



**VILLAGEWALK OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
MARCH 21, 2017  
3:00 P.M.**

Special District Services, Inc.  
27499 Riverview Center Boulevard, #253  
Bonita Springs, FL 33134

[www.villagewalkofbonitaspringscdd.org](http://www.villagewalkofbonitaspringscdd.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**VILLAGEWALK OF BONITA SPRINGS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Town Center at VillageWalk of Bonita Springs  
15321 Latitude Drive  
Bonita Springs, Florida 34135  
**REGULAR BOARD MEETING**  
March 21, 2017  
3:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. February 21, 2017 Regular Board Meeting Minutes.....Page 3
- G. Old Business
  - 1. Discussion Regarding Conveyance of CDD Right-of-Way on Bello Boulevard to the City of Bonita Springs.....Page 8
  - 2. Discussion Regarding Financial Advisor Proposals.....Page 12
- H. New Business
  - 1. Consider Resolution No. 2017-01 – Electronic Approval Process and Authorized Signatories...Page 16
  - 2. Discussion Regarding Proposal to Monitor Lake Banks.....Page 17
- I. Engineering Report
- J. Administrative Matters
  - 1. Discussion Regarding Supervisor Fees
  - 2. Attorney Review of the Sunshine Law as it Applies to Supervisors
- K. Board Members Comments
- L. Adjourn

# Naples Daily News

NaplesNews.com

Published Daily  
Naples, FL 34110

## Affidavit of Publication

State of Florida  
Counties of Collier and Lee

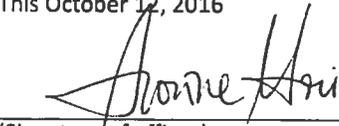
Before the undersigned they serve as the authority, personally appeared Daniel McDermott who on oath says that he serves as **Inside Sales Manager** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

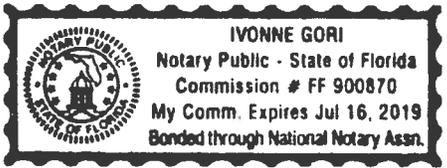
Customer	Ad Number	Copyline	P.O.#
VILLAGE WALK COMM. DEV. DISTR.	1289238	VILLAGEWALK OF BONIT	

Pub Dates  
October 3, 2016

  
(Signature of affiant)

Sworn to and subscribed before me  
This October 12, 2016

  
(Signature of affiant)



**Abstract Developments Inc**  
**N/A**  
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**VILLAGEWALK OF BONITA SPRINGS COM...**

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**Agency:** N/A  
**Section-Page-Zone(s):** D-13-AII  
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**Insertion Number:** N/A  
**Size:** 2 Col x 6.361111 in  
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**Naples Daily News**  
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**Legals**

**Notice**

15-111-DP-JGF  
 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA JUVENILE DIVISION  
 CASE NO.: 15 111-DP-JGF

IN THE INTEREST OF:  
 SELENA YOUNG, DOB: 02-10-00 CHILD

**SUMMONS FOR TERMINATION OF PARENTAL RIGHTS ADVISORY HEARING**  
 TO: Melody Young, Address Unknown

You are hereby notified that an INVOLUNTARY PETITION under oath, a copy of which is attached, has been filed in the above-styled Court for the TERMINATION OF PARENTAL RIGHTS of the child, Selena Young.

You are commanded to appear before the Honorable Joseph G. Foster, Judge of the Circuit Court, on the 3rd day of November, 2016, at 10:00 a.m. in Courtroom 404 of the Collier County Government Center, 3315 East Tamiami Trail, Naples, Florida 34112. Service must be effected prior to 72 hours prior to the stated hearing date as per FS 39.542 (4) and Fla.B.Juv.P. 8.225 (1), 8.510 (a) (1).

**FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (THESE CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THE PETITION ATTACHED TO THIS NOTICE.** (Florida Statutes Section 39.812(3) (a), PURSUANT TO SECTIONS 39.802(4)(d) AND 63.082 (6) (g) FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.03(5), FLORIDA STATUTES.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager whose office is located at 3315 Tamiami Trail East, Naples, Florida 34112, and whose telephone number is (239) 252-8888, within two working days of your receipt of this document. If you are hearing or voice impaired, call 1-888-955-8771.

