

**BAYSIDE IMPROVEMENT
AND BAY CREEK**

**COMMUNITY DEVELOPMENT
DISTRICTS**

March 23, 2026

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/>

March 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 and Public Hearing on March 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*

JOINT BUSINESS ITEMS

4. Staff Report: District Engineer - *Barraco and Associates, Inc.*
5. Treatment Report: February 2026 - *Superior Waterway Services, Inc. (Andy Nott)*
6. Update: Rolls Docks Use for Potential Paddle Boat Amenity (*Joseph Winterberger*)
7. Committee Reports
 - A. PLCA Landscape Committee
 - B. Colony Landscape Committee
8. Update: Additional Long Term Investments Options for Surplus Operating Funds

JOINT BOARD ITEMS

9. Acceptance of Unaudited Financial Statements as of February 28, 2026

- 10. Approval of February 23, 2026 Joint Regular Meeting Minutes
- 11. Action/Agenda Items
- 12. Old Business
- 13. 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: April 27, 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	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	NORMAN LAROSE	<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

- 14. Supervisors' Requests
- 15. Public Comments: *Non-Agenda Items*
- 16. Adjournment [Bay Creek CDD]

BAYSIDE IMPROVEMENT CDD PUBLIC HEARING

- 17. Public Hearing on Adoption of Irrigation Rates
 - A. Proof/Affidavits of Publication
 - B. Consideration of Resolution 2026-05, Amending the District's Rules Relative to its Irrigation Utility Regulations and Rates and Charges for Utility Service; and Providing an Effective Date

18. Adjournment [Bayside Improvement CDD]

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

Sincerely,

A handwritten signature in black ink that reads "CE Adams, Jr." in a cursive style.

Chesley E. Adams, Jr.
District Manager

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

**UNAUDITED
FINANCIAL
STATEMENTS**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2026**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
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**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2026**

	General Fund		
	General Fund 001 & 101	General Fund 002	Total Governmental Funds
ASSETS			
Cash			
Truist	\$ 731,250	\$398,252	\$ 1,129,502
Truist - Debt Card	8,287	-	8,287
Bank United MM	875,000	5,000	880,000
Bank United ICS *	244,814	237,055	481,869
Accounts receivable (clearing fund)	316,010	108,309	424,319
Due from other funds			
Bayside general fund 001	45	85	130
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	\$ 2,265,286	\$ 749,256	\$ 3,014,542
LIABILITIES & FUND BALANCES			
Liabilities			
Accounts payable	\$ 5,483	\$ 9,360	\$ 14,843
Bayside general fund 002 - The Colony	85	-	85
Bay Creek - debt service 251	45	-	45
Due to Bay Creek - enterprise fund 451	17	-	17
Due to clearing fund	53	-	53
Total liabilities	5,683	9,360	15,043
Fund Balances			
Unassigned	2,259,603	739,896	2,999,499
Total fund balances	2,259,603	739,896	2,999,499
Total liabilities and fund balances	\$ 2,265,286	\$ 749,256	\$ 3,014,542

* Statements were not received prior to Financials being prepared

**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 FEBRUARY 28, 2026**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 97,003	\$ 2,614,249	\$ 2,767,607	94%
Interest	605	3,796	40,000	9%
Total revenues	<u>97,608</u>	<u>2,618,045</u>	<u>2,807,607</u>	93%
EXPENDITURES				
Administrative				
Supervisors	3,230	5,652	19,377	29%
Engineering	619	1,882	15,000	13%
Legal	1,304	3,829	18,000	21%
Audit	-	750	15,000	5%
Management	3,500	17,501	42,000	42%
Accounting & payroll	1,400	6,999	16,799	42%
Computer services	1,215	2,895	5,040	57%
Assessment roll preparation* ¹	706	3,532	8,476	42%
Telephone	79	396	950	42%
Postage & reproduction	318	579	1,350	43%
Printing & binding	410	2,050	4,918	42%
Legal notices and communications	(168)	1,601	1,125	142%
Office supplies	-	255	750	34%
Subscriptions & memberships	-	263	263	100%
ADA website compliance	-	-	253	0%
Insurance* ¹	-	21,624	27,300	79%
Miscellaneous (bank fees)	310	1,345	5,250	26%
Total administrative	<u>12,923</u>	<u>71,153</u>	<u>181,851</u>	39%
Field management				
Other contractual	3,150	15,749	37,799	42%
Total field management services	<u>3,150</u>	<u>15,749</u>	<u>37,799</u>	42%
Water management				
NPDES program	355	355	3,165	11%
Other contractual services: lakes	30,010	61,421	174,075	35%
Other contractual services: wetlands	-	-	44,310	0%
Other contractual services: culverts/drains	-	31,962	50,640	63%
Other contractual services: lake health	-	-	6,330	0%
Aquascaping* ¹	-	1,187	18,990	6%
Capital outlay	-	-	9,495	0%
Repairs and maintenance (aerators)	190	2,071	9,495	22%
Total water management services	<u>30,555</u>	<u>96,996</u>	<u>316,500</u>	31%

**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 FEBRUARY 28, 2026**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Electricity	4,871	25,652	55,000	47%
Contractual services-lightpole	-	-	40,000	0%
Total street lighting services	<u>45,747</u>	<u>90,763</u>	<u>95,000</u>	96%
Landscaping				
Supervisor	7,278	37,546	128,750	29%
Personnel services	109,585	544,948	1,284,400	42%
Capital outlay	-	22,904	60,000	38%
Fuel	2,778	10,150	25,000	41%
Repairs and maintenance (parts)	2,684	11,510	40,000	29%
Insurance* ¹	-	21,572	31,000	70%
Minor operating equipment	426	3,801	25,000	15%
Horticulture dumpster	1,425	7,850	70,000	11%
Employee uniforms	1,495	5,869	20,000	29%
Chemicals	-	47,636	68,000	70%
Flower program* ²	-	69,517	130,000	53%
Mulch program* ²	19,263	46,977	47,000	100%
Plant replacement program* ²	690	13,113	50,000	26%
Other contractual - tree trimming* ¹	-	1,637	12,660	13%
Other contractual - horticulturalist	-	-	2,000	0%
Other contractual - training	-	298	1,500	20%
Maintenance tracking software	3,420	3,420	10,000	34%
Unbudgeted contractual services	-	-	85,000	0%
Fountain maintenance	28	407	10,000	4%
Office operations	2,259	10,959	25,000	44%
Monument maintenance	2,835	2,835	15,000	19%
Total landscaping services	<u>154,166</u>	<u>862,949</u>	<u>2,140,310</u>	40%
Roadway				
Personnel	538	2,942	7,700	38%
Repairs and maintenance - parts	-	134	4,500	3%
Insurance	-	2,365	2,500	95%
Total roadway services	<u>538</u>	<u>5,441</u>	<u>14,700</u>	37%

**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 FEBRUARY 28, 2026**

	Current Month	Year to Date	Annual Budget	% of Budget
Parks & recreation				
Utilities	1,533	4,614	11,000	42%
Operating supplies	318	318	1,500	21%
Total parks & recreation	<u>1,851</u>	<u>4,932</u>	<u>12,500</u>	39%
Other fees & charges				
Property appraiser	-	3,629	3,625	100%
Tax collector	-	6,800	5,358	127%
Total other fees & charges	<u>-</u>	<u>10,429</u>	<u>8,983</u>	116%
Total expenditures	<u>248,930</u>	<u>1,158,412</u>	<u>2,807,643</u>	41%
Excess/(deficiency) of revenues over/(under) expenditures	(151,322)	1,459,633	(36)	
Fund balances - beginning	2,410,925	799,970	827,530	
Fund balances - ending	<u>\$ 2,259,603</u>	<u>\$ 2,259,603</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
FEBRUARY 28, 2026**

