



BBCA General Manager Update

12.18.2025

BOD Meeting



BBCA Private Beach Park Open as of November 13th



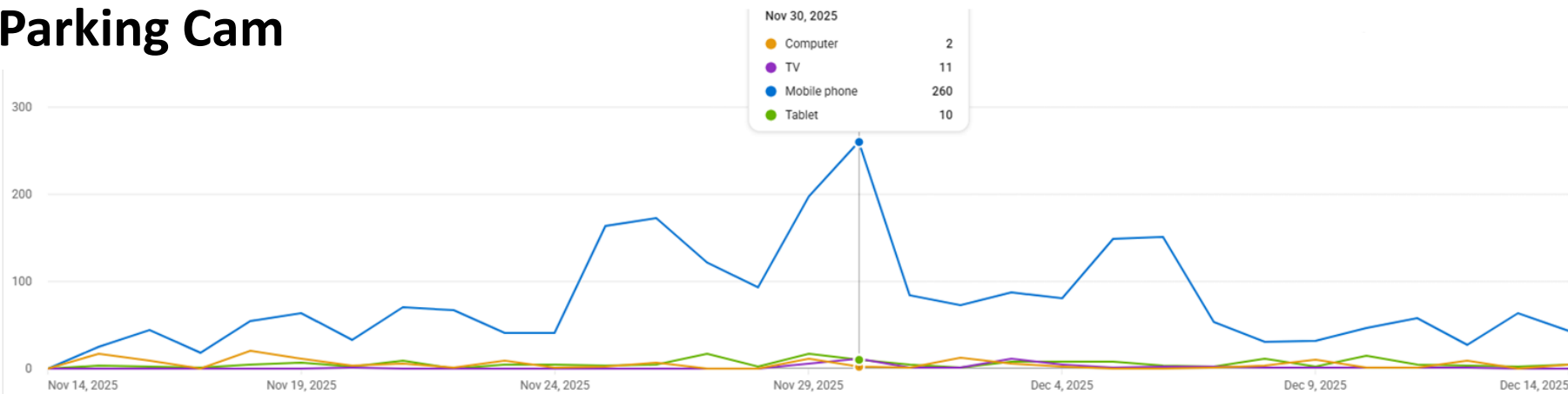
BBCA Private Beach Park Open as of November 13th