**PLEASE BE GOVERNED ACCORDINGLY.** Witness my hand and Official Seal as Clerk of the Collier County Circuit Court this 16 day of September, 2016.  
 Dwight Brock, Clerk of Circuit Court, Collier County, Florida (SEAL)  
 By: /s/ S.L. Deputy Clerk  
 September 26, And October 3, 10 & 17, 2016 No. 1275912



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**Other Public Notices**

**QUARRY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Quarry Community Development District will hold Regular Meetings at 11:00 a.m. in the Town Center at the Golf Lodge at the Quarry located at 8950 Weathered Stone Drive, Naples, Florida 34120, on the following dates:

- October 18, 2016
- November 15, 2016
- December 20, 2016
- January 17, 2017
- February 21, 2017
- March 21, 2017
- April 18, 2017
- May 15, 2017
- June 20, 2017
- July 18, 2017
- August 15, 2017
- September 19, 2017

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the location of these meetings so that Supervisors can attend the meetings and be fully informed of the discussions taking place either in person or by telephone. Meetings may be continued to a date, time, and place certain to be specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to incur a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**QUARRY COMMUNITY DEVELOPMENT DISTRICT**  
 www.quarrycdd.org No. 1289223  
 October 3, 2016

**Other Public Notices**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Verona Walk Community Development District will hold Regular Meetings at 10:00 a.m. in the Town Center at Verona Walk located at 8950 Sorrento Lane, Naples, Florida 34114, on the following dates:

- October 28, 2016
- November 17, 2016
- December 15, 2016
- January 19, 2017
- February 16, 2017
- March 16, 2017
- May 18, 2017
- June 15, 2017
- July 26, 2017
- August 17, 2017
- September 21, 2017

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (239) 444-5790 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, a speaker telephone will be present at the location of these meetings so that Supervisors can attend the meetings and be fully informed of the discussions taking place either in person or by telephone communication. Said meetings may be continued as found necessary to a date, time and place certain as stated on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to incur a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (239) 444-5790 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**  
 www.veronawalkcdd.org No. 1289253  
 October 3, 2016

**Other Public Notices**

**NOTICE OF PUBLIC MEETING**

Notice is hereby given that the Collier Metropolitan Planning Organization (MPO) Board will conduct a roll-call vote to formally adopt an amendment to the 2040 Long Range Transportation Plan (LRTP) on October 14th at 9 a.m. The meeting will be held in the Board of County Commissioners Chambers on the third floor of the Collier County Government Center, 3299 Tamiami Trail E., Naples, Florida 34112. The LRTP identifies highway, transit, and other transportation projects in Collier County that are needed and are expected to be cost feasible over the next 25 years.

The 2040 LRTP Amendment will change the description of the future interchange project at I-75 and Everglades Blvd. to read "I-75 (SR 93) in the vicinity of Everglades Blvd". This change will affect any mention of the project in the 2040 LRTP. The amendment is posted on the Collier MPO's Website at www.colliermpo.com for the public to review prior to the scheduled meeting. To access the amendment, click on the "Latest News" section on the left side of the web site. A hard copy of the amendment will be provided upon request by contacting MPO Administrative Secretary Gabriella Gonzalez at 239-252-8044.

One or more members of the following government bodies may be in attendance at the meeting: Collier County BCC, Naples City Council, Marco Island City Council, Everglades City, and the Florida Department of Transportation (FDOT). The subject matter of this meeting may be an item for discussion and action at a future meeting of those Boards, Councils or agencies.

Interested parties are invited to attend and to register to speak. All registered public speakers will be limited to three (3) minutes unless permission for additional time is granted by the chairman. Citizens can also submit their inquiries or comments, in writing, to the MPO staff prior to the meeting.

The MPO's planning process is conducted in accordance with Title VI of the Civil Rights Act of 1964 and related statutes. Any person or beneficiary who believes that he or she has been discriminated against because of race, color, sex, age, national origin, disability, or familial status may file a complaint with the Collier MPO Executive Director Anne McLoughlin at (239) 252-8192 or by writing to Ms. McLoughlin at 2885 South Horseshoe Dr., Naples, FL 34104.

Any person requiring special accommodations at this meeting because of a disability or physical impairment and related questions should call Ms. McLoughlin up to 72 hours prior to the meeting at 239-252-8192.

For more information, call MPO Executive Director, Anne McLoughlin, at 239-252-8192.  
 October 3, 2016 No. 1297296

**Other Public Notices**

**NOTICE OF MEETING**

THE NORTH COLLIER FIRE CONTROL AND RESCUE DISTRICT BOARD OF FIRE COMMISSIONERS WILL HOLD ITS REGULAR MONTHLY MEETINGS ON THE FOLLOWING DATES COMMENCING AT 9:00 A.M. UNLESS OTHERWISE NOTED, THE MEETINGS WILL BE HELD IN THE TRAINING ROOM AT NORTH COLLIER FIRE STATION, LOCATED AT 1885 VETERANS PARK DRIVE, NAPLES, FL 34109.