	Bayside Improvement Enterprise Fund 401	Bay Creek Enterprise Fund 451	Total Enterprise Funds 401 & 451
ASSETS			
Current assets:			
Cash			
Wells Fargo	\$ 500,363	\$ -	\$ 500,363
SunTrust	392,940	143,801	536,741
Bank United MM	80,000	2,000	82,000
Bank United ICS *	754,863	8,733	763,596
Accounts receivable (clearing fund)	28,826	11,807	40,633
WC deposit	104	35	139
Total current assets	<u>1,757,861</u>	<u>166,393</u>	<u>1,924,254</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	(1,689,198)	(585,146)	(2,274,344)
Total capital assets, net of accumulated depreciation	<u>291,844</u>	<u>36,375</u>	<u>328,219</u>
Total noncurrent assets	<u>291,844</u>	<u>36,375</u>	<u>328,219</u>
Total assets	<u>2,049,705</u>	<u>202,768</u>	<u>2,252,473</u>
LIABILITIES			
Current liabilities:			
Unearned revenue	1,329	3,781	5,110
Accounts payable	8,400	2,800	11,200
Customer deposits	51,465	12,189	63,654
Due to Bay Creek general fund 101	-	87,819	87,819
Due to Other Governments	123	-	123
Total current liabilities	<u>61,317</u>	<u>106,589</u>	<u>167,906</u>
NET POSITION			
Net investment in capital assets	291,844	36,375	328,219
Unrestricted	1,696,544	59,804	1,756,348
Total net position	<u>\$ 1,988,388</u>	<u>\$ 96,179</u>	<u>\$ 2,084,567</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 FEBRUARY 28, 2026**

	Current Month	Year to Date	Annual Budget	% of Budget
OPERATING REVENUES:				
Charges for services				
Assessment levy - net	\$ 13,432	\$ 359,059	\$ 381,883	94%
Irrigation	55,446	307,445	550,000	56%
Miscellaneous inc-irrigation connection	-	63,840	-	N/A
Total operating revenues	<u>68,878</u>	<u>730,344</u>	<u>931,883</u>	78%
OPERATING EXPENSES:				
Administrative services				
Supervisor's fees	1,076	1,884	6,459	29%
Engineering fees	207	627	5,000	13%
Legal	435	1,276	6,000	21%
Audit	-	250	5,000	5%
Management	1,451	7,253	17,407	42%
Accounting & payroll	467	2,333	5,600	42%
Computer services	405	965	1,680	57%
Utility billing	-	16,940	44,000	39%
Telephone	25	129	311	41%
Postage & reproduction	107	193	450	43%
Printing and binding	136	683	1,639	42%
Legal notices and communications	(56)	533	375	142%
Office supplies	-	85	251	34%
Subscription and memberships	-	88	87	101%
ADA website compliance	-	-	147	0%
Insurance* ¹	-	7,208	7,140	101%
Miscellaneous	387	1,614	1,750	92%
Total administrative services	<u>4,640</u>	<u>42,061</u>	<u>103,296</u>	41%
Field management services				
Other contractual services	1,051	5,251	12,600	42%
Total field management services	<u>1,051</u>	<u>5,251</u>	<u>12,600</u>	42%
Water management services				
NPDES program	205	205	1,835	11%
Other contractual services: lakes	17,399	35,611	100,925	35%
Other contractual services: wetlands	-	-	25,690	0%
Other contractual services: culverts/drains	-	18,531	29,360	63%
Other contractual services: lake health	-	-	3,670	0%
Aquascaping* ¹	-	688	11,010	6%
Capital outlay	-	-	5,505	0%
Repairs and maintenance (aerators)*	109	1,200	5,505	22%
Total water management services	<u>17,713</u>	<u>56,235</u>	<u>183,500</u>	31%

**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 FEBRUARY 28, 2026**

	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	155	881	4,955	18%
Repairs and maintenance - parts	-	79	3,671	2%
Insurance	21	1,820	2,999	61%
Total irrigation supply services	176	2,780	11,625	24%
Irrigation supply services				
Personnel	4,840	24,985	69,680	36%
Reclaimed water	9,255	36,861	115,000	32%
Repairs and maintenance - parts	6,177	16,859	35,000	48%
Insurance* ¹	-	15,508	19,480	80%
Meter costs	1,560	9,259	7,500	123%
Other contractual services	800	4,000	45,000	9%
Electricity	11,091	52,858	115,000	46%
Pumps & machinery	3,118	53,127	120,000	44%
Depreciation	4,876	24,380	58,512	42%
Total irrigation supply services	41,717	238,093	585,172	41%
Total operating expenses	65,297	344,420	903,533	38%
Operating income/(loss)	3,581	385,924	28,350	
Nonoperating revenues/(expenses):				
Interest income	1,874	10,448	500	2090%
Miscellaneous income	-	-	30,700	0%
Total nonoperating revenues	1,874	10,448	31,200	33%
Change in net position	5,455	396,372	59,550	
Total net position - beginning	2,079,112	1,688,195	1,674,419	
Total net position - ending	<u>\$ 2,084,567</u>	<u>\$ 2,084,567</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
FEBRUARY 28, 2026**

