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 May 18, 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
Greg Urbancic (via phone/Zoom)	District Counsel
Wes Kayne (via phone/Zoom)	District Engineer
Paul Kemp	Field Manager
Jim Hoppensteadt	Pelican Landing General Manager
Jim Mitchell	Gulf Coast Business Bank

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.

JOINT BUSINESS ITEMS

FOURTH ORDER OF BUSINESS **Staff Report: District Engineer – Barraco and Associates, Inc.**

This item was presented following Item 6B.

FIFTH ORDER OF BUSINESS **Treatment Report: March 2026 - Superior Waterway Services, Inc. (Andy Nott)**

This item was deferred.

SIXTH ORDER OF BUSINESS **Committee Reports**

A. PLCA Landscape Committee

Mr. Francis stated a Committee meeting was not held. Proposals were received from JRL for the end caps on Pennyroyal and the plant issues and the Pennyroyal berm were discussed.

B. Colony Landscape Committee

Ms. Gravenhorst delivered the Colony Landscape Committee Report. The Committee discussed the resident's complaint about the Coconut fountain and the surrounding landscape that needs to be repaired. The Colony selected a new General Manager and will be hired. JoAnne Ribble was appointed by the Committee to represent the condos. The Colony Foundation Board President asked Ms. Gravenhorst to report to the CDD Board about The Colony Board's interest in evaluating alternatives to the CDD's landscaping. She discussed the Colony Boards concerns. The Colony voted to investigate outside contractors capable of performing landscape maintenance and advertising a Request for Proposals. She discussed the scope of the CDD's operation and maintenance (O&M) responsibilities. She reported The Colony's decision that it will no longer fund fountain maintenance, as they believe, without supporting documentation, it is not their responsibility.

Mr. Wes Kayne joined the meeting via Zoom at 2:15 p.m.

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

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

There was no report.

Mr. Cramer asked Mr. Kayne if he observed flooding or elevation changes at the last parcel of land in Pelican Landing. Mr. Kayne stated that would require direction from the Board. Mr. McCarthy suggested contacting the City of Bonita Springs permit department.

- **Discussion Continued: Colony Landscape Committee**

Discussion ensued about landscape conditions in The Colony, communication between the parties, identifying the issue with the sod, and reviewing the Agreement at the next meeting.

SEVENTH ORDER OF BUSINESS **Consideration of Resolutions Approving the Districts' Proposed Budgets for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Adams stated the Fiscal Year 2027 budgets will be reviewed in detail at the upcoming Budget Workshop. He presented Bayside and Bay Creek Resolutions 2026-06 and 2026-05, respectively. He reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes.

Mr. McCarthy proposed engaging a quality control person with expertise in maintaining turf and vegetation. Mr. Durney suggested The Colony Landscape Committee and The Colony's Landscape Architect determine the best landscaping alternatives for each area.

Mr. Durney identified minor administrative errors in the Fiscal Year 2027 budget.

Mr. Adams responded to the items on the Question and Concerns document he received, which were specific to the street sweeping, landscape services, employee uniforms, plant replacement program, and mulch program budgeting.

Mr. Durney asked for the supporting document to Item #1 on the Completed Action Items List to be emailed to the Board. He asked if doubling the flower budget would improve the residents' opinion of the landscape program.

Mr. Hoppensteadt's suggestion was discussed to reduce the number of flower beds to avoid depleting the budget, transitioning responsibilities from the PLCA and The Colony to the CDDs, increasing the budgets, and having the various Attorneys involved.

Budget discussions continued regarding additional edits, such as increasing the irrigation budget another 3%, and correcting the 5,620 unit count to 90 units.