- |          |                    |         |
|----------|--------------------|---------|
| Thursday | October 13, 2016   | 9:00 AM |
| Thursday | November 10, 2016  | 9:00 AM |
| Thursday | December 9, 2016   | 9:00 AM |
| Thursday | January 12, 2017   | 9:00 AM |
| Thursday | February 9, 2017   | 9:00 AM |
| Thursday | March 9, 2017      | 9:00 AM |
| Thursday | April 13, 2017     | 9:00 AM |
| Thursday | May 11, 2017       | 9:00 AM |
| Thursday | June 8, 2017       | 9:00 AM |
| Thursday | July 13, 2017      | 9:00 AM |
| Thursday | August 10, 2017    | 9:00 AM |
| Thursday | September 14, 2017 | 9:00 AM |

Chairman Norman Feder  
 North Collier Fire Control and Rescue District  
 October 3, 2016 No. 1283537

**Other Public Notices**

**NOTICE OF SITE TOUR**  
**VASARI COMMUNITY DEVELOPMENT DISTRICT**

A site tour will take place on Tuesday, October 11, 2016 immediately following the regular meeting for the Board of Supervisors of the Vasari Community Development District at Vasari Country Club, 11250 Via Del Vasari Drive, Bonita Springs Florida 34135. The purpose is to review the lake.

The site tour is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The site tour may be continued to a date and time certain which will be announced at the workshop.

Severn Trent Services  
 District Manager  
 October 2, 2016 No. 1289270

**Other Public Notices**

**VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the VillageWalk of Bonita Springs Community Development District will hold Regular Meetings at 3:00 p.m. in the Town Center at VillageWalk of Bonita Springs located at 15321 Lantana Drive, Bonita Springs, Florida 34135, on the following dates:

- October 18, 2016
- November 15, 2016
- December 20, 2016
- January 17, 2017
- February 21, 2017
- March 21, 2017
- April 18, 2017
- May 15, 2017
- June 20, 2017
- July 18, 2017
- August 15, 2017
- September 19, 2017

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Meetings may be cancelled from time to time without advertised notice.

**VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT**  
 www.villagewalkofbonitaspringscdd.org No. 1289236  
 October 2, 2016

VILLAGE WALK OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 21, 2017

**A. CALL TO ORDER**

The February 21, 2017, Regular Board Meeting of the Village Walk Community Development District was called to order at 3:00 p.m. in the Town Center at Village Walk of Bonita Springs located at 15321 Latitude Drive, Bonita Springs, Florida 34135.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Naples Daily News* on October 3, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors present:

Chairman	James Kauffman	Present
Vice Chairman	Terry L. Peters	Present
Supervisor	Laura Ray	Present
Supervisor	Matt Jacovelli	Present
Supervisor	VACANT	

Staff members in attendance were:

District Manager	Kathleen Dailey	Special District Services
General Counsel	Wes Haber (via telephone)	Hopping, Green & Sams
District Engineer	Chris Wright	RWA, Inc.

Also present were Assistant Village Manager, Dennis White; Jim Bridges, President of the HOA; Matthew Lalla of First Southwest; and District residents: Paul Canning, Michael Hertz, Rick Navin and Bill Packard.

**D. CONSIDER APPOINTMENT TO BOARD VACANCY**

Board Candidates Paul Canning and Michael Hertz gave their backgrounds. Ms. Ray asked if the candidates were registered to vote in the County and Paul Canning responded that he was not. Mr. Haber opined that Mr. Canning was not eligible to serve on the Board, per the requirements.

A **motion** was made by Mr. Jacovelli, seconded by Mr. Peters to appoint Michael Hertz to the Board. Upon being put to a vote, the **motion** carried 4 to 0.

The Board thanked both candidates for their interest.

VILLAGE WALK OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 21, 2017

**E. SEAT NEW BOARD MEMBERS**

This item was moved to the end of the meeting.

**F. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES**

This item was also moved to the end of the meeting.

**G. ADDITIONS OR DELETIONS TO THE AGENDA**

Mr. Jacovelli requested the addition of a discussion on the Bello Road property. There was a consensus of the Board to add this item under J3.

