

Brightshore Community Development District

707 Orchid Drive, Suite 100
Naples, Florida 34102
Ph: (239) 269-1341

September 8, 2025

Board of Supervisors
Brightshore Community Development District

Dear Board Members:

The General Meeting of the Board of Supervisors of the Brightshore Community Development District will be held on **September 8, 2025, at 2:00 p.m.**, at the **Barron Collier Companies offices, 2600 Golden Gate Parkway, Suite 201, Naples, Florida 34105**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comment Period

GENERAL DISTRICT ITEMS

3. Consideration of the Following Organizational Matters:

- | | | |
|----|--------------------------|-----------|
| A. | Affidavit of Publication | Exhibit 1 |
|----|--------------------------|-----------|

ORGANIZATIONAL MATTERS

4. Consideration of the Following Organizational Matters:

- | | | |
|----|--|-----------|
| A. | Resolution 2025-10. Extending Terms of Office to Coincide with November 2026 & 2028 Elections. | Exhibit 2 |
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BUDGETARY MATTERS

4. Consideration of the Following Budgetary Matters:

None to be considered at this time.

CONSTRUCTION MATTERS

5. Consideration of the Following Construction Matters:

- | | | |
|----|--|-----------|
| A. | Evaluation Committee Recommendation for roundabout construction. | Exhibit 3 |
| B. | Resolution 2025-11, Awarding Immokalee Road Roundabout RFP. | Exhibit 4 |

FINANCING MATTERS

6. Consideration of the Following Financing Matters:

- A. Update on Financing Plan, timeline and assessments.

OTHER BUSINESS

7. Staff Reports

- A. District Manager
- B. District Legal Counsel
- C. District Engineer

8. Board Members' Comments/Requests

9. Public Comments

10. Adjournment

EXHIBIT 1

Public Notices

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BOARD OF SUPERVISORS MEETING DATES BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025

The Board of Supervisors of the Brightshore Community Development District will hold their regular meetings for Fiscal Year 2025 at Barron Collier Companies offices, 2600 Golden Gate Parkway, Naples, Florida 34105, at 2:00 p.m. unless otherwise indicated, as follows:

October 14, 2024

November 11, 2024

December 9, 2024

January 13, 2025

February 10, 2025

March 10, 2025

April 14, 2025

May 12, 2025

June 9, 2025

July 14, 2025

August 11, 2025

September 8, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Real Estate Econometrics, Inc. located at 707 Orchid Drive, Suite 100, Naples, Florida 34102 or by calling (239) 269-1341.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 269-1341 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

September 25, 2024 10600676

EXHIBIT 2

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Brightshore Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

Seat # 3	(currently held by Amy Qunell)
Seat # 4	(currently held by Amanda Maurizi)
Seat # 5	(currently held by David Hurst)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

Seat # 1	(currently held by Nick Casalanguida)
Seat # 2	(currently held by Cee Cee Marinelli)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 8th day of September, 2025.

ATTEST:

**BRIGHTSHORE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT 3



Engineering Firm Number: 31200

Surveying Firm license: LB8569

Collier County:

7400 Trail Boulevard, Suite 200

Naples, FL 34108

P: 239.597.3111

F: 239.566.2203

MEMORANDUM

Date: September 08, 2025
Project: Brightshore CDD
Immokalee Road Round-a-bout
Subject: Bid Results and Recommendation of Award of Contract
From: Edward F. Tryka III, PE, District Engineer
To: Russ Weyer, District Manager

A meeting of the selection committee was held on August 21, 2025, to review and qualify the bid packages which were submitted. The selection committee present consisted of members Kyle Fruth, Dan Hartley, Kristina Johnson, and Ted Tryka. Supervisor Nick Casalanguida and District Manager Russ Weyer were also present. District Council Alyssa Willson attended virtually via Microsoft Teams.

The following two (2) companies responded:

Capling Leveling, Inc.
South FL Excavation, Inc.

