; 120.54, Florida Statutes

Law Implemented: Chapter 190.035, Florida Statutes

History: Revisions I through XIX to Chapter I

1.02 NECESSITY. To modify rates and charges of the District which provide irrigation water to property within the District.

Specific Authority: Chapter 190.035; 190.012; 120.54, Florida Statutes

Law Implemented: Chapter 190.035, Florida Statutes

History: Revisions I through XIX to Chapter I

1.03 COMMODITY FEE.

<u>Description</u>	<u>Gallons Used Per Unit</u>		<u>Commodity Rate Per 1,000 Gallons</u>
	<u>Minimum</u>	<u>Maximum</u>	

**Single Family
Residences**

All Platted Single Family Subdivisions with an average lot size of 9,000 square feet or less, as determined by the District:

0	-	16,000	\$1.65
16,001	-	22,000	\$4.15
22,001	-	28,000	\$5.03
28,001	-	34,000	\$5.91
Over 34,000			\$6.80

All Single Family Subdivisions with an average lot size of 9,001 to 13,400 square feet or less, as determined by the District:

0	-	24,000	\$1.65
24,001	-	30,000	\$4.15
30,001	-	36,000	\$5.03
36,001	-	42,000	\$5.91
Over 42,000			\$6.80

All Platted Single Family Subdivisions with an average lot size of 13,401 to 20,000 square feet or less, as determined by the District:

0	-	36,000	\$1.65
36,001	-	42,000	\$4.15
42,001	-	48,000	\$5.03
48,001	-	54,000	\$5.91
Over 54,000			\$6.80

All Platted Single Family Subdivisions with an average lot size of 20,001 to 26,600, as determined by the District:

0	-	48,000	\$1.65
48,001	-	54,000	\$4.15
54,001	-	60,000	\$5.03
60,001	-	66,000	\$5.91
Over 66,000			\$6.80

All Platted Single Family Subdivisions with an average lot size of 26,601 or greater, as determined by the District:

0	-	60,000	\$1.65
60,001	-	66,000	\$4.15
66,001	-	72,000	\$5.03
72,001	-	78,000	\$5.91
Over 78,000			\$6.80

***Multi-Family**

0	-	9,000	\$1.65
9,001	-	10,500	\$4.15
10,501	-	12,000	\$5.03
12,001	-	13,500	\$5.91
Over 13,500			\$6.80

*To determine the rate in effect for a unit within a multi-family project, divide the total gallons used by the number of units connected to the meter in the multi-family project.

Commercial

Commercial development ERUs shall pay the same rates as single family residences with average lot sizes of 13,401 to 20,000 square feet and shall be calculated as follows:

$$\frac{\text{Pervious Square Footage}}{10,750 \text{ Square Feet}} = \text{Number of Equivalent Residential Units}$$

Each Commercial ERU shall be charged for their irrigation consumption based on the following schedule.

0	-	36,000	\$1.65
36,001	-	42,000	\$4.15
42,001	-	48,000	\$5.03
48,001	-	54,000	\$5.91
Over 54,000			\$6.80

Golf Courses

Golf Course ERUs shall be calculated the same as single family residences with average lot sizes of 13,401 to 20,000 square feet, however Golf Course ERUs shall pay a reduced base rate for bulk irrigation supply and shall be calculated as follows:

Pervious Square Footage = Number of Equivalent
10,750 Square Feet Residential Units

Each Golf Course ERU shall be charged for their irrigation consumption based on the following schedule.

0	-	36,000	\$1.11
36,001	-	42,000	\$4.15
42,001	-	48,000	\$5.03
48,001	-	54,000	\$5.91
Over 54,000			\$6.80

Rights of Way

Bay Creek Community Development District's Rights of Way irrigation accounts shall be exempt from the payment of any commodity fee or conservation fee.

Specific Authority: Chapter 190.035; 190.012; 120.54, Florida Statutes

Law Implemented: Chapter 190.035, Florida Statutes

History: Revisions I through XV to Chapter I

1.04 EFFECTIVE DATE. The Commodity Fee amendment to Chapter I outlined in Section 1.03 of this Rule Amendment of the Bay Creek Community Development District shall become effective on **November 1 2025.**

Specific Authority: Chapter 190.035; 190.012; 120.54, Florida Statutes

Law Implemented: Chapter 190.035, Florida Statutes

History: Revisions I through XV to Chapter I

STATEMENT OF PURPOSE

The Bay Creek Community Development District proposed adoption of Amendment XX to Chapter I of its Rules to modify the rates and charges of the District which provide irrigation water to property within the District.

**ECONOMIC IMPACT STATEMENT
BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

**PROPOSED AMENDMENT NO. XX
TO CHAPTER I
IRRIGATION UTILITY REGULATIONS AND RATES AND CHARGES
FOR UTILITY SERVICE**

1.0 Introduction

This economic impact statement is prepared pursuant to Section 120.54, Florida Statutes to support the rule making action of the Bay Creek Community Development District as it sets rates, fees and charges for its irrigation water utility system.

The purpose of this amendment is to modify the rates and charges of the District which provide irrigation water to property within the District.

2.0 Estimated Costs to the District to Implement the Proposed Rule

- 2.1 The proposed rule will have little if any cost impact on any federal, state or local agency outside of the District. The cost to the District in terms of paper work and similar processing fees is considered to be an insignificant amount when compared to the overall capital and operating costs of the District's water and wastewater utility system.

District costs to enact the proposed rule include:

1. Attorney's Fees
2. Consulting Engineering Fees
3. Advertising costs associated with the adoption of the rule
4. Copying costs for any interested persons requesting the rule, economic impact statement or the notices of the adoption of said rule

2.2 Operations and Maintenance

The direct cost of operating and maintaining the District's utility system as estimated in the budget will be offset by the adoption of this rule.

3.0 Economic Costs and Benefits to all Affected Parties

3.1 Factors governing economic impacts through the imposition of rates, fees and charges.

The proposed increase is a clear form of user fee. Rates, fees and charges are meant to recover the costs identified under paragraph 2.0 of this economic impact state. Through the adoption of this amendment to the rule, the District will be able to provide irrigation water service to properties located within the District which will permit the utilization of said property to its highest and best use. The market place will determine the actual value of the property but clearly the economic benefit exceeds the costs that are anticipated to be incurred through the adoption of this rule and the establishment of the rates, fees and charges.

3.2 Impacts of Visitors, Citizens of Florida, and Local Residents and Business.

The development of properties within the Bay Creek Community Development District will enhance the areas economy. In so doing, visitors, citizens, local residents and business should benefit. The monetary amount of these benefits is difficult to measure but they are real and are believed to be positive.

4.0 Impact on Competition and the Open Market for Employment

4.1 The adoption of the amendment to the rule and the implementation of the rates, fees, and charges will have a positive impact on competition and the open market for employment. The utilization of properties within the District for residential, commercial, and community facility activities will stimulate the local economy creating jobs and income.

5.0 Small Business Impacts

5.1 There is no estimated adverse impact on small business as defined in the Florida Small and Minority Business Assistance Act of 1985.

6.0 Data and Methodology

6.1 The data and methodology used for this impact statement are contained in the adopted Budget of the Bay Creek Community Development District for Fiscal Year 2026 as well as in the District Rate Analysis Report dated September 2025.

Bay Creek CDD

Rate Analysis

Sep-25

System Expenses

Fiscal Year 2024

Actuals

Irrigation Services	\$	161,725
Reclaimed Water Supply	\$	114,063
Total	\$	275,788

Rate Analysis

Res Rate per 1000	\$1.65
Golf Rate per 1000	\$1.11

Current	% change
\$1.40	17.86%
\$0.94	

Irrigation Services Cost Splits

Non Transmission	67%
Transmission	33%

Irrigation Services Cost

Non Transmission	\$108,356
Transmission	\$53,369

Reclaimed Water Costs (shared equally)	114,063
--	---------

Non Transmission Cost	\$222,418
Transmission Cost	\$53,369
	\$275,788

Projected Annual Usage

Residential	150,000,000
Golf	60,000,000

Annual Base Usage Revenue

Residential	\$247,500.00
Golf	\$66,330.00

Total Revenue	\$313,830
---------------	-----------

Excess/(Deficit)	\$38,043	14%
------------------	----------	-----

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

12

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

12A

BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐



District Manager

Chuck Adams

Print Name

8.26.24

Date



Chair/Vice Chair, Board of Supervisors

Walter McCarthy

Print Name

08/26/24

Date

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

12B

BAY CREEK COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

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

13

RESOLUTION 2026-02

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

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

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

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Robert Travers, Seat 4, currently held by Mary F. McVay and Seat 5, currently held by Robert Gary Durney, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

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

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

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

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

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

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

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

PASSED AND ADOPTED THIS 8TH DAY OF DECEMBER, 2025.