Beach Cam

Views by Content

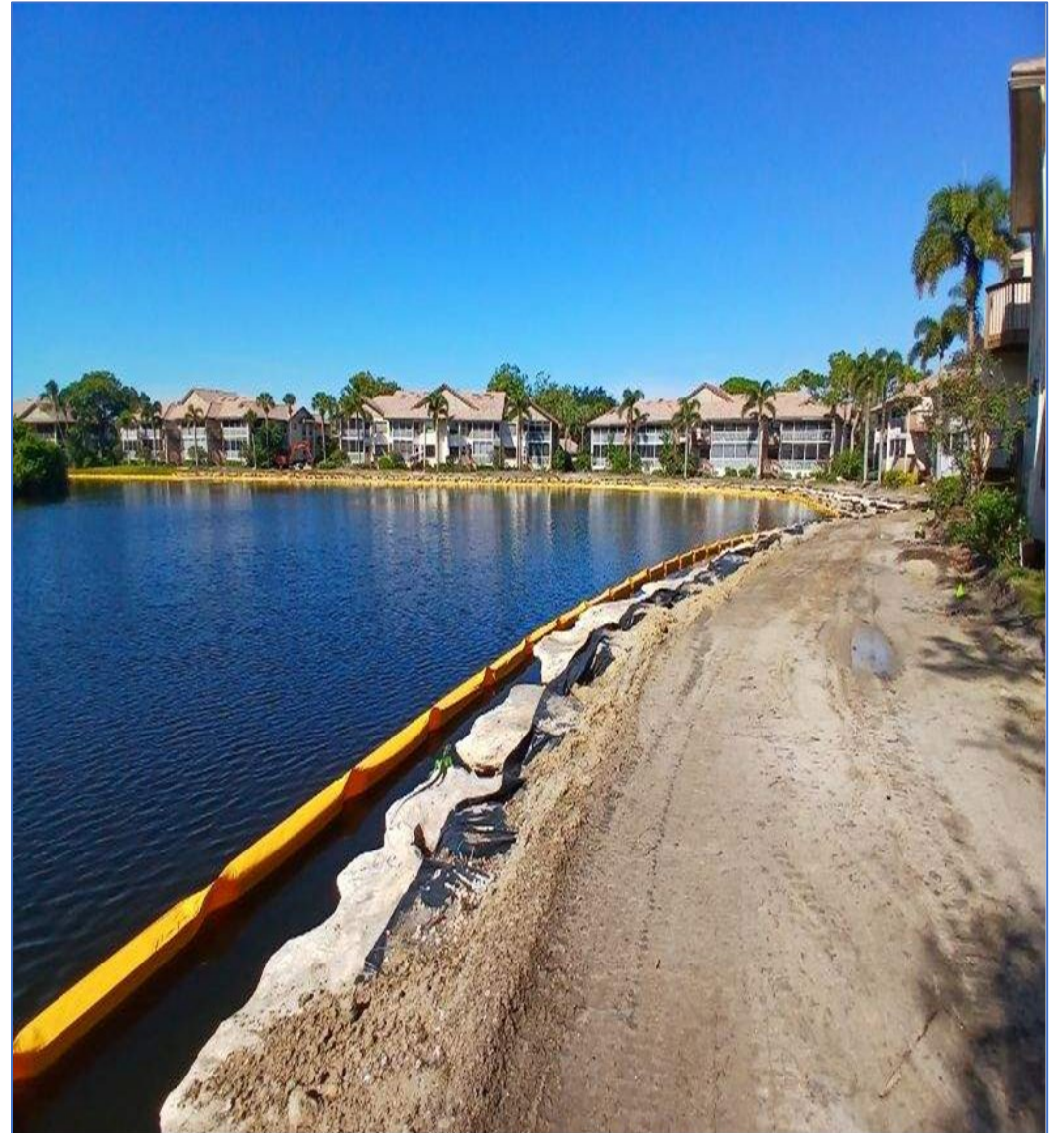


Parking Cam



BBCA Projects – Wedgewood Lake 21

On schedule to be
completed by end
of December.



BBCA Projects – Pickleball Courts

*On schedule for completion by the end of February 2026



BBCA Projects – Pickleball Courts



BBCA Community Outreach

Coffee with the GM, Alp Ozsoy

Join General Manager, Alp Ozsoy, and fellow residents, for an hour to share thoughts, ask questions, and enjoy coffee with light breakfast.



Only eight spots are available for each session, and participation is on a first-come, first-served basis (one member per household).

Tuesday, January 13 | 9 a.m. - 10 a.m.
BBCA Admin Conference Room
3451 Bonita Bay Blvd. Suite 200



*COFFEE WITH THE GM - 2026 / 9:00 am to 10:00 am
Tuesday, January 13
Tuesday, February 10
Tuesday, March 10

*NEIGHBORHOOD BOD & ANNUAL MEETINGS
Attended 7 / 12 scheduled within 2026 season so far
GM & Subject matter department heads
Contact Susan Bruzzese for inquiries

*NEIGHBORHOOD PRESIDENTS ONE ON ONE –
SEASON 2026

*RELATIONSHIP BUILDING WITH ELECTED OFFICIALS
& GOVERNMENT ENTITIES

BBCA Activities & Lifestyle



HOLIDAY LIGHTS IN ESTERO BAY PARK

Step into a winter wonderland like no other!

Holiday Lights in Estero Bay Park is back-and brighter than ever.

Walk through the dazzling light displays that match music to the lights!

It's a breathtaking blend of technology, tradition, and holiday cheer.

Expect to be amazed by thousands of lights, featuring interactive elements and themed displays. A perfect family-friendly fun event for all ages. Great photo ops for all!

Lights and music operate each evening through the end of December | 5 p.m. - 9:30 p.m.

