



VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

**LEE COUNTY
REGULAR BOARD MEETING
SEPTEMBER 15, 2026
3:00 P.M.**

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

www.villagewalkofbonitaspringscdd.org

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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
September 15, 2026
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 on the Agenda
- F. Approval of Minutes
 - 1. August 18, 2026 Regular Board Meeting.....Page 2
- G. New Business
 - 1. HOA Report Discussion.....Page 6
 - 2. Lake Bank HOA Committee Update
- H. Old Business
 - 1. Update on Sign Replacement
- I. Administrative Reports
 - 1. Manager’s Report
 - Next Meeting Date – October 20, 2026
 - 2. Engineer’s Report
 - Update on Erosion Study
 - 3. Attorney’s Report
- J. Comments from the Public for Items Not on the Agenda
- K. Board Member Comments
- L. Adjourn

Publication Date
2026-09-04

Subcategory
Miscellaneous Notices

VILLAGEWALK OF BONITA SPRINGS COMMUNITY
DEVELOPMENT DISTRICT

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors (Board) of the VillageWalk of Bonita Springs Community Development District (District) will hold a Regular Board of Supervisors Meeting on September 15, 2026, at 3:00 p.m. at the Town Center at VillageWalk of Bonita Springs located at 15321 Latitude Drive, Bonita Springs, Florida 34135 where the Board may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, (941) 786-3726 (District Managers Office), during normal business hours, or by visiting the Districts website at www.villagewalkbonitaspringscdd.org.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (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 Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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.

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

Kathleen Meneely

District Manager

VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

[www.villagewalkbonitasprings](http://www.villagewalkbonitaspringscdd.org)

[cdd.org](http://www.villagewalkbonitaspringscdd.org)

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**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 18, 2026**

A. CALL TO ORDER

The August 18, 2026, Regular Board Meeting of the Village Walk Community Development District (the “District”) was called to order at 3:00 p.m. at the Town Center at VillageWalk 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 August 7, 2026, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors present:

Chairman	Greg Janiec	Present
Vice Chairman	Jerry Robinson	Present
Supervisor	Dan Ellabarger	Present via phone
Supervisor	JB Schuetz	Present
Supervisor	Clay Robinson	Present

Staff members in attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
General Counsel	Wes Haber (via phone)	Kutak Rock
District Engineer	Ted Tryka	Absent

Also present were Lori Shields, Kelley Short, Mike Hertz, Mary McIntire and Paul Rockenstyre.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Supervisor Janiec requested that Swale Maintenance along Bonita Beach Road be added as Item G.5 under New Business. There was Board consensus to add the item.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

F. APPROVAL OF MINUTES

1. July 21, 2026, Public Hearing & Regular Board Meeting

The July 21, 2026, Public Hearing & Regular Board Meeting minutes were presented for consideration.

Supervisor Janiec requested the following revisions:

- Under G.2, paragraph 2, add that the erosion study is funded by the CDD, but remediation is the responsibility of the HOA since it is a maintenance issue.
- Under H.2, add, “Sampling intervals should remain the same months as previous sampling for comparability and trend evaluation, representing high and low water months.”
- Under H.3, add that the Erosion Study field work will be initiated prior to the August 2026 meeting.

A **motion** was made by Supervisor J. Robinson, seconded by Supervisor Janiec and unanimously passed approving the minutes of the July 21, 2026, Regular Board Meeting & Public Hearing, as amended.

G. NEW BUSINESS

1. HOA Report Discussion

The Board reviewed the HOA reports provided for the meeting. It was noted that KW Property Management representatives were unable to attend due to an off-site organizational meeting.

Discussion ensued regarding the lake aerators, drainage and erosion near the pickleball courts, and maintenance responsibilities along the lake banks. The Board also discussed the need for continued monitoring and treatment of torpedo grass, hydrilla and other invasive vegetation during the current growing season. The Engineer advised that chain-link fencing would not provide an erosion-control benefit.

2. Lake Bank HOA Committee Update

Supervisor Schuetz provided an update on the Lake Bank HOA Committee and recent coordination among the HOA, BrightView and Advanced Aquatics regarding lake bank maintenance responsibilities. Discussion ensued regarding treatment of the high-water line, maintenance of littorals and lake banks, removal of dead vegetation, contractor performance and the importance of appropriate training and supervision of maintenance crews.