**BAY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Bay Creek Community Development District will commence at noon on June 8, 2026, and close at noon on June 14, 2025. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, Third Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Bay Creek Community Development District has three (3) seats up for election, specifically seats 2, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

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

District Manager
Bay Creek Community Development District

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

**UNAUDITED
FINANCIAL
STATEMENTS**

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

BAYSIDE IMPROVEMENT AND BAY CREEK COMMUNITY DEVELOPMENT DISTRICTS TABLE OF CONTENTS

Description	Page Number(s)
Combined - Bayside Improvement and Bay Creek	
<i>Governmental funds</i>	
Balance sheet - governmental funds	1
Statement of revenues, expenditures and changes in fund balances	
General funds: 001 & 101	2 - 4
<i>Proprietary funds</i>	
Statement of net position	
Enterprise funds: 401 & 451	5
Statement of revenues, expenses and changes in net position	
Enterprise funds: 401 & 451	6 - 7
Bayside Improvement	
<i>Governmental funds</i>	
Balance sheet	8
Statement of revenues, expenditures and changes in fund balances	
General fund: 001	9 - 11
General fund: 002 - The Colony	12 - 13
<i>Proprietary funds</i>	
Statement of net position	
Enterprise fund: 401	14
Statement of revenues, expenses and changes in net position	
Enterprise fund: 401	15 - 16
Bay Creek	
<i>Governmental funds</i>	
Balance sheet	17
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
OCTOBER 31, 2025**

	General Fund		
	General Fund 001 & 101	General Fund 002	Total Governmental Funds
ASSETS			
Cash			
Truist	\$ 113,655	\$ 88,856	\$ 202,511
Truist - Debt Card	7,097	-	7,097
FineMark MM	1	-	1
FineMark ICS	-	6	6
Bank United MM	125,000	5,000	130,000
Bank United ICS *	242,203	234,527	476,730
Assessments receivable	-	2,050	2,050
Accounts receivable (clearing fund)	33,594	-	33,594
Due from other funds			
Bayside general fund 001	6	-	6
Due from Bayside - enterprise fund 401	391	-	391
Due from Bay Creek - enterprise fund 451	87,819	-	87,819
Prepaid expense	130	-	130
WC deposit	1,806	-	1,806
Deposits	125	555	680
Total assets	<u>\$ 611,827</u>	<u>\$ 330,994</u>	<u>\$ 942,821</u>
LIABILITIES & FUND BALANCES			
Liabilities			
Accounts payable	\$ 678	\$ -	\$ 678
Bay Creek - debt service 251	6	-	6
Due to Bay Creek - enterprise fund 451	12,256	-	12,256
Due to clearing fund	27,082	3,517	30,599
Total liabilities	<u>40,022</u>	<u>3,517</u>	<u>43,539</u>
Fund Balances			
Unassigned	571,805	327,477	899,282
Total fund balances	<u>571,805</u>	<u>327,477</u>	<u>899,282</u>
Total liabilities and fund balances	<u>\$ 611,827</u>	<u>\$ 330,994</u>	<u>\$ 942,821</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 611,827</u>	<u>\$ 330,994</u>	<u>\$ 942,821</u>

* These accounts are unreconciled as statements were not available prior to the financial preparation date.

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUNDS 001 & 101
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ -	\$ -	\$ 2,767,607	0%
Interest	1,171	1,171	40,000	3%
Total revenues	<u>1,171</u>	<u>1,171</u>	<u>2,807,607</u>	0%
EXPENDITURES				
Administrative				
Supervisors	1,130	1,130	19,377	6%
Engineering	-	-	15,000	0%
Legal	-	-	18,000	0%
Audit	-	-	15,000	0%
Management	3,500	3,500	42,000	8%
Accounting & payroll	1,400	1,400	16,799	8%
Computer services	420	420	5,040	8%
Assessment roll preparation* ¹	706	706	8,476	8%
Telephone	79	79	950	8%
Postage & reproduction	20	20	1,350	1%
Printing & binding	410	410	4,918	8%
Legal notices and communications	-	-	1,125	0%
Office supplies	-	-	750	0%
Subscriptions & memberships	263	263	263	100%
ADA website compliance	-	-	253	0%
Insurance* ¹	21,624	21,624	27,300	79%
Miscellaneous (bank fees)	224	224	5,250	4%
Total administrative	<u>29,776</u>	<u>29,776</u>	<u>181,851</u>	16%
Field management				
Other contractual	3,150	3,150	37,799	8%
Total field management services	<u>3,150</u>	<u>3,150</u>	<u>37,799</u>	8%
Water management				
NPDES program	-	-	3,165	0%
Other contractual services: lakes	-	-	174,075	0%
Other contractual services: wetlands	-	-	44,310	0%
Other contractual services: culverts/drains	26,202	26,202	50,640	52%
Other contractual services: lake health	-	-	6,330	0%
Aquascaping* ¹	-	-	18,990	0%
Capital outlay	-	-	9,495	0%
Repairs and maintenance (aerators)	171	171	9,495	2%
Total water management services	<u>26,373</u>	<u>26,373</u>	<u>316,500</u>	8%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUNDS 001 & 101
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Electricity	5,089	5,089	55,000	9%
Contractual services-lightpole	-	-	40,000	0%
Total street lighting services	<u>5,089</u>	<u>5,089</u>	<u>95,000</u>	5%
Landscaping				
Supervisor	6,552	6,552	128,750	5%
Personnel services	95,671	95,671	1,284,400	7%
Capital outlay	-	-	60,000	0%
Fuel	-	-	25,000	0%
Repairs and maintenance (parts)	3,927	3,927	40,000	10%
Insurance* ¹	21,571	21,571	31,000	70%
Minor operating equipment	1,500	1,500	25,000	6%
Horticulture dumpster	3,100	3,100	70,000	4%
Employee uniforms	871	871	20,000	4%
Chemicals	22,433	22,433	68,000	33%
Flower program* ²	3,885	3,885	130,000	3%
Mulch program* ²	-	-	47,000	0%
Plant replacement program* ²	1,285	1,285	50,000	3%
Other contractual - tree trimming* ¹	-	-	12,660	0%
Other contractual - horticulturalist	-	-	2,000	0%
Other contractual - training	-	-	1,500	0%
Maintenance tracking software	-	-	10,000	0%
Unbudgeted contractual services	-	-	85,000	0%
Fountain maintenance	-	-	10,000	0%
Office operations	1,375	1,375	25,000	6%
Monument maintenance	-	-	15,000	0%
Total landscaping services	<u>162,170</u>	<u>162,170</u>	<u>2,140,310</u>	8%
Roadway				
Personnel	507	507	7,700	7%
Repairs and maintenance - parts	-	-	4,500	0%
Insurance	2,365	2,365	2,500	95%
Total roadway services	<u>2,872</u>	<u>2,872</u>	<u>14,700</u>	20%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUNDS 001 & 101
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Parks & recreation				
Utilities	770	770	11,000	7%
Operating supplies	-	-	1,500	0%
Total parks & recreation	<u>770</u>	<u>770</u>	<u>12,500</u>	6%
Other fees & charges				
Property appraiser	-	-	3,625	0%
Tax collector	-	-	5,358	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>8,983</u>	0%
Total expenditures	<u>230,200</u>	<u>230,200</u>	<u>2,807,643</u>	8%
Excess/(deficiency) of revenues over/(under) expenditures	(229,029)	(229,029)	(36)	
Fund balances - beginning	800,834	800,834	827,530	
Fund balances - ending	<u>\$ 571,805</u>	<u>\$ 571,805</u>	<u>\$ 827,494</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF NET POSITION
ENTERPRISE FUNDS 401 & 451
OCTOBER 31, 2025**