**H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**I. APPROVAL OF MINUTES**

**1. January 17, 2017, Regular Board Meeting**

The minutes of the January 17, 2017, Regular Board Meeting were presented for approval.

Mr. Jacovelli stated that in item L, the word “mulch” should be “muck.”

Mr. Haber stated that in Item H, second paragraph, it should read “...that there is a recorded easement that obligates the owner **of the neighboring properties** to maintain portions of the road.”

Mr. Haber also stated that in the same paragraph, next sentence should read “...that puts an obligation for the easement on the **owner of neighboring properties** and that it is public record.”

Mr. Kauffman stated that in paragraph J2, regarding the meeting with the City that the consensus of the Board was that he was authorized to represent the Board in those meetings.

A **motion** was made by Ms. Ray, seconded by Mr. Peters and passed unanimously to approve the minutes of the January 17, 2017, Regular Board Meeting, as presented.

**J. OLD BUSINESS**

**1. Update on the Enforcement of Unauthorized Lake Bank Plantings**

VILLAGE WALK OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 21, 2017

Mr. Wright stated that everything had been completed other than the owner in question thought that a few remnants left were part of the littoral plants and he would be checking those out.

**2. Review of Financial Advisor Proposals**

Ms. Dailey stated that two proposals had been received – one from First Southwest and one from Spectrum. Matt Lalla of First Southwest introduced himself and gave the background of his company. Mr. Peters asked if it was a good time to refinance and Mr. Lalla stated that market rates are starting to trend upward and a rate increase may be seen from the Feds. Mr. Peters asked if the sooner the better to do a refinance and Mr. Lalla responded that there is no crystal ball and that the Feds are meeting in March and talking about two rate increases.

A **motion** was made by Mr. Jacovelli, seconded by Mr. Peters and passed unanimously to table the item until the next meeting in order to give the Board more time to go through the proposals.

**3. ADD-ON ITEM: Bello Road**

Mr. Kauffman stated that he had been appointed to represent the Board in negotiations, and together with the HOA, had met with the City Manager and City Attorney on the conveyance of Bello Boulevard. He indicated that there are still some discussion points on the table that he will present to the entire Board in the future. Mr. Jacovelli noted that if the City needs more than 25 feet, then discussions should be held with the Board Members before being given to the City. Jim Bridges stated that the original plan did not have any land from the CDD and the City now wants to build Bello the same size as Logan and needs some of the CDD property in order to center the road. He indicated that there was no agreement between GL Homes and the City to construct Bello Boulevard and since Lee County is not involved, the 25 feet becomes a bargaining chip. Mr. Jacovelli stated that he firmly believes not to give them the land until we know what they will give the District. Jim Bridges indicated that the intent is for them to maintain the landscaping and irrigation on the west wall on Bello and provide \$25,000 a year to do that. Mr. Kauffman noted that nothing will be done or agreed to until both the HOA and the CDD review and agree to the proposal. Ms. Ray asked about the timeframe and Mr. Kauffman stated that he anticipates a draft in a few weeks. Ms. Ray asked that it be put on the agenda at that time.

**K. NEW BUSINESS**

There were no New Business items to come before the Board.

**L. ENGINEERING REPORT**

VILLAGE WALK OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 21, 2017

**1. Present Five Year Maintenance Report**

Mr. Wright went over his report (attached hereto and made a part hereof) and summarized that the maintenance schedule provides a reporting and testing schedule of every five years. Mr. Jacovelli asked the Board about doing the next phase of the muck study and Mr. Wright suggested that the report be considered first and then he will make a recommendation on furthering the study at a future meeting. Mr. White stated he would get the proposal for the phase of the study to Ms. Dailey for a future agenda. Mr. Kauffman asked if the HOA is sufficiently budgeted for the work program since it seems like \$25,000 to \$40,000 will be needed annually. Mr. White responded that they have not budgeted these funds as of yet. Mr. Kauffman suggested that the HOA take the report under advisement and see if they can find the money. Mr. Jacovelli asked who checks the HOA's performance and Mr. Wright stated that an annual visual report is made. Mr. White added that the HOA and the CDD work well together and it is in the best interest of all parties to prevent issues. Mr. Wright stated that he wants to add more details to the report, including permits and schedules and that he should have it ready for next month's meeting. Mr. Haber stated that he would review the agreement with the HOA and make sure what needs to be done is documented.

