

Bayside Improvement and Bay Creek Community Development Districts

OFFICE OF THE DISTRICT MANAGER

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

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<https://pelicanlandingcdds.net/>

January 16, 2026

ATTENDEES:

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

Boards of Supervisors

Bayside Improvement and Bay Creek Community Development Districts

Dear Board Members:

The Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District will hold a Joint Regular Meeting on January 26, 2026 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 ITEMS

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
7. Discussion: Storm Surge Barrier Concept
8. Consideration of Opus Proposal for Utility Billing
9. Discussion: Tree Plotter App

BAYSIDE IMPROVEMENT CDD ITEMS

10. Consideration of Amendment to Irrigation Utility Regulation and Rates and Charges for Utility Service
 - Consideration of Setting a Public Hearing for March 23, 2026 at 2:00 PM, at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134
11. Discussion: Colony's Landscaping Concerns

JOINT BOARD ITEMS

12. Consideration of Resolutions Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date
 - A. Resolution 2026-03, *Bayside Improvement CDD*
 - B. Resolution 2026-03, *Bay Creek CDD*
13. Acceptance of Unaudited Financial Statements as of December 31, 2025
 - Review of Year End Forecast Report
14. Approval of December 8, 2025 Joint Regular Meeting and Public Hearing Minutes
15. Action/Agenda Items
16. Old Business
17. 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. Performance Measures/Standards & Annual Reporting Form [October 1, 2025 - September 30, 2026] *(for informational purposes)*
 - III. NEXT MEETING DATE: February 23, 2026 at 2:00 PM

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	DEAN FRANCIS	<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

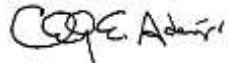
18. Supervisors' Requests

19. Public Comments: *Non-Agenda Items*

20. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.

District Manager