The Board discussed the need to better identify invasive vegetation such as torpedo grass so that it is properly treated rather than inadvertently propagated through mowing. Supervisor Schuetz advised that the Lake Bank Advisory Committee would continue working with the HOA and vendors regarding these issues.

The Board requested that this item remain on future agendas.

3. Discussion on Two-Way Sign Replacement

Supervisor Janiec reported that the two-way traffic sign in the median on Bonita Beach Road had, again, been struck and damaged. Discussion ensued regarding replacement of the damaged support and whether the sign could be relocated slightly farther from traffic, subject to applicable

requirements. Mr. Haber will contact the appropriate entity regarding replacement of the sign and determine whether relocation is permissible.

4. Discussion on Torpedo Grass

The Board discussed the recurrence of torpedo grass and the importance of continued monitoring and treatment by Advanced Aquatics during the growing season. It was noted that this issue had also been addressed during the HOA Report discussion.

5. Swale Maintenance along Bonita Beach Road

Supervisor Janiec discussed concerns regarding mowing and maintenance of the swale along Bonita Beach Road. The Board discussed the respective maintenance responsibilities of VillageWalk and the neighboring Beach & Gulf Roadway CDD and whether the division of responsibility is based upon ownership/right-of-way boundaries.

Mr. Haber will review the ownership and right-of-way information, confirm the respective maintenance responsibilities, and contact the neighboring district regarding the area that has not been regularly maintained. It was also noted that site conditions, including excessive wetness, should be considered in determining whether recent missed mowing was temporary or represented an ongoing maintenance issue.

H. OLD BUSINESS

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

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Meneely advised that the next meeting was scheduled for September 15, 2026. The Board confirmed that a quorum was anticipated for the meeting.

2. Engineer's Report

a. Update on Erosion Study

Mr. Tryka provided an update on the lake bank erosion study and distributed a map identifying areas inspected and photographed to date. He reported that approximately 40% of the field work had been completed and that progress remained generally consistent with the anticipated field time. The collected information is being categorized to identify the location, severity and potential cause of erosion conditions.

Mr. Tryka explained that the final report will prioritize erosion areas and include recommended remediation methods. Discussion ensued regarding identifying erosion caused by homeowner drainage improvements, pool overflows, improperly terminated drainage pipes and other conditions, as well as distinguishing those conditions from erosion attributable to general drainage patterns. The Board discussed the importance of correcting the cause of erosion before undertaking lake bank restoration.

Mr. Tryka also reported that he had contacted the District's former engineer regarding obtaining historical plans, permits and CAD files. Ms. Meneely noted that these records belonged to the

District and should be provided. The information will assist the Engineer in evaluating existing drainage infrastructure and potential future improvements.

Discussion also ensued regarding the potential use of littoral plantings as an erosion control measure where appropriate. Mr. Tryka advised that littorals may be one of several remediation options evaluated in the report, depending upon site specific conditions, and noted that ongoing maintenance requirements must also be considered.

Mr. Tryka indicated that he hoped to complete the erosion study report by the September meeting but anticipated completion no later than approximately October 1.

3. Attorney's Report

Mr. Haber had no additional report. The Board noted the two follow-up items assigned to Mr. Haber regarding the two-way traffic sign and swale maintenance along Bonita Beach Road.

J. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Mike Hertz commented regarding potholes along Bonita Beach Road near the VillageWalk entrance. The Board advised that the matter had previously been raised and that an engineering evaluation was anticipated to consider appropriate repair options, including patching versus repaving.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Supervisor Janiec, seconded by Supervisor Jerry Robinson and passed unanimously adjourning the Regular Board Meeting at 4:09 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

From: Kara Blewett <kblewett@kwpmc.com>
Sent: Wednesday, September 9, 2026 1:08 PM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Cc: Tricia Lascasas <TLascasas@sdsinc.org>
Subject: Re: [EXTERNAL] Fw: Vill Wlk September HOA Update

Hi -

Aerator 10 scheduled for replacement, and 7 is proposed for replacement. Requested maintenance feedback on aerator #5

Brightview and Ad. Aquatic working together to spray/trim lake weeds

Awaiting final erosion study.

Thank you,

Kara Blewett, LCAM
General Manager

KW PROPERTY MANAGEMENT & CONSULTING
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