**M. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to come before the Board.

**N. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

Seat New Board Member – Ms. Dailey administered the Oath of Office to Mike Hertz. Mr. Haber went over the roles and responsibilities of Board Members, including the Sunshine Law, Code of Ethics and Public Records Law.

**O. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 4:10 p.m. on a **motion** made by Mr. Hertz, seconded by Mr. Kauffman and passed unanimously.

VILLAGE WALK OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 21, 2017

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Secretary/Assistant Secretary

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Chair/Vice-Chair

## **VillageWalk CDD Land on Bello Boulevard: Issues and Opportunities**

By Jim Kauffman, Chairman

March 13, 2017

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The conveyance of CDD-owned land to the city has been contemplated for years as a practical way to shed the perpetual liability and maintenance expense of the 125-foot wide strip of land extending the length of VillageWalk's west wall.

The decision to convey this land had been deferred because GL Homes had not yet reached the point of extending Logan Boulevard to Bonita Beach Road.

GL Homes is now about to extend this road into Bonita Springs, pending city approval and permitting. It is targeted for completion by the end of 2017.

The city is working with GL Homes to ensure that the impressively landscaped boulevard that GL Homes built on Logan Boulevard, with its wide sidewalk and bicycle lane, continues into Bonita Springs with the same superior esthetic and safety qualities.

The final roadway design will be based upon how much land is available to build upon.

GL Homes can fulfill its contractual road construction obligation without utilizing the CDD's land. But without CDD land, they won't be able to replicate the impressively landscaped boulevard with its wide sidewalk and bicycle lane they built on Logan Boulevard.

For this reason, the city asked the CDD to confirm its interest in acting upon its original vision to convey certain land to the city.

On January 24 and March 3, 2017, City Manager Carl Schwing, City Attorney Audrey Vance, HOA Vice President Jim Bridges, HOA Secretary Steve Spring and CDD Chairman Jim Kauffman met at City Hall.

The HOA was included in the meeting because the HOA owns a parallel strip of land approximately 11 feet wide next to our west wall; and because the city will hold approximately \$194,000 in escrow from a Pulte-HOA agreement to have the city landscape Bello Boulevard after construction of the new road.

Following these meetings, a list of proposals on how to achieve the vision of a Bello Boulevard, equal to or better than Logan Boulevard, was summarized in a March 6, 2017 letter from the city. This letter is attached for CDD board review, discussion and action.

## **Conclusions and Observations**

If the CDD withholds conveyance of its 125-foot strip of Bello Boulevard land to the city, the road will be built without CDD land, although:

1. It will not include the safety and convenience of a wider sidewalk and bicycle lane.
2. It will not have the quality and quantity of landscaping now seen on Logan Boulevard.
3. The roadway design will be more limited. There is potential for this to adversely affect a curb cut and access into VillageWalk along the west wall.
4. The road will not be centered. If it's not centered, the county may not allow a roundabout to be constructed by the city on Bonita Beach Road at the Bello-Bonita Beach intersection. This may result in the intersection being protected by a stop sign only.
5. The CDD will be obligated in perpetuity for the liability and expense of maintaining its property along Bello Boulevard.

Note: If the CDD conveys its 125-foot strip of Bello Boulevard land to the city, enabling the road to be centered and a roundabout constructed, a to-be-determined additional portion of CDD-owned land on Bonita Beach Road will be required to build the roundabout. If that portion of land for a roundabout is not conveyed, the intersection will be protected by a stop sign only.

## **Why not delay our decision or threaten to withhold our land in exchange for county acceptance of Bonita Beach Road?**

The city has pledged to work with the VillageWalk HOA and CDD to achieve our goal of county acceptance of Bonita Beach Road, but the city has no authority over acceptance of Bonita Beach Road, nor does it hold any real leverage over the county in this matter. In fact, the city is hoping that the county will continue "to be favorably disposed" to allowing the city's construction of a roundabout if the road is centered.

If the CDD withholds conveyance of Bello Boulevard land contingent upon county acceptance of Bonita Beach Road, we might not achieve optimal benefits for our community. CDD board members must determine that risk for themselves.

## **March 21 CDD Board Meeting**

At our March 21, 2017 meeting, City Manager Carl Schwing and the city's traffic engineer will be present to address questions and concerns that we may have as they relate to the city's March 6, 2017 letter describing in more detail our mutual interests.