	General Fund		Total Governmental Funds
	001	The Colony 002	
ASSETS			
Cash			
Truist	\$ 451,120	\$398,252	\$ 849,372
Truist - debit card	8,287	-	8,287
Bank United ICS	65,237	237,055	302,292
Bank United MM	850,000	5,000	855,000
Accounts receivable (clearing fund)	269,280	108,309	377,589
Due from other funds			
Bayside general fund 001	-	85	85
Prepaid expense	130	-	130
WC deposit	1,462	-	1,462
Deposits	125	555	680
Total assets	<u>\$ 1,645,641</u>	<u>\$ 749,256</u>	<u>\$ 2,394,897</u>
LIABILITIES & FUND BALANCES			
Liabilities			
Accounts payable	\$ 4,485	\$ 9,360	\$ 13,845
Due to other funds			
Bayside general fund 002 - The Colony	85	-	85
Due to other governments (Bay Creek)			
Bay Creek - general fund 101	45	-	45
Bay Creek - enterprise fund 451	17	-	17
Due to Bayside - enterprise fund 401	53	-	53
Total liabilities	<u>4,685</u>	<u>9,360</u>	<u>14,045</u>
Fund balances			
Unassigned	<u>1,640,956</u>	<u>739,896</u>	<u>2,380,852</u>
Total fund balances	<u>1,640,956</u>	<u>739,896</u>	<u>2,380,852</u>
Total liabilities and fund balances	<u>\$ 1,645,641</u>	<u>\$ 749,256</u>	<u>\$ 2,394,897</u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 77,911	\$ 2,113,191	\$ 2,232,066	95%
Interest	164	1,346	30,000	4%
Total revenue	<u>78,075</u>	<u>2,114,537</u>	<u>2,262,066</u>	93%
EXPENDITURES				
Administration services				
Supervisors	1,615	2,826	9,689	29%
Engineering	502	1,527	12,171	13%
Legal	1,058	3,107	14,605	21%
Audit	-	375	7,500	5%
Management	2,840	14,200	34,079	42%
Accounting & payroll	1,136	5,679	13,631	42%
Computer services	986	2,349	4,089	57%
Assessment roll preparation	573	2,866	6,877	42%
Telephone	64	321	771	42%
Postage & reproduction	258	470	1,095	43%
Printing & binding	333	1,663	3,990	42%
Legal notices and communications	(136)	1,299	913	142%
Office supplies	-	207	609	34%
Subscriptions & memberships	-	213	213	100%
ADA website compliance	-	-	205	0%
Insurance* ¹	-	10,812	13,650	79%
Miscellaneous (bank fees)	202	866	4,260	20%
Total administration services	<u>9,431</u>	<u>48,780</u>	<u>128,347</u>	38%
Field management				
Other contractual services	2,556	12,779	30,670	42%
Total field management services	<u>2,556</u>	<u>12,779</u>	<u>30,670</u>	42%
Water management				
NPDES program	288	288	2,568	11%
Other contractual services: lakes	24,350	49,837	141,244	35%
Other contractual services: wetlands	-	-	35,953	0%
Other contractual service: culverts/drains	-	25,934	41,089	63%
Other contractual services: lake health	-	-	5,136	0%
Aquascaping	-	963	15,408	6%
Capital outlay	-	-	7,704	0%
Repairs and maintenance (aerators)	154	1,680	7,704	22%
Total water management services	<u>24,792</u>	<u>78,702</u>	<u>256,806</u>	31%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Annual Budget	% of Budget
Street lighting				
Electricity	3,952	20,814	44,627	47%
Contractual services-lightpole	-	-	32,456	0%
Total street lighting services	<u>37,118</u>	<u>73,645</u>	<u>77,083</u>	96%
Landscaping				
Supervisor	5,905	30,462	104,468	29%
Personnel	88,903	442,098	1,042,162	42%
Capital outlay	-	18,584	48,684	38%
Fuel	2,254	8,236	20,285	41%
Repairs & maintenance (parts)	2,180	9,342	32,456	29%
Insurance	-	17,467	25,153	69%
Minor operating equipment	346	3,083	20,285	15%
Horticultural dumpster	1,156	6,370	56,798	11%
Employee uniforms	1,213	4,762	16,228	29%
Chemicals	-	38,652	55,175	70%
Flower program* ²	-	56,406	105,482	53%
Mulch program* ²	15,630	38,117	38,136	100%
Plant replacement program	560	11,015	40,570	27%
Other contractual - tree trimming	-	953	10,272	9%
Other contractual - horticulturalist	-	-	1,623	0%
Other contractual - training	-	242	1,217	20%
Maintenance tracking software	2,775	2,775	8,114	34%
Contractual service-palm pruning	-	-	68,969	0%
Fountain maintenance	23	330	8,114	4%
Office operations	1,833	8,892	20,285	44%
Monument maintenance	2,300	2,300	12,171	19%
Total landscaping services	<u>125,078</u>	<u>700,086</u>	<u>1,736,647</u>	40%
Roadway services				
Personnel	436	2,387	6,248	38%
Repairs & maintenance - parts	-	109	3,651	3%
Insurance	-	1,915	2,029	94%
Total roadway services	<u>436</u>	<u>4,411</u>	<u>11,928</u>	37%
Parks & recreation				
Utilities	1,472	4,429	10,560	42%
Operating supplies	305	305	1,440	21%
Total parks & recreation	<u>1,777</u>	<u>4,734</u>	<u>12,000</u>	39%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Annual Budget	% of Budget
Other fees & charges				
Property appraiser	-	3,484	3,480	100%
Tax collector	-	5,369	5,144	104%
Total other fees & charges	-	8,853	8,624	103%
Total expenditures	201,188	931,990	2,262,105	41%
Excess/(deficiency) of revenues over/(under) expenditures	(123,113)	1,182,547	(39)	
Fund balances - beginning	1,764,069	458,409	467,837	
Fund balances - ending	<u>\$ 1,640,956</u>	<u>\$ 1,640,956</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 FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 32,425	\$ 877,295	\$ 928,952	94%
Interest & miscellaneous	576	3,229	8,000	40%
Total revenues	<u>33,001</u>	<u>880,524</u>	<u>936,952</u>	94%
EXPENDITURES				
Administrative services				
Accounting & payroll	782	3,908	9,380	42%
Computer services	284	1,421	3,411	42%
Assessment roll preparation* ¹	96	479	1,150	42%
Field management	1,184	5,921	14,211	42%
Other current charges	91	455	-	N/A
Total administrative services	<u>2,437</u>	<u>12,184</u>	<u>28,152</u>	43%
Street lighting services				
Contractual services - light poles* ¹	2,925	22,370	5,000	447%
Capital Outlay - Contractual svc-lightpoles	111,000	111,000	-	N/A
Total street lighting services	<u>113,925</u>	<u>133,370</u>	<u>5,000</u>	2667%
Landscaping maintenance services				
Personnel services	30,118	164,253	468,080	35%
Other contractual - horticulturalists	-	-	1,500	0%
Other contractual - training	41	1,454	1,500	97%
Rentals & leases	-	-	20,000	0%
Fuel	-	-	7,500	0%
Repairs & maintenance (parts)	922	6,070	14,000	43%
Insurance* ¹	-	3,517	5,000	70%
Minor operating equipment	2,000	24,853	-	N/A
Horticulture dumpster	-	1,900	16,000	12%
Miscellaneous equipment	-	-	2,500	0%
Chemicals	55	21,790	50,000	44%
Flower program* ²	16,853	55,067	70,000	79%
Mulch program* ²	2,160	17,794	22,720	78%
Plant replacement program* ²	1,341	11,487	50,000	23%
Other contractual - tree trimming* ²	-	1,140	12,000	10%
Drainage Repair & Maintenance	15,311	15,311	-	N/A
Monument maintenance	-	-	3,000	0%
Total landscaping maintenance services	<u>68,801</u>	<u>324,636</u>	<u>743,800</u>	44%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 002 - THE COLONY
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Fountain services				
Operating supplies	10,604	64,771	160,000	40%
Refurbishment	-	-	115,000	0%
Total fountain services	<u>10,604</u>	<u>64,771</u>	<u>275,000</u>	24%
Total expenditures	<u>195,767</u>	<u>534,961</u>	<u>1,051,952</u>	51%
Net increase/(decrease) of fund balance	(162,766)	345,563	(115,000)	
Fund balance - beginning	902,662	394,333	199,339	
Fund balance - ending	<u>\$ 739,896</u>	<u>\$ 739,896</u>	<u>\$ 84,339</u>	

*¹ Typically an annual expense.

*² Typically a seasonal expense.

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICTS
STATEMENT OF NET POSITION
ENTERPRISE FUND 401
FEBRUARY 28, 2026**

