

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

The Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District held a Joint Regular Meeting on April 27, 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.

**DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE
MINUTES TRANSCRIBED FROM THE MEETING NOTES**

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.
Paul Kemp	Field Manager

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.

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 both Bay Creek CDD and Bayside Improvement CDD.

THIRD ORDER OF BUSINESS

Public Comments: Agenda Items

No members of the public spoke.
Mr. McCarthy asked Staff to move the Sixteenth and Thirteenth Orders of Business and adjust the agenda, as necessary.

JOINT BUSINESS ITEMS

FOURTH ORDER OF BUSINESS

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

Mr. Kayne reported that the information for the annual NPDES Report is being compiled in order to submit the Report in advance of the October 30, 2026 due date. He will reach out for the documents.

FIFTH ORDER OF BUSINESS

Treatment Report: March 2026 - Superior Waterway Services, Inc. (Andy Nott)

The March 2026 Monthly Treatment Report was provided for informational purposes.
Mr. Francis asked about additional littoral plantings in lake C-4
Ms. Montgomery requested information to pass along to the HOAs about the need to treat lakes for algae.
Mr. Durney reported that the aerator in Lake D-6 needs to be replaced. Mr. Nott submitted a work order to Mrs. Adams.
Mr. Nott was asked to email another memo update regarding lake maintenance.
Mr. Nott will email the memo to Ms. Montgomery for review.

SIXTH ORDER OF BUSINESS

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

There were no updates.

This item will be removed from future agendas.

SEVENTH ORDER OF BUSINESS

Committee Reports

A. PLCA Landscape Committee

Mr. Francis delivered the Committee Report. He recommended replacing tired looking flowers in the median at the front gate. Plantings will occur during the rainy season.

B. Colony Landscape Committee

Ms. Gravenhorst delivered the Colony Landscape Committee Report. She noted that irrigation work and sod installation will be completed on Wednesday April 29, 2026. She recommended Landscape Committees submit written reports in the future to eliminate unneeded discussion.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2026

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2026.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of March 23, 2026 Joint Regular Meeting and Public Hearing Minutes

The following changes were submitted by Ms. Gravenhorst:

Line 149: Change "Jenna Half" to "Gina Hanft (CFB Secretary)"

Line 150: Change "Amari" to "Irizarry (Colony CAM)"

Line 251: Change "Linup" to "Linaigh (Colony Temporary MGR)"

On MOTION for Bay Creek by Mr. Addison and seconded by Mr. Janek, with all in favor, the March 23, 2026 Joint Regular Meeting and Public Hearing Minutes, as amended to include the changes listed and any other changes submitted to Management, were approved.

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

TENTH ORDER OF BUSINESS

Action/Agenda Items

It was noted that Bay Creek is setting up CDs. Mr. Adams will check on the status.
Mr. Janek discussed Item 6. Mr. Kemp will review it and resolve.

ELEVENTH ORDER OF BUSINESS

Old Business

There was no old business.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

Mr. Urbancic briefed the Board regarding upcoming changes to sovereign immunity limits, which is pending the Governor’s signature.

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

I. Monthly Status Report: Field Operations

There was no report.

II. NEXT MEETING DATE: May 18, 2026 at 2:00 PM

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

All Supervisors confirmed their attendance at the May 18, 2026 meeting.

▪ Discussion/Consideration of M.R.I. Inspection, LLC Estimate #6555 for Colony Phase III Pipe Cleaning and Inspection Report

This item, previously the Sixteenth Order of Business, was presented out of order.

The Board discussed and considered M.R.I. Inspection, LLC Estimate #6555 for The Colony Phase III Pipe Cleaning and Inspection Report.

On MOTION for Bayside by Ms. Montgomery and seconded by Ms. Gravenhorst, with all in favor, M.R.I. Inspection, LLC Estimate #6555 for the Colony Phase III Pipe Cleaning and Inspection Report, in a not-to-exceed amount of \$55,000, was approved.

On MOTION for Bay Creek by Mr. Janek and seconded by Mr. Addison, with all in favor, M.R.I. Inspection, LLC Estimate #6555 for the Colony Phase III Pipe Cleaning and Inspection Report, in a not-to-exceed amount of \$55,000, was approved.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Francis asked for the Longview community to be allowed to consolidate its irrigation meters into one meter. Mr. Kemp will obtain proposals and pricing for a water meter.

Mr. Adams will give Mr. Durney a copy of the Easement.

FOURTEENTH ORDER OF BUSINESS

Public Comments: Non-Agenda Items

No members of the public spoke.

FIFTEENTH 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 2:42 p.m.

BAYSIDE IMPROVEMENT CDD ITEM

SIXTEENTH ORDER OF BUSINESS

Discussion/Consideration of M.R.I. Inspection, LLC Estimate #6555 for Colony Phase III Pipe Cleaning and Inspection Report

This item was presented following the Twelfth Order of Business.

SEVENTEENTH ORDER OF BUSINESS

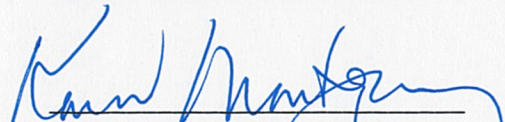
Adjournment [Bayside Improvement CDD]

On MOTION for Bay Creek by Mr. Francis and seconded by Ms. McVay, with all in favor, the Bay Creek Improvement CDD meeting adjourned at 2:40 p.m.

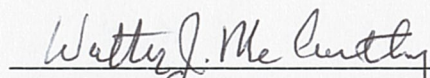
On MOTION for Bayside by Mr. Francis and seconded by Ms. Montgomery, with all in favor, the Bayside Improvement CDD meeting adjourned at 2:40 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

FOR BAYSIDE IMPROVEMENT:



Secretary/Assistant Secretary



Chair/Vice Chair

FOR BAY CREEK:



Secretary/Assistant Secretary



Chair/Vice Chair