A. Resolution 2026-06, Bayside Improvement Community Development District

B. Resolution 2026-05, Bay Creek Community Development District

On MOTION for Bayside by Mr. Francis and seconded by Ms. Montgomery, with all in favor, Resolution 2026-06, Approving the Districts' Proposed Budgets for Fiscal Year 2026/2027, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 24, 2026 at 2:00 p.m., at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

On MOTION for Bay Creek by Ms. McVay and seconded by Mr. Janek, with all in favor, Resolution 2026-05, Approving the Districts' Proposed Budgets for Fiscal Year 2026/2027, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 24, 2026 at 2:00 p.m., at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolutions Designating Dates, Times and Locations for Joint Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date**

A. Resolution 2026-07, Bayside Improvement Community Development District

B. Resolution 2026-06, Bay Creek Community Development District

The following change was made to the Fiscal Year 2027 Meeting Schedule:

August 23, 2027: Insert “Public Hearing” before “Regular Meeting”

On MOTION for Bayside by Ms. Montgomery and seconded by Mr. Francis, with all in favor, Resolution 2026-07, Designating Dates, Times and Locations for Joint Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027, as amended, and Providing for an Effective Date, was adopted.

On MOTION for Bay Creek by Ms. McVay and seconded by Mr. Addison, with all in favor, Resolution 2026-06, Designating Dates, Times and Locations for Joint Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027, as amended, and Providing for an Effective Date

NINTH ORDER OF BUSINESS **Approval of April 27, 2026 Joint Regular Meeting Minutes**

Mr. McCarthy noted the April 27, 2026 meeting minutes were transcribed from the meeting notes, as the audio was not available, due to technical difficulties.

On MOTION for Bay Creek by Mr. Janek and seconded by Ms. McVay, with all in favor, the April 27, 2026 Joint Regular Meeting Minutes, as amended if necessary, to include any changes submitted to Management, were approved.

On MOTION for Bayside by Ms. Montgomery and seconded by Ms. Gravenhorst, with all in favor, the April 27, 2026 Joint Regular Meeting Minutes, as amended if necessary, to include any changes submitted to Management, were approved.

TENTH ORDER OF BUSINESS **Action/Agenda Items**

Completed Items #1: Move to Active/Ongoing Carried Over Older List.

Completed Item #8: Supporting document will be emailed to the Board.

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 reminded Board Members to file Form 1 by July 1, 2026.

Mr. Janek asked about the candidate qualifying period for the Board seats that will be up for election at the November 2026 General Election. Mr. Adams stated the candidate qualifying period is noon June 8, 2026 through noon June 12, 2026, but, in Lee County, candidates may submit qualifying paperwork and associated filing fees up to 14 days before the official qualifying period begins.

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

Mr. Adams asked if there were any edits to the memorandum from the Aquatics Vendor before it is e-blasted to residents. The response was no. Ms. McVay hoped planting would start during the summer. She thinks the arrowhead plants on Burnt Pine Drive look nice and would make residents happy. Mrs. Adams stated this expense is in the Fiscal Year 2027 budget.

Mr. Durney asked for the April 30, 2026 Unaudited Financial Statements. Mr. Adam stated he will email them.

I. Monthly Status Report: Field Operations

There was no report.

II. NEXT MEETING DATE: June 22, 2026 at 2:00 PM

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

THIRTEENTH ORDER OF BUSINESS **Supervisors' Requests**

Ms. McVay asked for the thistle at the traffic circle in front of Bay Creek to be removed.

Mr. Durney asked Mr. Kemp why the flowers in the flower beds in the flower garden are not blooming. Mr. Kemp stated each flower bed reacts differently; they will be replaced in June.

Ms. Gravenhorst commended the crews for a great job replacing the light post across from Addison.

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. LaRose, with all in favor, the Bay Creek CDD meeting adjourned at 3:47 p.m.

BAYSIDE IMPROVEMENT CDD ITEM

SIXTEENTH ORDER OF BUSINESS **Consideration of CDARS Investment Option for Enterprise Fund Surplus Fund Balance**

Jim Mitchell, of Golf Coast Business Bank, discussed his personal and professional background and stated he is well versed in the CDD world. He gave an overview of the CDARS Program. Mr. Adams presented the rate and term options for transferring surplus funds from the Enterprise Fund Surplus Fund.

Discussion ensued regarding the current 3.3% rate. FDIC limits and determining the early withdrawal penalty.

A report based on 36 months will be included in the next agenda.

SEVENTEENTH ORDER OF BUSINESS **Adjournment [Bayside Improvement CDD]**

On MOTION for Bayside by Ms. Gravenhorst and seconded by Mr. Cramer, with all in favor, the Bayside Improvement CDD meeting adjourned at 3:57 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