	<u>Bayside Improvement Enterprise Fund 401</u>
ASSETS	
Current assets:	
Cash	
Wells Fargo	\$ 500,363
Truist	392,940
Bank United ICS	754,863
Bank United MM	80,000
Undeposited funds	712
Due from Bayside general fund 001	53
Accounts receivable (clearing fund)	28,826
WC deposit	104
Total current assets	<u>1,757,861</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	1,981,042
Less accumulated depreciation	<u>(1,689,198)</u>
Total capital assets, net of accumulated depreciation	<u>291,844</u>
Total noncurrent assets	<u>291,844</u>
Total assets	<u>2,049,705</u>
LIABILITIES	
Current liabilities:	
Accounts payable	8,400
Unearned revenue	1,329
Customer deposits	51,465
Due to Other Governments	<u>123</u>
Total current liabilities	<u>61,317</u>
NET POSITION	
Net investment in capital assets	291,844
Unrestricted	<u>1,696,544</u>
Total net position	<u><u>\$ 1,988,388</u></u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
Operating revenues				
Charges for services:				
Assessment levy - net	\$ 8,521	\$ 230,539	\$ 244,133	94%
Irrigation	33,589	198,818	325,000	61%
Miscellaneous inc-irrigation connection	-	63,840	-	N/A
Total operating revenues	<u>42,110</u>	<u>493,197</u>	<u>569,133</u>	87%
Operating expenses				
Administrative services				
Supervisors	538	942	3,230	29%
Engineering	155	470	3,750	13%
Legal	326	957	4,500	21%
Audit	-	125	2,500	5%
Management	1,088	5,440	13,056	42%
Accounting & payroll	350	1,750	4,200	42%
Computer services	304	724	1,260	57%
Utility billing	-	12,705	33,000	39%
Telephone	19	97	233	42%
Postage & reproduction	80	145	338	43%
Printing and binding	102	512	1,229	42%
Legal notices and communications	(42)	400	281	142%
Office supplies	-	64	188	34%
Subscription and memberships	-	66	65	102%
ADA website compliance	-	-	110	0%
Insurance* ¹	-	3,604	3,570	101%
Miscellaneous	260	1,023	1,313	78%
Total administrative services	<u>3,180</u>	<u>29,024</u>	<u>72,823</u>	40%
Field management services				
Other contractual services	788	3,938	9,450	42%
Total field management services	<u>788</u>	<u>3,938</u>	<u>9,450</u>	42%
Water management services				
NPDES program	154	154	1,376	11%
Other contractual services: lakes	13,049	26,708	75,694	35%
Other contractual services: wetlands	-	-	19,268	0%
Other contractual services: culverts/drains	-	13,898	22,020	63%
Other contractual services: lake health	-	-	2,753	0%
Aquascaping* ¹	-	516	8,258	6%
Capital outlay	-	-	4,129	0%
Repairs and maintenance (aerators)*	82	900	4,129	22%
Total water management services	<u>13,285</u>	<u>42,176</u>	<u>137,627</u>	31%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 401
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	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	116	660	3,716	18%
Repairs and maintenance - parts	-	59	2,753	2%
Insurance	16	1,365	2,250	61%
Total irrigation supply services	132	2,084	8,719	24%
Irrigation supply services				
Personnel	3,630	18,738	52,260	36%
Repairs and maintenance - parts	4,633	12,644	26,250	48%
Insurance* ¹	-	11,631	14,610	80%
Surplus RCS Water-Bayside	-	192	-	N/A
Meter costs	1,170	6,944	5,625	123%
Other contractual services	600	3,000	33,750	9%
Electricity	8,318	39,643	86,250	46%
Pumps & machinery	2,339	39,846	90,000	44%
Depreciation	3,626	18,130	43,884	41%
Total irrigation supply services	24,316	150,768	352,629	43%
Total operating expenses	41,701	227,990	586,753	39%
Operating income/(loss)	409	265,207	(17,620)	
Nonoperating revenues/(expenses)				
Interest income	1,852	10,327	375	2754%
Miscellaneous income	-	-	30,000	0%
Total nonoperating revenues	1,852	10,327	30,375	34%
Change in net position	2,261	275,534	12,755	
Total net position - beginning	1,986,127	1,712,854	1,668,905	
Total net position - ending	<u>\$ 1,988,388</u>	<u>\$ 1,988,388</u>	<u>\$ 1,681,660</u>	

*¹ Typically an annual expense.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2026**

	General Fund	
	101	Total Governmental Funds
ASSETS		
Cash		
Truist	\$ 280,130	\$ 280,130
Bank United ICS	179,577	179,577
Bank United MM	25,000	25,000
Accounts receivable (clearing fund)	46,730	46,730
Due from Bay Creek - enterprise fund 451	87,819	87,819
Due from other governments - Bayside Improvement		
Bayside general fund 001	45	45
WC deposit	344	344
Total assets	\$ 619,645	\$ 619,645
 LIABILITIES & FUND BALANCES		
Liabilities		
Accounts payable	\$ 998	\$ 998
Total liabilities	998	998
 Fund balances		
Unassigned	618,647	618,647
Total fund balances	618,647	618,647
 Total liabilities and fund balances	\$ 619,645	\$ 619,645

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Annual Budget	% of Budget
REVENUES				
Assessment levy - net	\$ 19,092	\$ 501,058	\$ 535,541	94%
Interest	441	2,450	10,000	25%
Total revenues	<u>19,533</u>	<u>503,508</u>	<u>545,541</u>	92%
EXPENDITURES				
Administration services				
Supervisors	1,615	2,826	9,689	29%
Engineering	117	355	2,829	13%
Legal	246	722	3,395	21%
Audit	-	375	7,500	5%
Management	660	3,301	7,921	42%
Accounting & payroll	264	1,320	3,168	42%
Computer services	229	546	951	57%
Assessment roll preparation* ¹	133	666	1,599	42%
Telephone	15	75	179	42%
Postage & reproduction	60	109	255	43%
Printing & binding	77	387	928	42%
Legal notices and communications	(32)	302	212	142%
Office supplies	-	48	141	34%
Subscriptions & memberships	-	50	50	100%
ADA website compliance	-	-	48	0%
Insurance* ¹	-	10,812	13,650	79%
Miscellaneous (bank fees)	108	479	990	48%
Total administration services	<u>3,492</u>	<u>22,373</u>	<u>53,505</u>	42%
Field management fees				
Other contractual	594	2,970	7,129	42%
Total field management	<u>594</u>	<u>2,970</u>	<u>7,129</u>	42%
Water management				
NPDES program	67	67	597	11%
Other contractual services: lakes	5,660	11,584	32,831	35%
Other contractual services: wetlands	-	-	8,357	0%
Other contractual service: culverts/drains	-	6,028	9,551	63%
Other contractual services: lake health	-	-	1,194	0%
Aquascaping* ¹	-	224	3,582	6%
Capital outlay	-	-	1,791	0%
Repairs and maintenance (aerators)	36	391	1,791	22%
Total water management	<u>5,763</u>	<u>18,294</u>	<u>59,694</u>	31%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Street lighting				
Personnel services	7,710	12,280	-	N/A
Electricity	919	4,838	10,373	47%
Contractual services-lightpole	-	-	7,544	0%
Total street lighting	<u>8,629</u>	<u>17,118</u>	<u>17,917</u>	96%
Landscape services				
Supervisor	1,373	7,084	24,282	29%
Personnel services	20,682	102,850	242,238	42%
Capital outlay	-	4,320	11,316	38%
Fuel	524	1,914	4,715	41%
Repairs and maintenance (parts)	504	2,168	7,544	29%
Insurance* ¹	-	4,105	5,847	70%
Minor operating equipment	80	718	4,715	15%
Horticulture dumpster	269	1,480	13,202	11%
Employee uniforms	282	1,107	3,772	29%
Chemicals	-	8,984	12,825	70%
Flower program* ²	-	13,111	24,518	53%
Mulch program* ²	3,633	8,860	8,864	100%
Plant replacement program* ²	130	2,098	9,430	22%
Other contractual - tree trimming* ¹	-	684	2,388	29%
Other contractual - horticulturalist	-	-	377	0%
Other contractual - training	-	56	283	20%
Maintenance tracking software	645	645	1,886	34%
Contractual service-palm pruning	-	-	16,031	0%
Fountain maintenance	5	77	1,886	4%
Office operations	426	2,067	4,715	44%
Monument maintenance	535	535	2,829	19%
Total landscape services	<u>29,088</u>	<u>162,863</u>	<u>403,663</u>	40%
Roadway services				
Personnel	102	555	1,452	38%
Repairs and maintenance - parts	-	25	849	3%
Insurance	-	450	472	95%
Total roadway services	<u>102</u>	<u>1,030</u>	<u>2,773</u>	37%
Parks & recreation				
Utilities	61	185	440	42%
Operating supplies	13	13	60	22%
Total parks and recreation	<u>74</u>	<u>198</u>	<u>500</u>	40%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Other fees & charges				
Property appraiser	-	145	145	100%
Tax collector	-	1,431	214	669%
Total other fees & charges	-	1,576	359	439%
Total expenditures	47,742	226,422	545,540	42%
Excess/(deficiency) of revenues over/(under) expenditures	(28,209)	277,086	1	
Fund balances - beginning	646,856	341,561	359,691	
Fund balances - ending	<u>\$ 618,647</u>	<u>\$ 618,647</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
FEBRUARY 28, 2026**