	Bayside Improvement Enterprise Fund 401	Bay Creek Enterprise Fund 451	Total Enterprise Funds 401 & 451
ASSETS			
Current assets:			
Cash			
Wells Fargo	\$ 399,906	\$ -	\$ 399,906
SunTrust	221,704	23,378	245,082
Bank United MM	80,000	2,000	82,000
Bank United ICS *	746,812	8,640	755,452
Due from Bayside general fund 001	27,082	-	27,082
Due from Bay Creek general fund 101	3,517	-	3,517
Due from Bayside enterprise fund 401	12,256	-	12,256
Due from Bay Creek enterprise fund 451	6,869	-	6,869
Accounts receivable (clearing fund)	10,512	5,512	16,024
WC deposit	104	35	139
Total current assets	<u>1,508,762</u>	<u>39,565</u>	<u>1,548,327</u>
Noncurrent assets:			
Capital assets			
Property, plant and equipment	1,981,042	24,570	2,005,612
Irrigation system	-	596,951	596,951
Less accumulated depreciation	(1,674,694)	(580,146)	(2,254,840)
Total capital assets, net of accumulated depreciation	<u>306,348</u>	<u>41,375</u>	<u>347,723</u>
Total noncurrent assets	<u>306,348</u>	<u>41,375</u>	<u>347,723</u>
Total assets	<u>1,815,110</u>	<u>80,940</u>	<u>1,896,050</u>
LIABILITIES			
Current liabilities:			
Unearned revenue	10,564	804	11,368
Accounts payable	258	86	344
Customer deposits	48,105	12,189	60,294
Due to Bayside general fund 001	391	-	391
Due to Bay Creek general fund 101	-	87,819	87,819
Due to Bayside enterprise fund 401	-	6,869	6,869
Total current liabilities	<u>59,318</u>	<u>107,767</u>	<u>167,085</u>
NET POSITION			
Net investment in capital assets	306,348	41,375	347,723
Unrestricted	1,449,444	(68,202)	1,381,242
Total net position	<u>\$ 1,755,792</u>	<u>\$ (26,827)</u>	<u>\$ 1,728,965</u>

* Statements were not received prior to Financials being prepared

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUNDS 401 & 451
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
OPERATING REVENUES:				
Charges for services				
Assessment levy - net	\$ -	\$ -	\$ 381,883	0%
Irrigation	53,190	53,190	550,000	10%
Miscellaneous inc-irrigation connection	63,840	63,840	-	N/A
Total operating revenues	<u>117,030</u>	<u>117,030</u>	<u>931,883</u>	13%
OPERATING EXPENSES:				
Administrative services				
Supervisor's fees	376	376	6,459	6%
Engineering fees	-	-	5,000	0%
Legal	-	-	6,000	0%
Audit	-	-	5,000	0%
Management	1,451	1,451	17,407	8%
Accounting & payroll	467	467	5,600	8%
Computer services	140	140	1,680	8%
Utility billing	-	-	44,000	0%
Telephone	25	25	311	8%
Postage & reproduction	7	7	450	2%
Printing and binding	136	136	1,639	8%
Legal notices and communications	-	-	375	0%
Office supplies	-	-	251	0%
Subscription and memberships	88	88	87	101%
ADA website compliance	-	-	147	0%
Insurance* ¹	7,208	7,208	7,140	101%
Miscellaneous	284	284	1,750	16%
Total administrative services	<u>10,182</u>	<u>10,182</u>	<u>103,296</u>	10%
Field management services				
Other contractual services	1,051	1,051	12,600	8%
Total field management services	<u>1,051</u>	<u>1,051</u>	<u>12,600</u>	8%
Water management services				
NPDES program	-	-	1,835	0%
Other contractual services: lakes	-	-	100,925	0%
Other contractual services: wetlands	-	-	25,690	0%
Other contractual services: culverts/drains	15,191	15,191	29,360	52%
Other contractual services: lake health	-	-	3,670	0%
Aquascaping* ¹	-	-	11,010	0%
Capital outlay	-	-	5,505	0%
Repairs and maintenance (aerators)*	99	99	5,505	2%
Total water management services	<u>15,290</u>	<u>15,290</u>	<u>183,500</u>	8%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUNDS 401 & 451
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Annual Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	7,340	0%
Total landscape services	-	-	7,340	0%
Roadway services				
Personnel	158	158	4,955	3%
Repairs and maintenance - parts	-	-	3,671	0%
Insurance	1,723	1,723	2,999	57%
Total irrigation supply services	1,881	1,881	11,625	16%
Irrigation supply services				
Personnel	4,328	4,328	69,680	6%
Reclaimed water	-	-	115,000	0%
Repairs and maintenance - parts	3,783	3,783	35,000	11%
Insurance* ¹	15,508	15,508	19,480	80%
Meter costs	-	-	7,500	0%
Other contractual services	800	800	45,000	2%
Electricity	8,929	8,929	115,000	8%
Pumps & machinery	11,965	11,965	120,000	10%
Depreciation	4,876	4,876	58,512	8%
Total irrigation supply services	50,189	50,189	585,172	9%
Total operating expenses	78,593	78,593	903,533	9%
Operating income/(loss)	38,437	38,437	28,350	
Nonoperating revenues/(expenses):				
Interest income	2,269	2,269	500	454%
Miscellaneous income	-	-	30,700	0%
Total nonoperating revenues	2,269	2,269	31,200	7%
Change in net position	40,706	40,706	59,550	
Total net position - beginning	1,688,259	1,688,259	1,674,419	
Total net position - ending	<u>\$ 1,728,965</u>	<u>\$ 1,728,965</u>	<u>\$ 1,733,969</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

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

	General Fund		Total
		The	Governmental
	001	Colony 002	Funds
ASSETS			
Cash			
Truist	\$ 109,068	\$ 88,856	\$ 197,924
Truist - debit card	7,097	-	7,097
FineMark ICS	-	6	6
Bank United ICS	64,541	234,527	299,068
Bank United MM	100,000	5,000	105,000
Assessments receivable	-	2,050	2,050
Accounts receivable (clearing fund)	24,864	-	24,864
Due from Bayside - enterprise fund 401	391	-	391
Prepaid expense	130	-	130
WC deposit	1,462	-	1,462
Deposits	125	555	680
Total assets	<u>\$ 307,678</u>	<u>\$ 330,994</u>	<u>\$ 638,672</u>
LIABILITIES & FUND BALANCES			
Liabilities			
Accounts payable	\$ 555	\$ -	\$ 555
Due to other governments (Bay Creek)			
Bay Creek - general fund 101	6	-	6
Due to Bayside - enterprise fund 401	27,082	3,517	30,599
Total liabilities	<u>27,643</u>	<u>3,517</u>	<u>31,160</u>
Fund balances			
Unassigned	280,035	327,477	607,512
Total fund balances	<u>280,035</u>	<u>327,477</u>	<u>607,512</u>
Total liabilities and fund balances	<u>\$ 307,678</u>	<u>\$ 330,994</u>	<u>\$ 638,672</u>

