

**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 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 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
Gary Durney	Vice Chair
Mary McVay	Assistant Secretary
Norman LaRose	Assistant Secretary
Jerry Addison	Assistant Secretary

**Also present:**

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

The names of all attendees, residents and/or members of the public might not appear in the meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on a sign in sheet, the name was not listed.

**DUE TO AUDIO INTERFERENCE, MANY COMMENTS WERE INAUDIBLE**

**PORTIONS OF THE MINUTES WERE TRANSCRIBED FROM MEETING NOTES/DOCUMENTS**

**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**

All Supervisors were present for Bay Creek CDD and Bayside Improvement CDD.

**THIRD ORDER OF BUSINESS**

**Public Comments: Agenda Items**

No members of the public spoke.

**JOINT BUSINESS ITEMS**

**FOURTH ORDER OF BUSINESS**

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

Mr. Kayne stated the annual sluice gate inspections were completed on March 3, 2026. The only problem was a minor washout by one of the gates. Mrs. Adams stated it was addressed.

**FIFTH ORDER OF BUSINESS**

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

Mr. Nott apologized that the monthly Treatment Report was not provided. He stated that no concerns were reported by technicians. Another inspection will be completed this week.

Ms. Montgomery asked Mr. Nott to address resident concerns about spraying around the lake. Mr. Nott stated technicians control weeds from the high-water mark to the water line.

Weeds and torpedo grass are selectively treated; a blue indicator dye is used to identify the treated areas to avoid over spraying and limit damage to beneficial vegetation during treatment.

Ms. Montgomery asked residents to be informed about methods and spraying frequency. Mr. Adams stated an e-blast can be sent through the PLCA. Mr. Nott will provide a write-up about the use of herbicides while conducting maintenance.

**SIXTH ORDER OF BUSINESS**

**Update: Rolls Docks Use for Potential Paddle Boat Amenity (Joseph Winterberger)**

Resident Peter Griffin recalled prior discussion about an Agreement between the CDD and the PLCA. The Chair of the Water Sports Task Force Committee will make a presentation at the annual meeting. He thinks a communication from the CDD would be an appropriate first step.

Discussion ensued regarding a potential proposal to the PLCA Board.

It was noted that the Boat Amenity has not provided specific direction to the Paddle Boat Committee and, as a result, they have not been able to proceed.

Resident Joseph Winterberger expects to have a better report at the next meeting.

Mr. Griffin stated the Boat Amenity Board is expected to provide specific details in order to begin the process of developing a management agreement with the CDD.

Mr. McCarthy noted that the asset in question is in Bay Creek CDD and voiced his opinion that the Bay Creek CDD Chair should work with Mr. Adams to accommodate whatever is needed. Mr. Adams stated, when appropriate, a more formal presentation can be made to find out if the PLCA is willing to support the initiative and, if so, the CDD could align with it conceptually.

Discussion ensued regarding who, between the three entities, would assemble the proposal to the PLCA. It was noted that parking considerations must be addressed.

**SEVENTH ORDER OF BUSINESS**

**Committee Reports**

**A. PLCA Landscape Committee**

Mr. Francis stated the Committee approved the bid on two circles; the bid was also approved by the Finance Committee and the PLCA Board. The Committee is developing priorities

for projects, including selecting a palette with a variety of Florida-friendly plants that require minimal maintenance, water and fertilizer, to avoid adding additional maintenance. When the budget is finalized and bids are received, information will be provided to the Board and the Finance Committee.

Ms. Montgomery expressed support for Florida-friendly plants. She supports sharing communications and education as to why the change is occurring so the project is welcomed and embraced. Mr. Francis discussed the need to educate residents about plants selected.

Ms. Gravenhorst recalled that, when she was on the Landscape Committee, promises were made to prioritize residents living on circles, after the entranceway project was completed, and asked if those residents were satisfied. Mr. Francis discussed the goal of setting up a very open and transparent logical map of projects, a means of documenting conditions and factors, and considerations in prioritizing the work to be done.

Discussion ensued regarding costs, budgeting, communicating with residents and denial of previous requests by residents wishing to undertake landscaping on their own.

Regarding whether Mr. Francis' service on both the CDD Board and the Landscape Committee presents a conflict of interest, Mr. Urbancic stated there is no inherent conflict from the CDD perspective. Because of the way the Statute is written, a Committee Member would need to have a paid interest; such issues can be reviewed if an issue is raised.

Mr. Durney stated in his years on the Landscape Committee he learned that Florida native plants and Florida-friendly plants are not the same thing. Nearly all plants in the CDD are Florida-friendly, so the plant palette will not necessarily exclude many of the current plantings, even if they are not native. He voiced his opinion that, in the past, the Landscape Committee has often prioritized highly-visible projects.