	Bay Creek Enterprise Fund 451
ASSETS	
Current assets:	
Cash	
Truist	\$ 143,801
Bank United ICS	8,733
Bank United MM	2,000
Due from Bayside general fund 001	17
Accounts receivable (clearing fund)	11,807
WC deposit	35
Total current assets	<u>166,393</u>
Noncurrent assets:	
Capital assets	
Property, plant and equipment	24,570
Irrigation system	596,951
Less accumulated depreciation	<u>(585,146)</u>
Total capital assets, net of accumulated depreciation	<u>36,375</u>
Total noncurrent assets	<u>36,375</u>
Total assets	<u>202,768</u>
LIABILITIES	
Current Liabilities:	
Accounts payable	2,800
Unearned revenue	3,781
Customer deposits	12,189
Due to Bay Creek general fund 101	87,819
Total current liabilities	<u>106,589</u>
NET POSITION	
Net investment in capital assets	36,375
Unrestricted	59,804
Total net position	<u>\$ 96,179</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Operating revenues				
Charges for services:				
Assessment levy - net	\$ 4,911	\$128,520	\$ 137,748	93%
Irrigation	21,857	108,627	225,000	48%
Total operating revenues	<u>26,768</u>	<u>237,147</u>	<u>362,748</u>	65%
Operating expenses				
Administrative services				
Supervisors	538	942	3,230	29%
Engineering	52	157	1,250	13%
Legal	109	319	1,500	21%
Audit	-	125	2,500	5%
Management	363	1,813	4,352	42%
Accounting & payroll	117	583	1,400	42%
Computer services	101	241	420	57%
Utility billing	-	4,235	11,000	39%
Telephone	6	32	78	41%
Postage & reproduction	27	48	113	42%
Printing and binding	34	171	410	42%
Legal notices and communications	(14)	133	94	141%
Office supplies	-	21	63	33%
Subscription and memberships	-	22	22	100%
ADA website compliance	-	-	37	0%
Insurance* ¹	-	3,604	3,570	101%
Miscellaneous	127	591	438	135%
Total administrative services	<u>1,460</u>	<u>13,037</u>	<u>30,477</u>	43%
Field management services				
Other contractual services	263	1,313	3,150	42%
Total field management services	<u>263</u>	<u>1,313</u>	<u>3,150</u>	42%
Water management services				
NPDES program	51	51	459	11%
Other contractual services: lakes	4,350	8,903	25,231	35%
Other contractual services: wetlands	-	-	6,423	0%
Other contractual services: culverts/drains	-	4,633	7,340	63%
Other contractual services: lake health	-	-	918	0%
Aquascaping* ¹	-	172	2,753	6%
Capital outlay	-	-	1,376	0%
Repairs and maintenance (aerators)*	27	300	1,376	22%
Total water management services	<u>4,428</u>	<u>14,059</u>	<u>45,876</u>	31%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
ENTERPRISE FUND 451
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	<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	39	221	1,239	18%
Repairs and maintenance - parts	-	20	918	2%
Insurance	5	455	750	61%
Total irrigation supply services	<u>44</u>	<u>696</u>	<u>2,907</u>	<u>24%</u>
Irrigation supply services				
Personnel	1,210	6,247	17,420	36%
Reclaimed water	9,255	36,861	115,000	32%
Repairs and maintenance - parts	1,544	4,215	8,750	48%
Insurance* ¹	-	3,877	4,870	80%
Minor operating equipment	-	64	-	N/A
Meter costs	390	2,315	1,875	123%
Other contractual services	200	1,000	11,250	9%
Electricity	2,773	13,215	28,750	46%
Pumps & machinery	779	13,281	30,000	44%
Depreciation	1,250	6,250	14,628	43%
Total irrigation supply services	<u>17,401</u>	<u>87,325</u>	<u>232,543</u>	<u>38%</u>
Total operating expenses	<u>23,596</u>	<u>116,430</u>	<u>316,788</u>	<u>37%</u>
Operating income/(loss)	3,172	120,717	45,960	
Nonoperating revenues/(expenses)				
Interest income	22	121	125	97%
Miscellaneous income	-	-	700	0%
Total nonoperating revenues	<u>22</u>	<u>121</u>	<u>825</u>	<u>15%</u>
Change in net position	3,194	120,838	46,785	
Total net position - beginning	92,985	(24,659)	5,514	
Total net position - ending	<u>\$ 96,179</u>	<u>\$ 96,179</u>	<u>\$ 52,299</u>	

*¹ Typically an annual expense.

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

MINUTES

DRAFT

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

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The Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District held a Joint Regular Meeting on 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 could participate via Zoom, at <https://us02web.zoom.us/j/84137772934>, and conference call at 1-929-205-6099, Meeting ID: 841 3777 2934 for both.

Present for Bayside Improvement CDD:

Walter McCarthy	Chair
Gail Gravenhorst	Vice Chair
Bernie Cramer	Assistant Secretary
Karen Montgomery	Assistant Secretary
Dean Francis	Assistant Secretary

Present for Bay Creek CDD:

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

Also present:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic	District Counsel
Wes Kayne (via phone/Zoom)	District Engineer
Andy Nott	Superior Waterways, Inc.
Jim Hoppensteadt	Pelican Landing General Manager
Norman LaRose	Resident
Joseph Winterberger	Resident
Pete Griffin	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.

45 All present recited the Pledge of Allegiance.

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47 **SECOND ORDER OF BUSINESS**

Roll Call

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49 For Bay Creek CDD, all Supervisors were present.

50 For Bayside Improvement CDD, all Supervisors were present.

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52 **THIRD ORDER OF BUSINESS**

Public Comments: Agenda Items

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54 No members of the public spoke.

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56 **BAY CREEK CDD ITEMS**

57 **FOURTH ORDER OF BUSINESS**

Acceptance of Resignation of Robert Travers [Seat 2]

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60 This item was presented following the Eighteenth Order of Business.

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62 **FIFTH ORDER OF BUSINESS**

Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 2; Term Expires November 2026

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66 **A. Candidates**

67 **B. Administration of Oath of Office (the following will be provided in a separate package)**

68 **I. Required Ethics Training and Disclosure Filing and Sample Form 1**
69 **2023/Instructions**

70 **II. Membership, Obligations and Responsibilities**

71 **III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
72 **Employees**

73 **IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local**
74 **Public Officers**

75 These items were presented following the Eighteenth Order of Business.

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77 **SIXTH ORDER OF BUSINESS**

Consideration of Resolution 2026-04, Electing and Removing Officers of the District and Providing for an Effective Date

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81 This item was presented following the Eighteenth Order of Business.

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JOINT BUSINESS ITEMS

SEVENTH ORDER OF BUSINESS

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

Mr. Kayne stated proposals were submitted to Mr. Adams to commence the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Systems Annual Reporting for Cycle 9. The annual sluice gate inspection and reporting will be underway in the next couple of months.

EIGHTH ORDER OF BUSINESS

Treatment Report: January 2026 – Superior Waterway Services, Inc. (Andy Nott)

Mr. Nott presented the monthly Treatment Report. Due to low water levels, crews continue treating spikerush and weeds growing up on the lake banks down to the water line and algae blooms. Some lakes will require additional treatments, such as Lake E8. Due to freezing weather causing fish kills, dead fish were removed from Lakes E12 and A29.

Mr. Nott reviewed areas of the lake where use of bacopa is beneficial and when it causes algae growth and requires treatment; there are no other plant alternatives.