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

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ -	\$ -	\$ 2,232,066	0%
Interest	639	639	30,000	2%
Total revenue	639	639	2,262,066	0%
EXPENDITURES				
Administration services				
Supervisors	565	565	9,689	6%
Engineering	-	-	12,171	0%
Legal	-	-	14,605	0%
Audit	-	-	7,500	0%
Management	2,840	2,840	34,079	8%
Accounting & payroll	1,136	1,136	13,631	8%
Computer services	341	341	4,089	8%
Assessment roll preparation	573	573	6,877	8%
Telephone	64	64	771	8%
Postage & reproduction	16	16	1,095	1%
Printing & binding	333	333	3,990	8%
Legal notices and communications	-	-	913	0%
Office supplies	-	-	609	0%
Subscriptions & memberships	213	213	213	100%
ADA website compliance	-	-	205	0%
Insurance* ¹	10,812	10,812	13,650	79%
Miscellaneous (bank fees)	141	141	4,260	3%
Total administration services	17,034	17,034	128,347	13%
Field management				
Other contractual services	2,556	2,556	30,670	8%
Total field management services	2,556	2,556	30,670	8%
Water management				
NPDES program	-	-	2,568	0%
Other contractual services: lakes	-	-	141,244	0%
Other contractual services: wetlands	-	-	35,953	0%
Other contractual service: culverts/drains	21,260	21,260	41,089	52%
Other contractual services: lake health	-	-	5,136	0%
Aquascaping	-	-	15,408	0%
Capital outlay	-	-	7,704	0%
Repairs and maintenance (aerators)	139	139	7,704	2%
Total water management services	21,399	21,399	256,806	8%

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

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Electricity	4,129	4,129	44,627	9%
Contractual services-lightpole	-	-	32,456	0%
Total street lighting services	<u>4,129</u>	<u>4,129</u>	<u>77,083</u>	5%
Landscaping				
Supervisor	5,316	5,316	104,468	5%
Personnel	77,615	77,615	1,042,162	7%
Capital outlay	-	-	48,684	0%
Fuel	-	-	20,285	0%
Repairs & maintenance (parts)	3,186	3,186	32,456	10%
Insurance	17,466	17,466	25,153	69%
Minor operating equipment	1,217	1,217	20,285	6%
Horticultural dumpster	2,515	2,515	56,798	4%
Employee uniforms	707	707	16,228	4%
Chemicals	18,202	18,202	55,175	33%
Flower program* ²	3,152	3,152	105,482	3%
Mulch program* ²	-	-	38,136	0%
Plant replacement program	1,043	1,043	40,570	3%
Other contractual - tree trimming	-	-	10,272	0%
Other contractual - horticulturalist	-	-	1,623	0%
Other contractual - training	-	-	1,217	0%
Maintenance tracking software	-	-	8,114	0%
Contractual service-palm pruning	-	-	68,969	0%
Fountain maintenance	-	-	8,114	0%
Office operations	1,116	1,116	20,285	6%
Monument maintenance	-	-	12,171	0%
Total landscaping services	<u>131,535</u>	<u>131,535</u>	<u>1,736,647</u>	8%
Roadway services				
Personnel	412	412	6,248	7%
Repairs & maintenance - parts	-	-	3,651	0%
Insurance	1,915	1,915	2,029	94%
Total roadway services	<u>2,327</u>	<u>2,327</u>	<u>11,928</u>	20%
Parks & recreation				
Utilities	739	739	10,560	7%
Operating supplies	-	-	1,440	0%
Total parks & recreation	<u>739</u>	<u>739</u>	<u>12,000</u>	6%

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

	Current Month	Year to Date	Annual Budget	% of Budget
Other fees & charges				
Property appraiser	-	-	3,480	0%
Tax collector	-	-	5,144	0%
Total other fees & charges	-	-	8,624	0%
Total expenditures	179,719	179,719	2,262,105	8%
Excess/(deficiency) of revenues over/(under) expenditures	(179,080)	(179,080)	(39)	
Fund balances - beginning	459,115	459,115	467,837	
Fund balances - ending	<u>\$ 280,035</u>	<u>\$ 280,035</u>	<u>\$ 467,798</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - net	\$ -	\$ -	\$ 928,952	0%
Interest & miscellaneous	702	702	8,000	9%
Total revenues	<u>702</u>	<u>702</u>	<u>936,952</u>	0%
EXPENDITURES				
Administrative services				
Accounting & payroll	782	782	9,380	8%
Computer services	284	284	3,411	8%
Assessment roll preparation* ¹	96	96	1,150	8%
Field management	1,184	1,184	14,211	8%
Other current charges	103	103	-	N/A
Total administrative services	<u>2,449</u>	<u>2,449</u>	<u>28,152</u>	9%
Street lighting services				
Contractual services - light poles* ¹	-	-	5,000	0%
Total street lighting services	<u>-</u>	<u>-</u>	<u>5,000</u>	0%
Landscaping maintenance services				
Personnel services	30,626	30,626	468,080	7%
Other contractual - horticulturalists	-	-	1,500	0%
Other contractual - training	-	-	1,500	0%
Rentals & leases	-	-	20,000	0%
Fuel	-	-	7,500	0%
Repairs & maintenance (parts)	1,648	1,648	14,000	12%
Insurance* ¹	3,517	3,517	5,000	70%
Horticulture dumpster	1,425	1,425	16,000	9%
Miscellaneous equipment	-	-	2,500	0%
Chemicals	5,273	5,273	50,000	11%
Flower program* ²	3,015	3,015	70,000	4%
Mulch program* ²	-	-	22,720	0%
Plant replacement program* ²	3,472	3,472	50,000	7%
Other contractual - tree trimming* ²	-	-	12,000	0%
Monument maintenance	-	-	3,000	0%
Total landscaping maintenance services	<u>48,976</u>	<u>48,976</u>	<u>743,800</u>	7%

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Fountain services				
Operating supplies	16,167	16,167	160,000	10%
Refurbishment	-	-	115,000	0%
Total fountain services	<u>16,167</u>	<u>16,167</u>	<u>275,000</u>	6%
Total expenditures	<u>67,592</u>	<u>67,592</u>	<u>1,051,952</u>	6%
Net increase/(decrease) of fund balance	(66,890)	(66,890)	(115,000)	
Fund balance - beginning	<u>394,367</u>	<u>394,367</u>	<u>199,339</u>	
Fund balance - ending	<u><u>\$ 327,477</u></u>	<u><u>\$ 327,477</u></u>	<u><u>\$ 84,339</u></u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

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

	Bayside Improvement Enterprise Fund 401
ASSETS	
Current assets:	
Cash	
Wells Fargo	\$ 399,906
Truist	221,704
Bank United ICS	746,812
Bank United MM	80,000
Due from Bayside general fund 001	27,082
Bayside general fund 002 - The Colony	3,517
Due from Bay Creek general fund 101	12,256
Due from Bay Creek enterprise fund	6,869
Accounts receivable (clearing fund)	10,512
WC deposit	104
Total current assets	<u>1,508,762</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	1,981,042
Less accumulated depreciation	<u>(1,674,694)</u>
Total capital assets, net of accumulated depreciation	<u>306,348</u>
Total noncurrent assets	<u>306,348</u>
Total assets	<u>1,815,110</u>
LIABILITIES	
Current liabilities:	
Accounts payable	258
Unearned revenue	10,564
Customer deposits	48,105
Due to Bayside general fund 001	<u>391</u>
Total current liabilities	<u>59,318</u>
NET POSITION	
Net investment in capital assets	306,348
Unrestricted	1,449,444
Total net position	<u><u>\$ 1,755,792</u></u>

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

	Current Month	Year to Date	Budget	% of Budget
Operating revenues				
Charges for services:				
Assessment levy - net	\$ -	\$ -	\$ 244,133	0%
Irrigation	33,784	33,784	325,000	10%
Miscellaneous inc-irrigation connection	63,840	63,840	-	N/A
Total operating revenues	97,624	97,624	569,133	17%
Operating expenses				
Administrative services				
Supervisors	188	188	3,230	6%
Engineering	-	-	3,750	0%
Legal	-	-	4,500	0%
Audit	-	-	2,500	0%
Management	1,088	1,088	13,056	8%
Accounting & payroll	350	350	4,200	8%
Computer services	105	105	1,260	8%
Utility billing	-	-	33,000	0%
Telephone	19	19	233	8%
Postage & reproduction	5	5	338	1%
Printing and binding	102	102	1,229	8%
Legal notices and communications	-	-	281	0%
Office supplies	-	-	188	0%
Subscription and memberships	66	66	65	102%
ADA website compliance	-	-	110	0%
Insurance* ¹	3,604	3,604	3,570	101%
Miscellaneous	172	172	1,313	13%
Total administrative services	5,699	5,699	72,823	8%
Field management services				
Other contractual services	788	788	9,450	8%
Total field management services	788	788	9,450	8%
Water management services				
NPDES program	-	-	1,376	0%
Other contractual services: lakes	-	-	75,694	0%
Other contractual services: wetlands	-	-	19,268	0%
Other contractual services: culverts/drains	11,393	11,393	22,020	52%
Other contractual services: lake health	-	-	2,753	0%
Aquascaping* ¹	-	-	8,258	0%
Capital outlay	-	-	4,129	0%
Repairs and maintenance (aerators)*	74	74	4,129	2%
Total water management services	11,467	11,467	137,627	8%