March 6, 2017

Mr. Bridges & Mr. Kaufman  
Village Walk  
15291 Latitude Drive  
Bonita Springs, Fl. 34135

Dear Mr. Bridges and Mr. Kaufman,

The City of Bonita Springs staff just recently met with the Lee Department of Transportation (LCDOT) to discuss the planned intersection of Logan Boulevard and Bonita Beach Road. As you know, this intersection has always been planned to be a non-signalized intersection for at least several or more years after the Logan Boulevard extension is opened.

Our staff proposed that Lee DOT considers construction of a roundabout at the intersection. Lee DOT indicated they were favorably disposed to this proposal providing: that Logan Boulevard would be centered between Village Walk and San Remo, necessitating City use of Logan Boulevard, to be centered in the corridor to provide for the construction of a roundabout and the associated pedestrian facilities.

To maximize the opportunity to have a roundabout rather than a non-signalized intersection, we need to obtain written notification from the appropriate Village Walk entity, as soon as possible, their intention to convey this tract of land to the City provided the following conditions are part of the transfer agreement:

- All work associated with deed, legal description and preparation of the transfer agreement would be provided by the City at no cost to Village Walk.
- The City will, upon transfer of the property, be responsible to maintain the right of way of the Logan Blvd extension located within the City of Bonita Springs,
- Village Walk, or its CDD, contingent on SFWMD approving the extra well water allocation permit, will allow the City to extend well water for irrigation of the right of way for Logan Boulevard extension and, if approved by Lee DOT, the landscaping related to the roundabout. It is further understood by all parties that the City may need to excavate, as required, land within Village Walk as required to make a connection onto sufficiently large well water piping mains and related controls to control inside the Village Walk property to control flow to the areas outside of Village Walk. Such locations for excavation, connection to mains and installation of controls would be as approved by Village Walk or its CDD. The City will handle any permitting with the Water Management District required for this project.

9101 Bonita Beach Road  
Bonita Springs, FL 34135  
Tel: (239) 949-6262  
Fax: (239) 949-6239  
www.cityofbonitasprings.org

**Peter Simmons**  
Mayor

**Amy Quaremba**  
Council Member  
District One

**Greg DeWitt**  
Council Member  
District Two

**Steven Slachta**  
Council Member  
District Three

**Peter R. O'Flinn**  
Council Member  
District Four

**Michael Gibson**  
Council Member  
District Five

**Fred Forbes, AIA**  
Council Member  
District Six

**Carl L. Schwing**  
City Manager  
(239) 949-6267

**Audrey E. Vance**  
City Attorney  
(239) 949-6254

**City Clerk**  
(239) 949-6248

**Public Works**  
(239) 949-6246

**Code Enforcement**  
(239) 949-6257

**Parks & Recreation**  
(239) 992-2556

**Community Development**  
(239) 444-6150

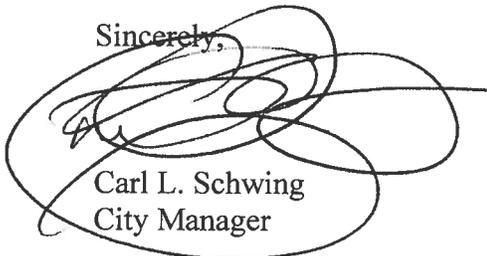
Mr. Bridges and Mr. Kaufman  
March 6, 2017  
Page 2

- Approve and construct a two lane curb cut and median through cut aligned with the Latitude Drive which goes east to west in front of the Village Walk Town Center
- City will assist Village Walk in discussions with the developer to get a connection road built to the Village Walk wall. If agreed to by developer, Village Walk would be responsible for the expense of this request to the extent agreed to between the developer and Village Walk.
- The City, utilizing the \$194,000 funds received from Pulte Group in escrow to landscape the 5 ft. wide strip on the west side of the Village Walk existing privacy wall and irrigation.
- The City, as soon as the property is transferred to it, will include it in their general liability insurance policy
- Audrey Vance, City Attorney has assured us that the right of way reservation notes in no way prevents this transfer, especially since Logan Boulevard extension with the City will be a City Road
- The City will require GL Homes to construct the Logan Boulevard extension within Bonita Springs corporation limit to align with the Collier portion of the road and be centered within the new right of way width. Further, the road will match what is being built in Collier County relative to median width, landscaping, curb and gutter, etc.
- The City will work with Village Walk and County DOT to see if County will accept the one (1) mile of Bonita Beach Road from “End of County Maintenance” sign, east one mile to the location of the new fire station.
- This all will of course be contingent upon approval of our Bonita Springs City Council

We need to work out any other issues regarding this transfer of ownership of the additional land to be use as right of way for the Logan Boulevard quickly to maximize the opportunity of having Logan Boulevard intersection at Bonita Beach Road being constructed as a roundabout.