NINTH ORDER OF BUSINESS

Presentation/Discussion: Rolls Docks Use for Potential Paddle Boat Amenity (Joseph Winterberger)

Resident Joseph Winterberger discussed his involvement in multiple waterway initiatives. On behalf of the Water Sports Committee, he distributed a presentation, with supporting documents, to potentially consider initiating a new “Pontoon Paddle Boats” water sports amenity, for use at the Bay Creek CDD roll docks and that everyone can use. The cost would be about \$75,000. The submerged land lease that the State assigned to Pelican Landing is tied in with the submitted land lease at the Spring Creek docks, which has restrictions that no internal combustion motors can be moored at the roll docks. There are electric ponton paddle boats.

Mr. McCarthy recalled that the PLCA and CDD decided in 2009 to assess everyone a certain amount to be used on capital projects within the community, such things like this, but did not execute an agreement. He supports Bay Creek proceeding with this.

116 Discussion ensued regarding the condition of the area, ability to run power in the future,
117 Board Members’ recollection of past discussions of the area and potential parking issues.

On MOTION for Bay Creek by Mr. Janek and seconded by Ms. McVay, with all in favor, approving, in concept, a new “Pontoon Paddle Boats” water sports amenity; authorizing Mr. Winterberger to enter into discussions with the PLCA to determine the PLCA’s position on whether to proceed and, if successful, authorizing the CDD to work with Mr. Winterberger on a Maintenance Agreement with the PLCA, was approved.

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TENTH ORDER OF BUSINESS

Committee Reports

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A. PLCA Landscape Committee

129 Mr. Francis stated the Committee’s first meeting dealt mostly with organizational
130 matters, including approving and sending out bids for two of the circles to see proof of concept
131 and receiving a few responses. The Landscape Architect requested percolation tests to ensure
132 the drainage system is functioning properly; he is having difficulty finding companies that will do
133 this as a stand-alone project. Mr. Hoppensteadt stated that percolation tests are being added to
134 the Master Plan. Regarding plant material, Mr. Francis stated another thing to consider is when
135 the Landscape Architect has ideas for certain plants that the landscapers do not have access to.

B. Colony Landscape Committee

137 Ms. Gravenhorst presented the Colony Landscape Committee Report. The Colony Board
138 wants to hold a Workshop with the Bayside CDD Board and Management before its March 16,
139 2025 meeting to discuss the Landscape Agreement funding and responsibility matters in detail.

140 Regarding utilizing a water truck during drought conditions, Mr. Adams recalled
141 discussion about a water wagon at the last meeting.

142 Discussion ensued regarding emailing The Colony and the PLCA’s Landscape Agreements
143 to everyone, The Colony inserting the frequency of watering for new plantings into the installer’s
144 contract, and the City adopting the Water Management District Water Restriction Guidelines.

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ELEVENTH ORDER OF BUSINESS

Consideration of Opus Proposal for Utility Billing

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149 Mr. Adams presented the Opus and Oaks Energy proposals, the latter of which was
150 emailed the Board last Friday. He compared the costs and scope of services of each against the
151 CDDs’ existing contract with the Coral Springs Improvement District.

152 Discussion ensued regarding assessments funding administrative costs, District Staff
153 working on transitioning the accounts and setting a public hearing for next month to adopt
154 increases to Bayside’s utility billing penalty tier rates.

On MOTION for Bay Creek by Mr. Travers and seconded by Mr. Durney, with all in favor, the Opus 21 proposal for Pegasus Single Point Solution Utility Billing, in the amount of \$3.66 per meter per month, was approved.

On MOTION for Bayside by Mr. Cramer and seconded by Ms. Montgomery, with all in favor, the Opus 21 proposal for Pegasus Single Point Solution Utility Billing, in the amount of \$3.66 per meter per month, was approved.

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TWELFTH ORDER OF BUSINESS

Discussion/Consideration of Additional Long Term Investments Options for Surplus Operating Funds (under separate cover)

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168 Mr. Adams discussed Truist Bank and BankUnited’s investment options on Certificates of
169 Deposit (CD) rates with terms of 12, 18, 24 and 36 months. Based on Mr. Adams’ suggestion, Bay
170 Creek’s surplus funds in Truist Bank will be transferred to the BankUnited Insured Cash Sweep
171 (ICS) account, since the rates are comparable, and the excess funds in the Enterprise Fund will be
172 used to open a CD. He will provide an investment earnings spreadsheet to the Board.

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JOINT BOARD ITEMS

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

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178 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2025.
179 Adjustments to the “Utility billing” budget will be made to reflect that Bay Creek CDD will be
180 responsible for 10% of the overall budget and up to 90% for the Bayside CDD.

181 The financials were accepted.

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FOURTEENTH ORDER OF BUSINESS

Approval of January 26, 2026 Joint Regular Meeting Minutes

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186 The following change was made:

187 Line 111: Insert “and pinkas” after “pentas”

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On MOTION for Bay Creek by Mr. Addison and seconded by Ms. McVay, with all in favor, the January 26, 2026 Joint Regular Meeting Minutes, as amended to include this and any changes submitted to Management, were approved.

On MOTION for Bayside by Ms. Gravenhorst and seconded by Mr. Francis, with all in favor, the January 26, 2026 Joint Regular Meeting Minutes, as amended to include this and any changes submitted to Management, were approved.

FIFTEENTH ORDER OF BUSINESS

Action/Agenda Items

Items 1, 3, 4 and 6 were completed. Only Page 1 was reviewed during the meeting; the remaining pages were updated after the meeting.

Item 3: Mr. Adams will have the CDDs’ letter supporting the storm surge barrier concept signed and sent to Mr. Kinzie. He will email the executed copy to the Board.

SIXTEENTH ORDER OF BUSINESS

Old Business

There was no old business.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Urbancic stated he is still monitoring legislation that could affect CDDs.

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

▪ BAY CREEK CDD ITEM: Consideration of Bentley Electric Co of Naples Fl Inc. Proposal 25-418 to Replace/Repair/Add Streetlights

This item was an addition to the agenda.

Mr. Adams distributed and presented Bentley Electric Co of Naples Fl Inc. Proposal 25-418 to replace, repair and add streetlights. He deemed this is a high priority project over other projects and suggested repurposing a portion of the “Fountain services-Refurbishment” budget to fund the project.

On MOTION for Bayside by Ms. Gravenhorst and seconded by Mr. Cramer, with all in favor, Bentley Electric Co of Naples Fl Inc. Proposal 25-418 to replace, repair and add streetlights, in the amount of \$56,100, and authorizing funding the expenditure of \$56,100 from the Capital Fund, were approved.

226 Regarding the downed light by Walden Center Drive, Mr. Adams stated it is a CDD matter.
227 He is working on getting the cement post replaced but expects it to take a while.

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

229 **II. NEXT MEETING DATE: March 23, 2026 at 2:00 PM [Adoption of Bayside**
230 **Improvement CDD irrigation Rates/Changes**

- 231 ○ **QUORUM CHECK: BAYSIDE IMPROVEMENT CDD**
- 232 ○ **QUORUM CHECK: BAY CREEK CDD**

233 All Supervisors confirmed their attendance at the March 23, 2026 meeting.

234

235 **EIGHTEENTH ORDER OF BUSINESS**

Supervisors' Requests

236

237 Mr. Francis asked about scheduling the Workshop with The Colony Board. Mr. Adams
238 stated he will coordinate and schedule and advertise a Bayside CDD Workshop with The Colony
239 Landscape Committee for March 12, 2026 at 10:00 a.m., at the Bay Club.

240 **▪ Bayside CDD: Adjournment**

241 **On MOTION for Bayside by Ms. Gravenhorst and seconded by Mr. Cramer, with**
242 **all in favor, the Bayside Improvement CDD meeting adjourned at 3:19 p.m.**

243

244 Mr. Janek asked for the 6' to 8' plantings to be removed in areas wherever the sidewalks
245 end and walkers file onto the street along Greenview, due to safety reasons and reported a
246 missing arrow sign at the traffic circle at Cosa del Sol. Mr. Adams stated signage is a PLCA matter.