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

	Current Month	Year to Date	Budget	% of Budget
Landscape services				
Other contractual - tree trimming	-	-	5,505	0%
Total landscape services	-	-	5,505	0%
Roadway services				
Personnel	118	118	3,716	3%
Repairs and maintenance - parts	-	-	2,753	0%
Insurance	1,292	1,292	2,250	57%
Total irrigation supply services	1,410	1,410	8,719	16%
Irrigation supply services				
Personnel	3,246	3,246	52,260	6%
Repairs and maintenance - parts	2,839	2,839	26,250	11%
Insurance* ¹	11,631	11,631	14,610	80%
Meter costs	-	-	5,625	0%
Other contractual services	600	600	33,750	2%
Electricity	6,697	6,697	86,250	8%
Pumps & machinery	8,974	8,974	90,000	10%
Depreciation	3,626	3,626	43,884	8%
Total irrigation supply services	37,613	37,613	352,629	11%
Total operating expenses	56,977	56,977	586,753	10%
Operating income/(loss)	40,647	40,647	(17,620)	
Nonoperating revenues/(expenses)				
Interest income	2,243	2,243	375	598%
Miscellaneous income	-	-	30,000	0%
Total nonoperating revenues	2,243	2,243	30,375	7%
Change in net position	42,890	42,890	12,755	
Total net position - beginning	1,712,902	1,712,902	1,668,905	
Total net position - ending	<u>\$ 1,755,792</u>	<u>\$ 1,755,792</u>	<u>\$ 1,681,660</u>	

*¹ Typically an annual expense.

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

	<u>General Fund</u>	<u>Total Governmental Funds</u>
	101	
ASSETS		
Cash		
Truist	\$ 4,587	\$ 4,587
FineMark MM	1	1
Bank United ICS	177,662	177,662
Bank United MM	25,000	25,000
Accounts receivable (clearing fund)	8,730	8,730
Due from Bay Creek - enterprise fund 451	87,819	87,819
Due from other governments - Bayside Improvement		
Bayside general fund 001	6	6
WC deposit	344	344
Total assets	<u>\$ 304,149</u>	<u>\$ 304,149</u>
LIABILITIES & FUND BALANCES		
Liabilities		
Accounts payable	\$ 123	\$ 123
Due to other governments - Bayside Improvement		
Bayside - enterprise fund 401	12,256	12,256
Total liabilities	<u>12,379</u>	<u>12,379</u>
Fund balances		
Unassigned	<u>291,770</u>	<u>291,770</u>
Total fund balances	<u>291,770</u>	<u>291,770</u>
Total liabilities and fund balances	<u>\$ 304,149</u>	<u>\$ 304,149</u>

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

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ -	\$ -	\$ 535,541	0%
Interest	532	532	10,000	5%
Total revenues	<u>532</u>	<u>532</u>	<u>545,541</u>	0%
EXPENDITURES				
Administration services				
Supervisors	565	565	9,689	6%
Engineering	-	-	2,829	0%
Legal	-	-	3,395	0%
Audit	-	-	7,500	0%
Management	660	660	7,921	8%
Accounting & payroll	264	264	3,168	8%
Computer services	79	79	951	8%
Assessment roll preparation* ¹	133	133	1,599	8%
Telephone	15	15	179	8%
Postage & reproduction	4	4	255	2%
Printing & binding	77	77	928	8%
Legal notices and communications	-	-	212	0%
Office supplies	-	-	141	0%
Subscriptions & memberships	50	50	50	100%
ADA website compliance	-	-	48	0%
Insurance* ¹	10,812	10,812	13,650	79%
Miscellaneous (bank fees)	83	83	990	8%
Total administration services	<u>12,742</u>	<u>12,742</u>	<u>53,505</u>	24%
Field management fees				
Other contractual	594	594	7,129	8%
Total field management	<u>594</u>	<u>594</u>	<u>7,129</u>	8%
Water management				
NPDES program	-	-	597	0%
Other contractual services: lakes	-	-	32,831	0%
Other contractual services: wetlands	-	-	8,357	0%
Other contractual service: culverts/drains	4,942	4,942	9,551	52%
Other contractual services: lake health	-	-	1,194	0%
Aquascaping* ¹	-	-	3,582	0%
Capital outlay	-	-	1,791	0%
Repairs and maintenance (aerators)	32	32	1,791	2%
Total water management	<u>4,974</u>	<u>4,974</u>	<u>59,694</u>	8%

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

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Electricity	960	960	10,373	9%
Contractual services-lightpole	-	-	7,544	0%
Total street lighting	<u>960</u>	<u>960</u>	<u>17,917</u>	5%
Landscape services				
Supervisor	1,236	1,236	24,282	5%
Personnel services	18,056	18,056	242,238	7%
Capital outlay	-	-	11,316	0%
Fuel	-	-	4,715	0%
Repairs and maintenance (parts)	741	741	7,544	10%
Insurance* ¹	4,105	4,105	5,847	70%
Minor operating equipment	283	283	4,715	6%
Horticulture dumpster	585	585	13,202	4%
Employee uniforms	164	164	3,772	4%
Chemicals	4,231	4,231	12,825	33%
Flower program* ²	733	733	24,518	3%
Mulch program* ²	-	-	8,864	0%
Plant replacement program* ²	242	242	9,430	3%
Other contractual - tree trimming* ¹	-	-	2,388	0%
Other contractual - horticulturalist	-	-	377	0%
Other contractual - training	-	-	283	0%
Maintenance tracking software	-	-	1,886	0%
Contractual service-palm pruning	-	-	16,031	0%
Fountain maintenance	-	-	1,886	0%
Office operations	259	259	4,715	5%
Monument maintenance	-	-	2,829	0%
Total landscape services	<u>30,635</u>	<u>30,635</u>	<u>403,663</u>	8%
Roadway services				
Personnel	95	95	1,452	7%
Repairs and maintenance - parts	-	-	849	0%
Insurance	450	450	472	95%
Total roadway services	<u>545</u>	<u>545</u>	<u>2,773</u>	20%
Parks & recreation				
Utilities	31	31	440	7%
Operating supplies	-	-	60	0%
Total parks and recreation	<u>31</u>	<u>31</u>	<u>500</u>	6%

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

	Current Month	Year to Date	Annual Budget	% of Budget
Other fees & charges				
Property appraiser	-	-	145	0%
Tax collector	-	-	214	0%
Total other fees & charges	-	-	359	0%
Total expenditures	50,481	50,481	545,540	9%
Excess/(deficiency) of revenues over/(under) expenditures	(49,949)	(49,949)	1	
Fund balances - beginning	341,719	341,719	359,691	
Fund balances - ending	<u>\$ 291,770</u>	<u>\$ 291,770</u>	<u>\$ 359,692</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

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

	Bay Creek Enterprise Fund 451
ASSETS	
Current assets:	
Cash	
Truist	\$ 23,378
Bank United ICS	8,640
Bank United MM	2,000
Accounts receivable (clearing fund)	5,512
WC deposit	35
Total current assets	<u>39,565</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	24,570
Irrigation system	596,951
Less accumulated depreciation	<u>(580,146)</u>
Total capital assets, net of accumulated depreciation	<u>41,375</u>
Total noncurrent assets	<u>41,375</u>
Total assets	<u>80,940</u>
LIABILITIES	
Current Liabilities:	
Accounts payable	86
Unearned revenue	804
Customer deposits	12,189
Due to Bay Creek general fund 101	87,819
Due to Bayside enterprise fund 401	<u>6,869</u>
Total current liabilities	<u>107,767</u>
NET POSITION	
Net investment in capital assets	41,375
Unrestricted	<u>(68,202)</u>
Total net position	<u>\$ (26,827)</u>