The bid packages were reviewed independently by each committee prior to the meeting. During the meeting, the committee reviewed each bid for Preliminary Requirements and Financial Capacity which received a Pass/Fail grade. Both bid packages were deemed responsive by the committee with a passing grade. The committee then discussed both bid proposals based upon the three scoring categories – Experience, Personnel & Equipment, Price, and Schedule. After discussion, the committee arrived at a consensus scoring for each company and category. The results, with bid prices, are as follows:

1) South FL Excavation, Inc.	100 Points	\$ 2,050,130.90
2) Capling Leveling, Inc.	94 Points	\$ 2,523,713.04

The bid scoring results sheet is attached for reference. (Note – all the bids were checked for mathematical errors, and none were found).

The selection committee recommends that the Board of Supervisors accept the rankings as presented and begin contract negotiations with the highest ranked company, South FL Excavation, Inc.

Brightshore Community Development District				
Immokalee Road Round-a-bout Bid Package Evaluation Committee				
21-Aug-25				
	Points	Capling Leveling, Inc.	South FL Excavation Inc.	
Preliminary Requirements	Pass / Fail	Pass	Pass	
Financial Capacity	Pass / Fail	Pass	Pass	
Experience, Personnel, & Equipment	40	40	40	
Price	40	35	40	
Bid		\$2,523,713.04	\$2,050,130.90	
Schedule	20	19	20	
Total Score:	100	94	100	

EXHIBIT 4

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE AWARD OF THE REQUEST FOR PROPOSALS FOR THE IMMOKALEE ROAD ROUNDABOUT CONSTRUCTION PROJECT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Brightshore Community Development District (the “District”), a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and located in Collier County, Florida, has competitively solicited proposals from contractors interested in providing services for the District regarding its Immokalee Road Roundabout construction project (the “Services”); and

WHEREAS, the District’s Board of Supervisors (the “Board”) previously elected in the best interests of the District to competitively solicit a request for proposals (the “RFP”) for the Services in accordance with the District’s Rules of Procedure to allow the District to make an award of bid to the most responsive and responsible contractor based upon the evaluation criteria contained in the project manual for the RFP, as the same may be amended and supplemented via addendums (the “Project Manual”); and

WHEREAS, the District has received and evaluated proposals from four (4) contractors interested in providing the Services; and

WHEREAS, after review and consideration of the proposals received by the District, the Board hereby determines to award 100 points to South Florida Excavation, Inc. and 94 points to Capling Leveling, Inc. based upon the evaluation criteria found in the RFP; and

WHEREAS, the Board hereby determines its intent to award the bid to and subsequently enter into a contract for Services with South Florida Excavation, Inc. as the most responsive, responsible proposer in accordance with the terms of the RFP.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The response of South Florida Excavating, Inc. is the proposal which is the most responsive and responsible and which best serves the interests of the District.

SECTION 3. It is the intent of the District's Board to award the bid to South Florida Excavating, Inc. and enter into a contract for the Services in accordance with the terms and conditions of the RFP and the Project Manual.

SECTION 4. Notice of this award of bid shall be given to all proposers in accordance with the District's Rules of Procedure, RFP and the Project Manual. The District's Chairman and Vice Chairman, members of the Board and staff of the District are hereby authorized to take such further actions as are necessary to ensure the expeditious execution of a contract for the Services.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 8th day of September, 2025.

ATTEST:

**BRIGHTSHORE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

RESOLUTION 2025-10

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WHEREAS, the Brightshore Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

Seat # 3	(currently held by Amy Qunell)
Seat # 4	(currently held by Amanda Maurizi)
Seat # 5	(currently held by David Hurst)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

Seat # 1	(currently held by Nick Casalanguida)
Seat # 2	(currently held by Cee Cee Marinelli)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 8th day of September, 2025.

ATTEST:

**BRIGHTSHORE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors