

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/>

February 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 February 23, 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*

BAY CREEK CDD ITEMS

4. Acceptance of Resignation of Robert Travers [Seat 2]
5. Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 2; *Term Expires November 2026*
 - A. Candidate(s)
 - B. Administration of Oath of Office (*the following will be provided in a separate package*)
 - I. Required Ethics Training and Disclosure Filing and 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
- 6. Consideration of Resolution 2026-04, Electing and Removing Officers of the District and Providing for an Effective Date

JOINT BUSINESS ITEMS

- 7. Staff Report: District Engineer - *Barraco and Associates, Inc.*
- 8. Treatment Report: January 2026 - *Superior Waterway Services, Inc. (Andy Nott)*
- 9. Presentation/Discussion: Rolls Docks Use for Potential Paddle Boat Amenity (*Joseph Winterberger*)
- 10. Committee Reports
 - A. PLCA Landscape Committee
 - B. Colony Landscape Committee
- 11. Consideration of Opus Proposal for Utility Billing
- 12. Discussion/Consideration of Additional Long Term Investments Options for Surplus Operating Funds (*under separate cover*)

JOINT BOARD ITEMS

- 13. Acceptance of Unaudited Financial Statements as of January 31, 2026
- 14. Approval of January 26, 2026 Joint Regular Meeting 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. NEXT MEETING DATE: March 23, 2026 at 2:00 PM [Adoption of Bayside Improvement CDD Irrigation Rates/Charges]

○ 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	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		<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