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Operating revenues				
Charges for services:				
Assessment levy - net	\$ -	\$ -	\$ 137,748	0%
Irrigation	19,406	19,406	225,000	9%
Total operating revenues	<u>19,406</u>	<u>19,406</u>	<u>362,748</u>	5%
Operating expenses				
Administrative services				
Supervisors	188	188	3,230	6%
Engineering	-	-	1,250	0%
Legal	-	-	1,500	0%
Audit	-	-	2,500	0%
Management	363	363	4,352	8%
Accounting & payroll	117	117	1,400	8%
Computer services	35	35	420	8%
Utility billing	-	-	11,000	0%
Telephone	6	6	78	8%
Postage & reproduction	2	2	113	2%
Printing and binding	34	34	410	8%
Legal notices and communications	-	-	94	0%
Office supplies	-	-	63	0%
Subscription and memberships	22	22	22	100%
ADA website compliance	-	-	37	0%
Insurance* ¹	3,604	3,604	3,570	101%
Miscellaneous	112	112	438	26%
Total administrative services	<u>4,483</u>	<u>4,483</u>	<u>30,477</u>	15%
Field management services				
Other contractual services	263	263	3,150	8%
Total field management services	<u>263</u>	<u>263</u>	<u>3,150</u>	8%
Water management services				
NPDES program	-	-	459	0%
Other contractual services: lakes	-	-	25,231	0%
Other contractual services: wetlands	-	-	6,423	0%
Other contractual services: culverts/drains	3,798	3,798	7,340	52%
Other contractual services: lake health	-	-	918	0%
Aquascaping* ¹	-	-	2,753	0%
Capital outlay	-	-	1,376	0%
Repairs and maintenance (aerators)*	25	25	1,376	2%
Total water management services	<u>3,823</u>	<u>3,823</u>	<u>45,876</u>	8%

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Landscape services				
Other contractual - tree trimming	-	-	1,835	0%
Total landscape services	<u>-</u>	<u>-</u>	<u>1,835</u>	<u>0%</u>
Roadway services				
Personnel	40	40	1,239	3%
Repairs and maintenance - parts	-	-	918	0%
Insurance	431	431	750	57%
Total irrigation supply services	<u>471</u>	<u>471</u>	<u>2,907</u>	<u>16%</u>
Irrigation supply services				
Personnel	1,082	1,082	17,420	6%
Reclaimed water	-	-	115,000	0%
Repairs and maintenance - parts	944	944	8,750	11%
Insurance* ¹	3,877	3,877	4,870	80%
Meter costs	-	-	1,875	0%
Other contractual services	200	200	11,250	2%
Electricity	2,232	2,232	28,750	8%
Pumps & machinery	2,991	2,991	30,000	10%
Depreciation	1,250	1,250	14,628	9%
Total irrigation supply services	<u>12,576</u>	<u>12,576</u>	<u>232,543</u>	<u>5%</u>
Total operating expenses	<u>21,616</u>	<u>21,616</u>	<u>316,788</u>	<u>7%</u>
Operating income/(loss)	(2,210)	(2,210)	45,960	
Nonoperating revenues/(expenses)				
Interest income	26	26	125	21%
Miscellaneous income	-	-	700	0%
Total nonoperating revenues	<u>26</u>	<u>26</u>	<u>825</u>	<u>3%</u>
Change in net position	(2,184)	(2,184)	46,785	
Total net position - beginning	<u>(24,643)</u>	<u>(24,643)</u>	<u>5,514</u>	
Total net position - ending	<u><u>\$ (26,827)</u></u>	<u><u>\$ (26,827)</u></u>	<u><u>\$ 52,299</u></u>	

*¹ Typically an annual expense.

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

MINUTES

DRAFT

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

The Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District held a Joint Regular Meeting on October 27, 2025 at 2:00 p.m., at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134. Members of the public were able to participate, via Zoom, at <https://us02web.zoom.us/j/84137772934>, and via conference call at 1-929-205-6099, Meeting ID: 841 3777 2934 for both.

Present for Bayside Improvement CDD:

Walter McCarthy	Chair
Bernie Cramer	Assistant Secretary
Karen Montgomery	Assistant Secretary

Present for Bay Creek CDD:

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

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic	District Counsel
Wes Kayne (via phone/Zoom)	District Engineer
Paul Kemp	Field Manager
Jim Hoppensteadt	Pelican Landing General Manager
Marvin Hancock	Resident

FIRST ORDER OF BUSINESS

Call to Order/Phone Silent Mode/Pledge of Allegiance

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

All present recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS**Roll Call**

For Bay Creek CDD, Supervisors Travers, Addison, Janek and McVay were present. Supervisor Durney was absent.

For Bayside Improvement CDD, Supervisors Cramer, Montgomery and McCarthy were present. Supervisor Gravenhorst was absent. One seat was vacant.

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

Resident Marvin Hancock submitted a speaker card about the stormwater system on the northwest corner of US 41 and Coconut Road and asked to wait to comment during the Engineer's Report.

JOINT BOARD ITEM(S)**FOURTH ORDER OF BUSINESS****Staff Report: District Engineer – Barraco and Associates, Inc.**

Mr. Kayne stated that the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Systems Annual Report for Cycle 8 was submitted timely, on September 30, 2025 to Lee County. Mr. Adams stated that the Report included the edits discussed at the last meeting.

Mr. Adams stated there is a new commercial development planned at the northwest corner of US 41 and Coconut Road that is similar to The Mercado in Naples. He inquired about what condition, if any, would the CDD be joined into the new development's stormwater permitting process, as a receiver of their runoff. Mr. Kayne stated only if the development is located within one of the CDDs permit boundaries or there are proposed modifications to the CDDs' stormwater management system, as a result of the development. Mr. McCarthy asked Mr. Kayne to find out the discharge plans and where the new development's outfall is and provide an update at the next meeting.

Resident Marvin Hancock stated two years ago, when told plans for the stormwater system were not yet developed, he told the Developer that the CDD is at capacity.

FIFTH ORDER OF BUSINESS

Treatment Report: September 2025 - Superior Waterway Services, Inc. (Andy Nott)

Mr. Nott was on vacation and did not submit a Report.

SIXTH ORDER OF BUSINESS**Committee Reports****A. PLCA Landscape Committee**

General Manager Jim Hoppensteadt provided updates on the entry monument area at North Beach and the Pennyroyal berm projects. The Bay Cedar project and the berm project at Waterside are completed.

B. Colony Landscape Committee

The Colony Landscape Committee Report was included for informational purposes.

Mr. Adams stated he and Mr. McCarthy will attend The Colony Board of Directors regular meeting on November 17, 2025 to discuss the relationship between the CDD and The Foundation and what each entity owns and the services each provides to the other.

Mr. Adams displayed photos of the drainage pipe break just past the entrance to Terzetto, which is now repaired; the delay was due to No Cuts. Mike Radford with M.R.I. Inspection LLC (MRI) suggested installing a UV Lighting Hardener Liner in the CDDs' pipes; however, he does not think it is necessary at this time. Ancillary roadway and sidewalk repairs are underway.

Mr. Cramer stated he spoke to The Colony President Bob Wilkes about inviting Mr. Adams and Mr. McCarthy to the meeting and noted the County's roadway project in 2024 is similar to today's issue.

Board Members and Staff commented about the CDDs' infrastructures related to pipes and roadways, areas where other pipe repairs occurred, the current repair project scope and the reasons the repairs were delayed.

SEVENTH ORDER OF BUSINESS

Discussion/Consideration of Aquatics Maintenance Agreement [expires 01/31/26] Superior will hold current cost of \$274,516.63 per year for a 2-year renewal starting 02/01/26

Discussion ensued regarding whether go out to bid or to renew the Aquatics Maintenance Agreement with Superior that expires January 31, 2026, based on the offer to hold the current annual cost for a two-year period commencing February 1, 2026.

Mr. McCarthy asked if it would violate any standards if the contract is renewed. Mr. Adams replied no; since Superior is not changing its pricing and the contract was awarded via the sealed bid process. The next agenda item is a similar situation, whereas the Wetland Maintenance Agreement expired and EarthBalance, who is on a month-to-month basis, offered to hold its pricing as well.

On MOTION for Bay Creek by Mr. Travers and seconded by Mr. Addison, with all in favor, renewing the Aquatics Maintenance Agreement with Superior, under the same conditions and current cost of \$274,516.63 per year for a two-year period commencing February 1, 2026, was approved.

On MOTION for Bayside by Ms. Montgomery and seconded by Mr. Cramer, with all in favor, renewing the Aquatics Maintenance Agreement with Superior, under the same conditions and current cost of \$274,516.63 per year for a two-year period commencing February 1, 2026, was approved.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration of Wetlands Maintenance Agreement [expired 09/30/25] currently on month to month] EarthBalance will hold current cost of \$54,509.72 for a 2-year renewal

On MOTION for Bay Creek by Mr. Travers and seconded by Mr. Addison, with all in favor, renewing the Wetlands Maintenance Agreement with EarthBalance, under the same terms and conditions as the current contract, holding the current cost of \$54,509.72 for a two-year period, was approved.

On MOTION for Bayside by Ms. Montgomery and seconded by Mr. Cramer, with all in favor, renewing the Wetlands Maintenance Agreement with EarthBalance, under the same terms and conditions as the current contract, holding the current cost of \$54,509.72 for a two-year period, was approved.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

- **Review of Year End Forecast Report**

There is no Year End Forecast Report since the Financial Statements are through September 30, 2025, which ends the fiscal year.

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2025.

Mr. Adams stated that, due to legislative changes for the rulemaking process, the Bay Creek CDD Public Hearing to change its fee structure for utility services will be scheduled for the January 2026 meeting, as they might not have quorum for the December meeting.

Regarding whether the general and operations fund balances are adequate, Mr. Adams stated the Bayside CDD's General Fund and the Irrigation Fund are sufficiently funded. The Bay Creek General Fund is sufficient and the Enterprise Fund has been losing out, but will be corrected once the rate adjustment is adopted at the Public Hearing.

Regarding the efforts to advance the investment fund balance, Mr. Adams proposed investing in treasury bills in addition to the BankUnited Insured Cash Sweep (ICS) account. He will provide information at the next meeting.

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of Minutes

A. September 11, 2025 Joint Public Hearings and Joint Regular Meeting

The following changes were submitted to District Management prior to the meeting:

Line 187: Change "Wayne" to "Warne"

Line 271: Change "CFB" to "PLCA BOD"

On MOTION for Bay Creek by Mr. Janek and seconded by Ms. McVay, with all in favor, the September 11, 2025 Joint Public Hearings and Joint Regular Meeting Minutes, as amended and to include any additional changes submitted to Management, were approved.

On MOTION for Bayside by Mr. Cramer and seconded by Ms. Montgomery, with all in favor, the September 11, 2025 Joint Public Hearings and Joint Regular Meeting Minutes, as amended and to include any additional changes submitted to Management, were approved.

B. September 22, 2025 Joint Regular Meeting

On MOTION for Bay Creek by Mr. Addison and seconded by Ms. McVay, with all in favor, the September 22, 2025 Joint Regular Meeting Minutes, as presented, were approved.

On MOTION for Bayside by Mr. Cramer and seconded by Ms. Montgomery, with all in favor, the September 22, 2025 Joint Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Action/Agenda Items

Mrs. Adams will update the lists after the meeting.

TWELFTH ORDER OF BUSINESS

Old Business

There was no old business.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

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

• Memorandum Regarding Ethics Training Requirements [Updated 2025]

Mr. Urbancic presented an updated version of the memorandum advising Board Members to complete the required four hours of ethics training by December 31, 2025. Bills related to increasing sovereign immunity limits are already being filed for the upcoming Legislative session. He will monitor and provide updates on matters that might affect CDDs.

Discussion ensued regarding ethics training courses, keeping a log to prove completion of the requirement, and reporting completion when filing Form 1 annually.

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

I. Monthly Status Report: Field Operations

II. NEXT MEETING DATE: December 8, 2025 at 2:00 PM [Adoption of Bay Creek CDD Irrigation Rates/Charges]

○ QUORUM CHECK: BAYSIDE IMPROVEMENT CDD

○ QUORUM CHECK: BAY CREEK CDD

All Bayside and Bay Creek Supervisors present confirmed their attendance at the December 8, 2025 meeting, with the exception of Mr. Addison and Mr. Janek.

217

218 **FOURTEENTH ORDER OF BUSINESS****Supervisors' Requests**

219

220 There were no Supervisors' requests.

221

222 **FIFTEENTH ORDER OF BUSINESS****Public Comments: Non-Agenda Items**

223

224 No members of the public spoke.

225

226 **SIXTEENTH ORDER OF BUSINESS****Adjournment**

227

228 On MOTION for Bay Creek by Mr. Janek and seconded by Mr. Travers, with all in
229 favor, the Bay Creek Improvement CDD meeting adjourned at 2:42 p.m.

230

231 On MOTION for Bayside by Ms. Montgomery and seconded by Mr. Cramer, with
232 all in favor, the Bayside Improvement CDD meeting adjourned at 2:41 p.m.

233

234

235

236

237

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

238 **FOR BAYSIDE IMPROVEMENT:**

239

240

241

242 _____
Secretary/Assistant Secretary

243

244 **FOR BAY CREEK:**

245

246

247

248 _____
Secretary/Assistant Secretary

Chair/Vice Chair

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 10.27.25 BOS MEETING

- 1.** Mr. Kayne: Find out what are the discharge plans for the new Development at US 41 and Coconut Road and where their outfall is and provide an update at the next mtg. **ONGOING**
- 2.** Mr. Adams: Provide info about investing in Treasure Bills. **ONGOING**

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

ACTIVE / ONGOING – CARRY OVER FROM 09.11.25 & 09.22.25 BOS MEETINGS

1. Mr. Adams: Implement process with PLCA to review all CDD-related communications prior to PLCA sending to residents. **ONGOING**
2. Staff: Send e-blast in November advising of open Board seat for consideration at December meeting. **ONGOING**
3. Mr. Adams/Mr. Nott: Prioritize list to send letters to homeowners about encroachment onto CDD easement. **ONGOING**
4. Staff: Look into using the parcel of land off Renaissance to stage hurricane debris pickup. **ONGOING**
5. Mr. Adams to review other vendors for better utility billing rate pricing. **ONGOING**
6. Mr. Adams: Prep Fiscal Year 2025 Budget Amendment for December meeting. **ONGOING**
7. Staff: Have firebush removed not replaced and dead trees in circle outside Ms. McVay's residence removed and ferns on Greenview Drive trimmed. **ONGOING**