Thank you responding timely and should you have any questions please call me as soon as possible. We intend to almost immediately have a meeting with representatives from San Remo and Palmira, as well as G L Homes and Collier County to address the new alignment issues.

Sincerely,



Carl L. Schwing  
City Manager

cc: Fred Forbes, Councilman District 6  
Matt Feeney, Director Public Works

**VILLAGEWALK OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT**

**CAPITAL IMPROVEMENT REVENUE  
REFUNDING BONDS  
SERIES 2017**

**SUMMARY SHEET  
FOR  
REQUEST FOR PROPOSALS  
INDEPENDENT MUNICIPAL ADVISOR**

# *FirstSouthwest*

(See Proposal for More Detailed Information)

**A) Overall Financial Experience:**

- In business for over 70 years
- Nationally ranked as the number-one financial advisor in the nation in terms of number of issues, provided 5,183 transactions totaling \$181.97 billion par amount for 5 year period ending December 31, 2016
- A division of Hilltop Securities, headquartered in Dallas, Texas
- 48 offices in 19 states
- 944 employees nationwide
- Florida offices include Orlando, Palm Beach Gardens, Miami and Ft. Lauderdale

**B) Experience with Florida Community Development Districts including examples of refundings utilizing Public Bond Sales and Negotiated Commercial Bank Loans:**

- Ranked #1 firm in the nation by Ipreo MuniAnalytics for financial advisory services to Special Districts based on the par amounts of issues for the five-year period ending December 31, 2016 (785 transactions totaling \$4.17 billion).
- Ranked #3 firm in Florida by Ipreo MuniAnalytics for municipal advisory services for the five-year period ending December 31, 2016.
- Served as financial advisor on 143 bank loans with a total par value of nearly \$1.4 billion.
- Clients of FirstSouthwest or their project management team while at previous employers include:

Special Assessment

- City of Punta Gorda CRA
- City of Northport Transportation Improvement Assessment Bond
- City of Hollywood Beach Community Development District Taxable Revenue Bonds
- City of Port St. Lucie Special Assessment

Bank Loan

- City of Oviedo
- City of New Smyrna Beach
- City of Ocoee
- City of Fernandina Beach

**C) Qualifications of the Advisor, Description of the Advisor's Registrations with applicable governmental agencies, and the Individuals who will be responsible for the engagement (please see proposal for detailed information):**

- Ed Stull, Managing Director
- Matthew Lalla, Director
- Joel Tindal, Director
- The proposed financial team has more than 72 years of combined public financial experience.

**D) Estimate of Fees and Expenses:**

- Fee for Publicly Offered Bond Issue
  - \$6,500 (Flat Fee)
  - \$2,500 (Transaction Fees)
  - \$9,000 Total plus out-of-pocket expenses limited to maximum \$1,200 per transaction
  
- Fee for Private Placement
  - \$5,000 (Flat Fee)
  - \$2,500 (Transaction Fees)
  - \$7,500 Total plus out-of-pocket expenses limited to maximum \$1,200 per transaction



***Spectrum Municipal Services, Inc.***  
(See Proposal for More Detailed Information)

**A) Overall Financial Experience:**

- Founded in November 1999 by Patricia S. Bennett, who remains the sole owner
- Recognized as Small Business Enterprise by Palm Beach County

**B) Experience with Florida community Development Districts including examples of Refundings Utilizing Public Bond Sales and Negotiated Commercial Bank Loans:**

- Experience includes transactions in virtually every type of municipal financing including: capital facilities, infrastructure, utilities, transportation, education housing, solid waste, healthcare, pooled-finance transactions and negotiating both taxable and tax-exempt loan transactions with the commercial banking community. Clients of Spectrum Municipal Services, Inc. include:

Special Assessments

- Seacoast Utility Authority
- Palm Beach County
- Port of Palm Beach
- Northern Palm Beach County Improvement District

Bank Loan

- Palm Beach Gardens Improvement Revenue Notes Series 2013A&B

C) **Qualifications of the Advisor, Description of the Advisor's registrations with applicable governmental agencies, and the individuals who will be responsible for the engagement (please see proposal for detailed information):**

- Clark D. Bennett, Managing Director
- Mr. Bennett has approximately 48 years of experience at various firms