247 **▪ Acceptance of Resignation of Robert Travers [Seat 2]**

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

249 **On MOTION by Mr. Addison and seconded by Ms. McVay, with all in favor, the**
250 **resignation of Robert Travers from Seat 2, was accepted.**

251

252 **▪ Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 2;**
253 **Term Expires November 2026**

254 **This item, previously the Fifth Order of Business, was presented out of order.**

255 **A. Candidates**

256 Mr. Janek nominated Norman LaRose to fill Seat 2. No other nominations were made.

257 Norman LaRose discussed his reason for wanting to serve on the Board and gave an
258 overview of his contributions to the community and personal and professional backgrounds.

292 Mr. Travers deemed it a great experience working with both the Board Members of both
293 CDDs over the last 10 years and a privilege representing the Bay Creek CDD. Board Members
294 stated he will be missed.

295

296 **NINETEENTH ORDER OF BUSINESS**

Public Comments: Non-Agenda Items

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298 No members of the public spoke.

299

300 **TWENTIETH ORDER OF BUSINESS**

Adjournment

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302 **On MOTION for Bay Creek by Ms. McVay and seconded by Mr. Durney, with all**
303 **in favor, the Bay Creek CDD meeting adjourned at 3:37 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

310 **FOR BAYSIDE IMPROVEMENT:**

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Secretary/Assistant Secretary

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316 **FOR BAY CREEK:**

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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 02.23.26 BOS MEETING

1. CDD Staff: Working with Mr. Winterberger on a Maintenance Agreement with the PLCA to implement new Pontoon Paddle Boats water sports amenity, subject to Mr. Winterberger’s discussion with the PLCA to proceed with project, is successful. **ONGOING**
2. Mr. Adams: Email The Colony and PLCA’s Landscape Agreements to everyone. **ONGOING**
3. Mr. Adams/Mr. Urbancic: Work on transitioning Utility Billing Accounts to Opus 21 and set public hearing for next month to adopt increases to utility billing penalty tier rates. **ONGOING**
4. Mr. Adams: Transfer Bay Creek’s surplus funds from Truist Bank to BankUnited Insured Cash Sweep (ICS) acct and open a CD and transfer excess funds in Enterprise Fund into the CD. Email the investment earnings spreadsheet to the Board. **ONGOING**
5. Mr. Adams: Have the letter supporting the Storm Surge Barrier Concept signed and sent to Mr. Kinzie; email copy to the Boards. **COMPLETED after 02.23.26 mtg**
6. Mr. Adams: Transfer portion of the “Fountain services-Refurbishment” capital funds budget to the street light project. **ONGOING**
7. Mr. Adams: Coordinate with Shelly on scheduling the Bayside CDD Workshop with The Colony for 03.12.26 at 10:00 a.m. at the Bay Club and advertise accordingly. **COMPLETED after 02.23.26 mtg**
8. Mr. Adams: Have landscapers remove 6’ to 8’ plantings in areas where the sidewalk end and walkers file onto the street along Greenview. **ONGOING**

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

ACTIVE / ONGOING – CARRY OVER FROM 01.26.25 MEETINGS

1. Mr. Adams: Produce method of how certain landscaping issues are taken care of and an understanding of how to determine a maintenance matter versus a capital improvement item. **ONGOING**
2. Mr. Adams/Accounting: Correct the Utility percentages in the Unaudited Financial Statements budgets. **02.23.26** Bay Creek CDD percentage is 10%, Bayside CDD is up to 90%. **COMPLETED after 02.23.26 mtg**
3. Mrs. Adams: Contact contractor to inspect/address overgrown flowering plants and trees in the preserve behind 3441 Pointe Creek Court. **02.23.26** Follow up on status. **ONGOING**

ACTIVE/ONGOING – CARRIED OVER OLDER THAN 12.08.25 MTGS

1. Staff: Contact City of Bonita Springs regarding permitting matter, piles of topsoil that were moved into line of sight of utility easement while clearing land for a new home just built on Pennyroyal. **ONGOING**
2. Staff: Prioritize issues to be addressed in areas where residents complain about easement access. Send letters to affected residents. PLCA to assist with any issues. **ONGOING**
3. Staff: Ensure that catch basins in the construction areas where large, heavy cement trucks and heavy cranes are used are placed on the list to be inspected. **ONGOING**
4. Mr. Adams: Implement process with PLCA to review all CDD-related communications prior to PLCA sending to residents. **ONGOING**
5. Mr. Adams/Mr. Nott: Prioritize list to send letters to homeowners about encroachment onto CDD easement. **ONGOING**
6. Staff: Look into using the parcel of land off Renaissance to stage hurricane debris pickup. **ONGOING**
7. Mr. Urbancic: Revisit RCS contract for Irrigation services-Reclaimed water – Bay Creek. **ONGOING**
8. Mr. Adams: Review Irrigation services-Electricity accounts for each CDD. Determine percentages. **ONGOING**
9. Mr. Adams: Have landscape area by maintenance facility restored. **ONGOING**
10. Ms. Hughes: Provide Mr. Kemp life span of PLCA's plants. **ONGOING**
11. 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. Francis: Complete the PLCA Application to be on the PLCA Landscape Committee. **COMPLETED 02.23.26**
2. Mr. Adams: Prepare a letter supporting the Storm Surge Barrier Concept **COMPLETED after 01.26.26 mtg.**
3. Mr. Adams: Transfer excess funds in both CDDs to the Insured Cash Sweep Accounts and provide alternative investment options at the nxt mtg. **COMPLETED 02.23.26**
4. Mrs. Adams: Send Mr. Travers draft resignation letter and add to the nxt agenda. **COMPLETED** after 01.26.26 mtg
5. Mr. Adams: Present proposals for utility billing service at upcoming meeting. **ONGOING COMPLETED 02.23.26**
6. Mr. Adams: Mr. Adams: Provide info about investing in Treasury Bills. **ONGOING COMPLETED 02.23.26**
7. Mr. Adams: Mr. Adams to review other vendors for better utility billing rate pricing. **COMPLETED 02.23.26**
8. Mr. Adams: Add agenda item for Bayside to consider increasing penalty rates. **COMPLETED 01.26.26**
9. 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 nxt mtg. **COMPLETED 01.26.26**
10. Staff: Send e-blast in November advising of open Board seat for consideration at December meeting. **COMPLETED 01.26.26**
11. Mr. Adams: Prep FY25 Budget Amendment for December meeting. **COMPLETED 01.26.26**
12. Staff: Have firebush removed not replaced and dead trees in circle outside Ms. McVay's residence removed and ferns on Greenview Drive trimmed. **COMPLETED 01.26.26**
13. Mr. Adams: Ensure PLCA Manager attends next meeting. **COMPLETED 10.27.25**
14. Mr. Kemp: Have vines along Pelican Nest sidewalk trimmed. **COMPLETED 10.27.25**
15. Staff: Check if timers that turn on lights are functioning properly. **COMPLETED 10.27.25**
16. 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**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