**B. Colony Landscape Committee**

Ms. Gravenhorst read the Colony Landscape Committee Report and noted that the Committee meeting was held too late for the Report to be in the agenda. She noted the following:

- The Colony Foundation Board (CFB) meeting was delayed to March 18, 2026, due to the annual meeting being held on March 16, 2026.

- The CFB election results were announced at the annual meeting. President Bob Loos was reelected from the Midrise, and Ted Gravenhorst was elected from the Single Family Homes. The Highrise position remains vacant. The CFB Board will advertise, interview and select an applicant. Bob Loos is President; Jim Hollars is Vice President; Jim Borneman is Treasurer; Virginia Hanft is Secretary. Virginia will remain as Liaison to the Landscape Committee.
- The meeting that was requested to discuss the Landscape Agreement between the CFB Board and the CDD has been delayed due to the departure of The Colony General Manager on March 13, 2026. The CFB decided it would be sufficient to meet with CDD Management and the CFB Board, inviting the Bayside Chair, thus avoiding the necessity of a public meeting. It was explained that delays in implementing landscape projects were due to limited water availability. They will be addressed as soon as there is sufficient water availability.
- In open forum, membership asked about the cleanup around Infinity, when Phase 2 will begin, and the final impact on residents when Infinity is completed.
- The CFB regular meeting was on March 18, 2026. It consisted mainly of topics not connected to the CDD. Disappointment and concern about the landscaping appearance was a topic. The CFB requested another meeting with CDD Management and the Bayside Chair to be requested by Supervisor Gravenhorst at the March 23, 2026 CDD meeting. Jenna Half and Susan Azari were scheduled to tour the property with Paul after the meeting on March 18, 2026.

Philip Linup was introduced as the Interim General Manager. The next CFB meeting will be on April 22, 2026.

Mr. Cramer asked about the new General Manager's background. Ms. Gravenhorst stated he was here before; she believes he is part of Linaugh and he came from Alabama.

**EIGHTH ORDER OF BUSINESS**

**Update: Additional Long Term Investments  
Options for Surplus Operating Funds**

Mr. Adams stated Staff is finalizing necessary paperwork to open the Certificates of Deposit (CD) previously discussed. Terms will be staggered to include 24 and 36 months to gain additional earnings and to preserve a hedge against the likelihood that interest rates will continue dropping. He hopes to present this item at the next meeting.

**JOINT BOARD ITEMS**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2026**

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2026.

Funds were moved from Truist into the Insured Cash Sweep (ICS) Account, and funds from the BankUnited Money Market will also be moved into the ICS. He believes the BankUnited Money Market requires a minimum balance of \$100,000.

Late billing related to the Streetlight Project, which was budgeted for Fiscal Year 2025, will necessitate a Budget Amendment at year end. Surplus Fund Balance will be utilized to offset the expense that was budgeted in the prior year.

The financials were accepted.

**TENTH ORDER OF BUSINESS**

**Approval of February 23, 2026 Joint Regular Meeting Minutes**

**On MOTION for Bay Creek by Mr. Durney and seconded by Mr. Addison, with all in favor, the February 23, 2026 Joint Regular Meeting Minutes, as amended to include any changes submitted to Management, were approved.**

**On MOTION for Bayside by Mr. Francis and seconded by Ms. Montgomery, with all in favor, the February 23, 2026 Joint Regular Meeting Minutes, as amended to include any changes submitted to Management, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Action/Agenda Items**

Mrs. Adams stated Staff will review all Action Items.

Ms. Gravenhorst asked if a date for installation of lights in Addison in The Colony is known. Mr. Adams stated the order was placed one month ago and he expects installation to be complete by the summer.

**TWELFTH ORDER OF BUSINESS**

**Old Business**

Mr. Cramer expressed concern about the storm drains and storm pipes and voiced his opinion that annual preventative maintenance inspections should be done if funds are available. Mrs. Adams stated MRI will begin inspections in Phase 3, The Colony, on March 25, 2026. Asked if any inspections will be done in The PLCA, Mrs. Adams replied no; per the schedule, only emergencies will be addressed. Mr. Adams noted that, for Fiscal Year 2026, the applicable budgeted line item was increased from \$60,000 to \$80,000, so funds are available.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Urbancic reported that the legislative session recently ended, and a bill that would allow elected Supervisors to be recalled is pending the Governor’s signature.

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

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

Mr. Kemp presented a proposal from Superior Waterway Services, Inc. for complete replacement of Fountain E8 in the golf course holding pond. The fountain is over 20 years old; pumps generally last three to five years.