ACTIVE/ONGOING – CARRIED OVER OLDER THAN 07.18.25

1. Mr. Urbancic: Revisit RCS contract for Irrigation services-Reclaimed water – Bay Creek. **ONGOING**
2. Mr. Adams: Review Irrigation services-Electricity accounts for each CDD. Determine percentages. **ONGOING**
3. Mr. Adams: Have landscape area by maintenance facility restored. **ONGOING**
4. Ms. Hughes: Provide Mr. Kemp life span of PLCA's 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. Adams: Ensure PLCA Manager attends next meeting. **COMPLETED 10.27.25**
2. Mr. Kemp: Have vines encroaching sidewalk along Pelican Nest trimmed. **COMPLETED 10.27.25**
3. Staff: Check if timers that turn on lights are functioning properly. **COMPLETED 10.27.25**
4. Mr. Adams: Send Mr. Kayne edits to incorporate into the (NPDES) Municipal Separate Storm Sewer Systems Annual Report for Cycle 8. **COMPLETED 10.27.25**
5. Mr. Adams: Tally of landscape plant replacement expenditures and correct formula in the Year-End Forecast Report. **COMPLETED 10.27.25**
6. Mr. Urbancic: Send link to online courses to fulfill ethics training requirement by 12.31.25. **COMPLETED 10.27.25**
7. Mr. Nott: Schedule littoral planting in October. **COMPLETED 10.27.25**
8. Mr. Adams: Speak with the General Manager Jim about Mr. Kemps duties. **COMPLETED 10.27.25**
9. Mr. Adams: Review “Street lighting-Contractual services” year-to-date General Ledger to determine cause for exceeding budget. **COMPLETED 10.27.25**
10. Mr. Kemp: Spread merit increase amount to employees. **COMPLETED 10.27.25**
11. Mr. Adams: Review irrigation rates. Present recommendations at August meeting to cover costs. **COMPLETED 10.27.25**
12. Mr. Adams: Correct formula on assessments Page 25. Email updates to Bayside CDD & The Colony. **COMPLETED 10.27.25**
13. Mr. Adams: Send updated mailed notices to Bay Creek property owners. **COMPLETED 10.27.25**
14. Mr. Nott: Present water testing results at next meeting. **COMPLETED 10.27.25**
15. Mr. Adams: Advise Accounting to allocate assigned percentage for tree trimming to Enterprise Fund. **COMPLETED 10.27.25**
16. Mr. Adams: Have lake behind Ms. McVay’s residence tested for salinity. **COMPLETED 10.27.25**
17. Mr. Kemp: Investigate alternates for electrical repair contractors. **COMPLETED 10.27.25**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

- 18.** Mr. Kemp: Provide new and used cost for a grinder before budget workshop. **COMPLETED 10.27.25**
- 19.** Mr. Cramer: Work with Mr. Herrera of the PLCA on hurricane preparedness. **COMPLETED 10.27.25**
- 20.** Mr. Willis: Bentley rehab Colony streetlights. **05.19.25** Scheduled for mid-Aug. **COMPLETED 10.27.25**
- 21.** Mr. Adams: Update BOS final audit for NPDES Annual Report for Cycle 4. **COMPLETED 10.27.25**
- 22.** Mgmt Staff: Post BSU Pond A-16 Sewer Pipe Repair Report on CDD websites. **COMPLETED 10.27.25**
- 23.** Mr. Adams/Kemp: Ask Mr. Joyce to be horticulturist. Get professional advice on troubled areas from Lee Co. list of approved horticulturists. **COMPLETED 10.27.25**
- 24.** Paul Kemp: Have Bentley ensure entrance monument lights are uniform. **COMPLETED 10.27.25**
- 25.** Mr. Kemp: Follow up on trimming Kayak Park palmettos. **COMPLETED 10.27.25**
- 26.** Mr. Kemp: See if main gate fountain lights need to be replaced or cleaned. **COMPLETED 10.27.25**
- 27.** Mr. Adams: Contact RCS to discuss the Bonita Springs Utilities (BSU) new pass through rate increase. **COMPLETED 09.11.25**
- 28.** Mr. Adams: Resend email advising of open Board Seat. **COMPLETED 09.11.25**
- 29.** Mr. Nott: Provide Mr. Adams a list of all easement areas to send letters to homeowners. **COMPLETED 09.11.25**
- 30.** Staff: Send Ms. Hanft a copy of the culvert cleaning Agreement. **COMPLETED 09.11.25**
- 31.** Mr. Adams: Prep analysis of Bay Creek water management services other contractual services expenses and revenues, as they may need to adjust billing rate structure, which differs from the Bayside CDD. **COMPLETED 09.11.25**
- 32.** Mr. Adams: Research Coral Springs Improvement District fee for utility billing. **COMPLETED 07.28.25**
- 33.** Boards Members: Think about potential tariff impacts and increases to budget in advance of the Fiscal Year 2026 budget season. **COMPLETED 07.28.25**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

- 34.** Mr. Adams & PLCA General Manager: Schedule Bayside meeting with PLCA. **COMPLETED 07.28.25**
- 35.** Mr. Adams: Obtain proposals for annual stormwater drain inspections for budgeting and discuss potential changes in the budget workshop. **COMPLETED 07.28.25**
- 36.** Mr. Adams/Mr. Hoppensteadt: Give contractor benchmark for Palermo parking garage drainage issues proposals. Ensure slope is towards dry retention area. **COMPLETED 07.28.25**
- 37.** Staff/Gravenhorst: Identify ongoing issues & invite PLCA Board to May mtg. **COMPLETED 07.28.25**
- 38.** Mr. Adams: Clarify \$30,272 Balance Sheet “Undeposited Funds” & why Year-End Financial Forecast Colony “Contractual Services – Light Poles” is \$0 for 1st 3 months. **COMPLETED 07.28.25**
- 39.** Ms. Montgomery: Attend & report on Bonita Bay resident group 05.01.25 meeting exploring ways to prevent future storm surge damage. **COMPLETED 07.28.25**
- 40.** Mr. Adams: Inspect Waterside area re visibility complaints & lighting & prep plan to install landscape buffer adjacent to Pepper Mill. **COMPLETED 07.28.25**
- 41.** Mr. Adams/group: Inspect PLCA landscape areas; determine needed replacements & how to fund and present options, if any, at next meeting. **COMPLETED 07.28.25**
- 42.** Mr. Adams: Annual audit; scrutinize water mgmt permit drawings and inventory outfalls, drainage areas, etc. Confirm Palermo proj Bay Colony outfall added to GIS map. **COMPLETED 07.28.25**
- 43.** Mr. Savage: Meet on-site w/ Mr. Cramer. Lake A-23 soil sample & drainage. **COMPLETED 07.28.25**
- 44.** Mr. Nott: Lake A-16; advise if littorals can be planted. **COMPLETED 06.23.25**
- 45.** Mr. Kayne: Submit Draft Report to management re: annual sluice gate observation. **COMPLETED 06.23.25**
- 46.** Mr. Kemp: Follow up with contractor regarding monument lighting at Costa Del Sol. **COMPLETED 06.23.25**
- 47.** Mr. Adams: Staff to identify and address missing chain and lock and address maintenance items. Report to be forwarded to Mr. Kemp when received. **COMPLETED 05.19.25**
- 48.** Mr. Adams: Present MRI proposal to line underground broken pipe. **COMPLETED 05.19.25**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

- 49.** Mr. Adams: Increase BC's Enterprise Fund assessment levy amt. **COMPLETED 05.19.25**
- 50.** Mr. Urbancic: Email Ethics Training course offerings Memo to BOS. **COMPLETED 05.19.25**
- 51.** Mr. Adams/Mr. Kemp: Ask RCS to provide additional irrigation. **COMPLETED 05.19.25**
- 52.** Mr. McCarthy: Complete Maintenance Site Deferred application for zoning by March 2025. 02.24.25 Boards: Consider alternative at nxt mtg. **COMPLETED 05.19.25**
- 53.** Mr. Adams: Maint. Site Deferred electrical work, etc., to proceed. **COMPLETED 05.19.25**
- 54.** Mr. Urbancic: Update original memo with other online ethics training courses and email to Mrs. Adams to distribute to the Boards. **COMPLETED 05.19.25**

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

**STAFF
REPORTS**

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

**STAFF
REPORTS B**

**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 2025/2026 JOINT MEETING SCHEDULE		
LOCATION		
<i>Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2025	Regular Meeting	2:00 PM
December 8, 2025*	Public Hearing and Regular Meeting <i>Adoption of Bay Creek CDD Irrigation Rates/Charges</i>	2:00 PM
January 26, 2026	Regular Meeting	2:00 PM
February 23, 2026	Regular Meeting	2:00 PM
March 23, 2026	Regular Meeting	2:00 PM
April 27, 2026	Regular Meeting	2:00 PM
May 18, 2026**	Regular Meeting	2:00 PM
June 22, 2026	Regular Meeting	2:00 PM
July 17, 2026	Budget Workshop	9:00 AM
July 27, 2026	Regular Meeting	2:00 PM
August 24, 2026	Regular Meeting	2:00 PM
September 28, 2026	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 Memorial Day holiday.