17. Mr. Adams: Tally of landscape plant replacement expenditures and correct formula in the Year-End Forecast Report. **COMPLETED 10.27.25**
18. Mr. Urbancic: Send link to ethics training online courses. **COMPLETED 10.27.25**
19. Mr. Nott: Schedule littoral planting in October. **COMPLETED 10.27.25**
20. Mr. Adams: Speak w/ General Mgr Jim about Mr. Kemps duties. **COMPLETED 10.27.25**
21. Mr. Adams: Review “Street lighting-Contractual services” year-to-date General Ledger to determine cause for exceeding budget. **COMPLETED 10.27.25**
22. Mr. Kemp: Spread merit increase amount to employees. **COMPLETED 10.27.25**
23. Mr. Adams: Review irrigation rates. Present recommendations at August meeting to cover costs. **COMPLETED 10.27.25**
24. Mr. Adams: Correct formula on assessments Page 25. Email updates to Bayside CDD & The Colony. **COMPLETED 10.27.25**
25. Mr. Adams: Send updated mailed notices to Bay Creek property owners. **COMPLETED 10.27.25**
26. Mr. Nott: Present water testing results at next meeting. **COMPLETED 10.27.25**
27. Mr. Adams: Advise Accounting to allocate assigned percentage for tree trimming to Enterprise Fund. **COMPLETED 10.27.25**
28. Mr. Adams: Have lake behind Ms. McVay’s home tested for salinity. **COMPLETED 10.27.25**
29. Mr. Kemp: Investigate alternates for electrical repair contractors. **COMPLETED 10.27.25**
30. Mr. Kemp: Provide new and used cost for a grinder before budget workshop. **COMPLETED 10.27.25**
31. Mr. Cramer: Work w Mr. Herrera of PLCA on hurricane prep. **COMPLETED 10.27.25**
32. Mr. Willis: Bentley rehab Colony streetlights. **05.19.25** Scheduled for mid-Aug. **COMPLETED 10.27.25**
33. Mr. Adams: Update BOS final audit for NPDES Annual Report for Cycle 4. **COMPLETED 10.27.25**
34. Mgmt Staff: Post BSU Pond A-16 Sewer Pipe Repair Report on CDD websites. **COMPLETED 10.27.25**

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

COMPLETED ITEMS – MOST RECENT TO OLDEST

- 35.** 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**
- 36.** Paul Kemp: Have Bentley ensure entrance monument lights are uniform. **COMPLETED 10.27.25**
- 37.** Mr. Kemp: Follow up on trimming Kayak Park palmettos. **COMPLETED 10.27.25**
- 38.** Mr. Kemp: See if main gate fountain lights need replaced/cleaned. **COMPLETED 10.27.25**
- 39.** Mr. Adams: Contact RCS to discuss the Bonita Springs Utilities (BSU) new pass through rate increase. **COMPLETED 09.11.25**
- 40.** Mr. Adams: Resend email advising of open Board Seat. **COMPLETED 09.11.25**
- 41.** Staff: Send Ms. Hanft a copy of the culvert cleaning Agreement. **COMPLETED 09.11.25**
- 42.** Mr. Nott: Provide Mr. Adams a list of all easement areas to send letters to homeowners. **COMPLETED 09.11.25**
- 43.** 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**

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

**STAFF
REPORTS**

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

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 JOINT MEETING SCHEDULE

LOCATION

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

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	Public Hearing and Regular Meeting <i>Adoption of Bayside Improvement CDD Irrigation Rates/Charges</i>	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.

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

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

17A

Serial Number
26-00563L

Business Observer

Published Weekly
Fort Myers, Lee County, Florida

COUNTY OF LEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Fort Myers, Lee County, Florida; that the attached copy of advertisement,

being a Meeting Notice

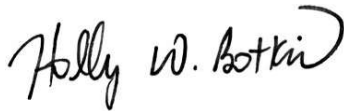
in the matter of Bayside Improvement CDD Notice of Rule Development

in the Court, was published in said newspaper by print in the

issues of 2/13/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

13th day of February, 2026 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

NOTICE OF RULE DEVELOPMENT BY THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapter 120 and 190, Florida Statutes, the Bayside Improvement Community Development District ("District") hereby gives the public notice of its intent to amend its rules relative to its irrigation utility regulations and rates and charges for its irrigation utility usage ("Proposed Rule Amendment"). The Proposed Rule Amendment number is B12026-1. 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, March 23, 2026 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://pelicanlandingscdd.net/> or by contacting the District Manager, Chuck Adams, at adamsc@vhhassociates.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, District Manager
Bayside Improvement CDD
February 13, 2026

26-00563L

Serial Number
26-00616L

Business Observer

Published Weekly
Fort Myers, Lee County, Florida

COUNTY OF LEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Fort Myers, Lee County, Florida; that the attached copy of advertisement,

being a Notice of Rulemaking

in the matter of Bayside Improvement CDD Notice of Rulemaking

in the Court, was published in said newspaper by print in the

issues of 2/20/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

**NOTICE OF RULEMAKING BY THE
BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
(IRRIGATION UTILITY USAGE)**

In accordance with Chapter 120 and 190, Florida Statutes, the Bayside Improvement Community Development District ("District") hereby give the public notice of its intent to amend its rules relative to its irrigation utility regulations and rates and charges for its irrigation utility usage ("Proposed Rule Amendment"). The Proposed Rule Amendment number is B12026-1. Prior notice of rule development was published in the Business Observer on February 13, 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, March 23, 2026 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@whassociates.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.

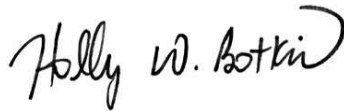
A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, 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
Bayside Improvement CDD
February 20, 2026

26-00616L



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

20th day of February, 2026 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

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

17B

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAYSIDE IMPROVEMENT 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 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, 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 BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. The Board of Supervisors (the "Board") of the Bayside Improvement 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 Bayside Improvement Community Development District this 23rd day of March, 2026.

ATTEST:

**BAYSIDE IMPROVEMENT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**AMENDMENT NO. XVI TO CHAPTER I
OF THE RULES OF THE
BAYSIDE IMPROVEMENT 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, to adjust the penalty rates. 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 VV to Chapter I

1.02 NECESSITY. To modify rates and charges of the-District which provide irrigation water to property within the District to adjust the rates per 1,000 gallons..

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

Law Implemented: Chapter 190.035, Florida Statutes

History: Revisions I through VV to Chapter I

1.03 COMMODITY FEE.

<u>Description</u>	<u>Gallons Used Per Unit</u>		<u>Commodity Rate</u>
	<u>Minimum</u>	<u>Maximum</u>	<u>Per 1.000 Gallons</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	\$0.53
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	\$0.53
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	\$0.53
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 or greater, as determined by the District:

0-48,000	\$0.53
48,001-54,000	\$4.15
54,001-60,000	\$5.03
60,001-66,000	\$5.91
Over 66,000	\$6.80

***Multi-Family**

0-9,000	\$0.53
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.

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

0-36,000	\$0.53
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

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

Tennis Courts

Tennis Court usage shall be defined as water used specifically for the purposes of tennis court hydration.

Tennis Court ERUs shall pay the same rates as single family residences with average lot sizes larger than 20,001 square feet and shall be calculated as follows:

1 Tennis Court = 1 Single Family ERU

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

Description	Gallons Used Per Tennis Court Per Month		Commodity Rate per 1000 gallons
	Minimum	Maximum	
	0	60,000	.53
	60,001 and over		6.80

Commercial

Commercial development 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:

$$\frac{\text{Previous Square Footage}}{10,750 \text{ Square Feet}} = \text{Number of Equivalent Single Family Units}$$

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 Bayside Improvement Community Development District shall become effective on March 23, 2026.

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 ESTIMATED REGULATORY COST
BAYSIDE IMPROVEMENT COMMUNITY
DEVELOPMENT DISTRICT**

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

1.0 Introduction

This statement of estimated regulatory cost is prepared pursuant to Section 120.54, Florida Statutes to support the rule making action of the Bayside Improvement Community Development District as they set rates, fees and charges for their 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. Through the adoption of this amendment to the rule, the Districts 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 on Visitors, Citizens of Florida, and Local Residents and Business.

There is no anticipated impact on visitors, citizens of Florida or local residents and businesses other than those who are customers of the Districts' irrigation facilities.

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 Bayside Improvement Community Development District for Fiscal Year 2025-2016.

STATEMENT OF PURPOSE

The Bayside Improvement Community Development District proposed adoption of Amendment XVI to Chapter I of their Rules to modify the rates and charges of the District which provide irrigation water to property within the District.