Mr. Adams stated this expense is budgeted in the “Refurbishment” line item.

Ms. Gravenhorst noted that the CDDs own the fountains.

Mr. Adams stated the fountains provide some water quality benefit and, since the fountains are along the thoroughfare, all who drive the thoroughfare benefit from them. The CDDs are justified to own and operate the fountains.

Mrs. Adams stated a second proposal is expected and requested approval of a not-to-exceed amount of \$42,000.

**On MOTION for Bayside by Mr. Cramer and seconded by Ms. Gravenhorst, with all in favor, authorizing replacement of the fountain, in a not-to-exceed amount of \$42,000, was approved.**

**II. NEXT MEETING DATE: April 27, 2026 at 2:00 PM**

- **QUORUM CHECK: BAYSIDE IMPROVEMENT CDD**
- **QUORUM CHECK: BAY CREEK CDD**

All Supervisors confirmed their attendance at the April 27, 2026 meeting.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. LaRose reported sprinkler heads spraying on the roads instead of the flower beds. Mr. Kemp took note and will address this with his crew.

Mr. Cramer reiterated his desire to see the stormwater pipes inspected annually. Mr. McCarthy voiced his opinion that the program is working and noted that funds are available to immediately address issues that arise.

Discussion ensued regarding the purpose of storm drains and the limited extent of flooding that occurs when storm drains are blocked.

Mr. Francis thanked Mr. Kemp and his crew for cleaning up the live oak leaves. Ms. Montgomery and Ms. Gravenhorst echoed that sentiment, noting that the leaves have been overwhelming this year and that the results have been commendable.

Ms. Gravenhorst suggested that a tractor or a push mower could reduce labor costs.

Mr. McCarthy stated Mr. Gravenhorst submitted a request to address sight lines exiting the Community Center. Mr. Kemp stated the work will be completed by the end of tomorrow.

**FIFTEENTH ORDER OF BUSINESS**

**Public Comments: Non-Agenda Items**

No members of the public spoke.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment [Bay Creek CDD]**

**On MOTION for Bay Creek by Mr. Janek and seconded by Mr. Durney, with all in favor, the Bay Creek CDD meeting adjourned at 2:51 p.m.**

**BAYSIDE IMPROVEMENT CDD PUBLIC HEARING**

**SEVENTEENTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Irrigation Rates**

**A. Proof/Affidavits of Publication**

The affidavits of publication were included for informational purposes.

**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**

Mr. Adams presented Resolution 2026-05. He recalled that Bay Creek recently adopted new rates. He reviewed the irrigation rate changes, which only affect penalty rates, and recommended approval.

**Mr. McCarthy opened the Public Hearing.**

No affected property owners or members of the public spoke.

**Mr. McCarthy closed the Public Hearing.**

Mr. McCarthy stated, as Mr. Adams indicated, the only change is to the penalty rates. Those who operate their systems within the established parameters will be unaffected.

**On MOTION for Bayside by Mr. Francis and seconded by Ms. Montgomery, with all in favor, 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, was adopted.**

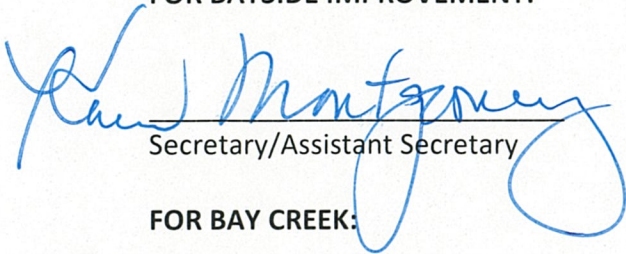
**EIGHTEENTH ORDER OF BUSINESS**

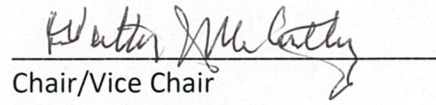
**Adjournment [Bayside Improvement CDD]**

**On MOTION for Bayside by Mr. Francis and seconded by Mr. Kramer, with all in favor, the Bayside Improvement CDD meeting adjourned at 2:57 p.m.**

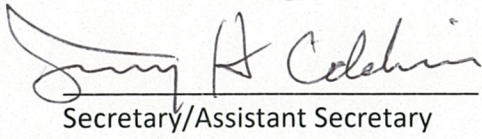
[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

FOR BAYSIDE IMPROVEMENT:

  
Secretary/Assistant Secretary

  
Chair/Vice Chair

FOR BAY CREEK:

  
Secretary/Assistant Secretary

  
Chair/Vice Chair