D) **Estimate of Fees and Expenses:**

- For any single Bond Issue or Note Issue
  - \$8,750.00 (for the first \$5.0 million in bonds or notes)
  - \$2,501.25 (for the next \$15.0 million in bonds or notes)
  - **\$11,251.25** Plus Out-of-pocket expenses (excludes travel between the offices of the Municipal Advisor and the office of the District)

**DISCLOSURE:** Spectrum Municipal Advisors, Inc. currently leases office space from Special District Services, Inc.

**RESOLUTION NO. 2017-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, The VillageWalk of Bonita Springs Community Development District ("District") has established a District checking/operating account in order for the District to expend public funds of the District as authorized and required; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District shall designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account;

**WHEREAS**, the Board of the District has selected Todd Wodraska, Jason Pierman, Patricia LasCasas, Lennart Lindahl, Kathleen Dailey and \_\_\_\_\_ to serve as the signatories, as required, on the District checking/operating account; and

**WHEREAS**, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** Each expenditure from the checking/operating account will require a minimum of two (2) approvals and a designated member of the Board, by an electronic approval procedure, will have an opportunity to review the District's expenditure(s) prior to release of payment(s).

**Section 3.** When necessary to write checks, the signatures of two (2) of the designated signatories named herein will be required on all District checks tendered from the District checking/operating account, as approved.

**PASSED, ADOPTED and becomes EFFECTIVE** this 21<sup>st</sup> day of March, 2017.

**ATTEST:**

**VILLAGEWALK OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

February 22, 2017

Mr. Christopher Wright, P.E.  
RWA Engineering  
6610 Willow Park Drive  
Suite 200  
Naples, Florida 34109

**RE: Village Walk Lake Water Quality  
Bonita Springs, Florida**

Dear Chris,

As a follow-up to our conversation earlier this week, I am providing some thoughts on approach and issues of importance regarding monitoring and maintenance of water quality in the Village Walk lake system. It is our understanding that the Village Walk community in Bonita Springs has indicated a strong interest in understanding the various influences on lake water quality with a focus on implementing the right monitoring and operating protocols to maintain good water quality in their lakes. A number of sometimes conflicting elements can have a strong influence on water quality. Minimization of nutrient inflows and providing some degree of aeration are two operating protocols that can help in water quality maintenance. However, other issues such as lake depth and bathymetry, lake water circulation patterns, lake water clarity, and lake flora and fauna all can have strong impacts to lake water quality even with good control over nutrient and sediment inflows.

Based on our phone conversation I have outlined some suggestions for education, monitoring, and operational controls that should help in achieving the objectives of the community. I have also provided some ballpark estimates of cost for the various ideas outlined here.

1. Compilation and review of design and as-built drawings. The purpose of this task would be to ensure a good understanding of the lake system construction, interconnects, influent contributions, and outfall locations. Results of the literature review would be confirmed with a site visit with the District Engineer. Estimated cost \$2,500.
2. Prepare and deliver a presentation to the CDD Board and/or the HOA on lake water quality and the influencing or controlling elements of lake system water quality. Estimated cost \$2,000.
3. Develop and implement a lake water quality monitoring program. The purpose of this program would be to create baseline water quality for both the wet season and dry season months and to create a short list of "indicator" parameters that would minimize the cost of laboratory analyses while still providing a good sentinel program. The approach would be to monitor for the indicator parameter short list quarterly at first with a reduction to semi-annually with time. If any of the indicator parameters showed problem levels or negative trends, re-sampling and/or sampling for additional parameters could be warranted. Estimated quarterly monitoring cost \$1,500.
4. Provision of periodic or as-needed consulting and recommendations on modifications to the lake system or remedial actions to improve lake water quality. We anticipate this item to be no more than a few hours per year. Estimated cost per annum \$2,000.

Mr. Christopher Wright, P.E.  
RWA Engineering  
February 22, 2017  
Page 2

Let me know your thoughts on this summary of needs that we discussed and if you need any modifications or additional services not shown here. If this approach and estimate meets your needs, we can provide you with a formal proposal. Thank you for reaching out to us on this issue. We appreciate the trust and confidence you place in us and the opportunity to continue our service to you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Kirk Martin', is positioned above the typed name.

W. Kirk Martin, P.G.  
Senior Hydrogeologist  
Water Science Associates, Inc.  
Mobile: 239.218.1043  
Office: 239.204.5301  
Email: [kirk@wsaconsult.com](mailto:kirk@wsaconsult.com)