*344 total events scheduled (January–April) Winter 2026

*Summer and Fall 2026 are still in the planning phase

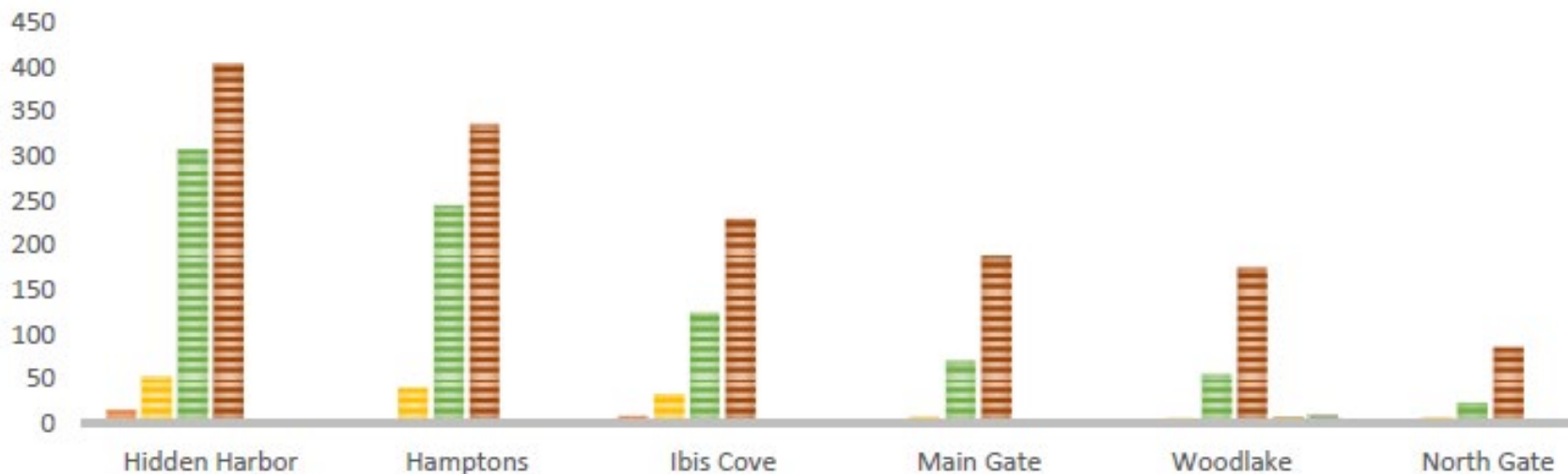


BBCA Safety & LP

LCSO	2024	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Speeding Ticket	18	5	7	5	4	5	2	3	1	2	2	10		46
Speeding Warning	120	29	25	18	18	26	9	22	18	14	18	34		231
Stop Sign Ticket	135	104	60	88	109	95	49	81	63	115	72	92		928
Stop Sign Warning	646	223	155	186	152	189	90	116	118	130	72	140		1571
Parking Ticket	7	0	1	0	0	4	2	6	4	3	3	2		25
Parking Warning	15	1	5	1	2	1	0	2	6	0	5	1		24
Arrest	17	7	7	5	1	1	2	0	2	4	1	2		32

HOT SPOTS

■ Speeding Tickets
 ■ Speeding Warnings
 ■ Stop Sign Tickets
 ■ Stop Sign Warnings
 ■ Parking Tickets
 ■ Parking Warnings



BBCA HR & Staffing

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVERAGE	ANNUALIZED
TOTAL FTE	122.50	122.00	122.00	119.50	118.50	117.00	113.00	112.00	115.50	118.00	120.50	120.50	118.42	
TOTAL FTE TERMS	23.00	19.00	13.00	8.50	2.50	2.00	5.00	6.00	2.00	3.00	1.00	-	7.08	85.00
% TERMINATIONS	18.8%	15.6%	10.7%	7.1%	2.1%	1.7%	4.4%	5.4%	1.7%	2.5%	0.8%	0.0%	5.9%	71.8%
													*No change in month of Dec as of 12/10	

11/30/25		
Department	Actual - FTE	Budget - FTE
Administration - Exempt	8.0	8.0
Administration - Non-Exempt	7.0	8.0
Grounds - Exempt	4.0	4.0
Grounds - Non-Exempt	41.0	45.0
Safety & Loss Prevention - Exempt	3.0	3.0
Safety & Loss Prevention - Non-Exempt	32.5	35.0
Social Activities - Exempt	2.0	2.0
Social Activities - Non-Exempt	2.5	2.5
Private Beach - Exempt	2.0	2.0
Private Beach - Non-Exempt	18.5	23.5
	120.5	133.0

Vacancies	
Private beach	
Front desk	1
Beach Attendant	1
Shuttle Driver	1
Gate Security	2
Grounds	
Lead Annual Tech	1
Hardscape lead Tech	1
Landscape	2
Safety & Loss Prevention	
1st Shift CPO	1
2nd Shift CPO	2