



VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

**LEE COUNTY
REGULAR BOARD MEETING
MAY 21, 2024
3:00 P.M.**

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

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
May 21, 2024
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. April 16, 2024 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Review/Discuss Lake Management Reporting Format
 - Village Walk HOA / Solitude Meeting Summary
 - 2. Presentation of 2024 Lank Bank Inspection Report
 - Annual Lake Report Site Walk
 - 3. Update on VW Garden Club Littoral Planting Initiative
- I. Administrative Reports
 - 1. Manager's Report
 - 2. Engineer's Report
 - 3. Attorney's Report
- J. Board Members Comments
- K. Adjourn

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 May 21, 2024, 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., 27499 Riverview Center Blvd., #253, Bonita Springs, Florida 34134, (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.

Kathleen Meneely

District Manager

VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

www.villagewalkbonitaspringscdd.org

May 10, 2024 10151817

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 16, 2024**

A. CALL TO ORDER

The April 16, 2024, 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 April 5, 2024, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors present:

Chairperson	Laura Ray	Present
Vice Chairman	Mike Hertz	Present
Supervisor	Dan Ellabarger	Present
Supervisor	Greg Janiec	Present
Supervisor	Jerry Robinson	Present

Staff members in attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
General Counsel	Joe Brown (via phone)	Kutak Rock
District Engineer	Chris Wright	RWA, Inc.

Also present were the following:

Kara Blewett – HOA GM
Randy Van Alstine – HOA Treasurer
Joseph Strathmann – HOA AGM

Also present were Dolores Damiano-Szafran, Debbie DeNoia, Jerry Peterman, John Sands, JB Schuetz and Mary Freeh.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Robinson requested a discussion regarding the aeration system and it was consensus of the Board to discuss this item under Board Member Comments.

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. February 20, 2024, Regular Board Meeting

The February 20, 2024, Regular Board Meeting minutes were presented for consideration.

Ms. Ray advised that the word “not” was in the wrong place under G1, first paragraph. It should read “Mr. Wright stated that the District was NOT concerned with the health of the lakes and that the water Quality reports were ~~not~~ completed twice a year and continued to show that all the lakes were in good shape.”

A **motion** was made by Mr. Janiec, seconded by Mr. Hertz and passed unanimously approving the minutes of the February 20, 2024, Regular Board Meeting, as amended.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Adoption of a Code of Conduct for the Board

Mr. Brown went over the code, stating that it was a conduct for Board Members that they would agree to hold themselves accountable to follow. Ms. Ray stated that the paragraph entitled “Supervisors Should Address Staff in a Consistent Manner” states that requests to staff should go through the Chair, which she believes may contradict the Sunshine Law. Mr. Ellabarger asked if the code was applicable to CDD Supervisors only and if it applied to resident comments. Mr. Brown stated that Policy & Procedures of the Board usually address public comment and this code is just for Board Members.

A **motion** was made by Mr. Hertz, seconded by Mr. Janiec approving and adopting a Code of Conduct for the Board, as amended. Upon being put to a vote, the **motion** carried 4 to 1 with Mr. Robinson dissenting.

2. Updates to HOA Maintenance Agreement

- **Annual Service Schedule Review by Month**

Mr. Ellabarger recapped the February meeting where Mr. Haber had gone over the contractual responsibilities of the CDD and HOA. He stated he had not yet met with the HOA but would work with Mr. Haber on drafting amendments to the maintenance agreement.

- **Monthly “Executive Summary” Lake Management Report (LMR) Review**

Mr. Ellabarger handed out a color-coded chart of what was treated when by the community’s landscaping contractor and stated that he would like to see something similar for the CDD. He asked and it was consensus of the Board to request the HOA or its designee to provide a similar written schedule and verbal report for the May District Board meeting, covering Solitude’s spraying and weed treatments during the months of May, June & July. Mr. Janiec stated that the Lake Management Reports from Solitude read like an invoice and have little value. He added that he would like to see observations and conclusions. After discussion, Mr. Ellabarger

requested, with consensus of the Board, that the HOA or its designee provide a written and verbal summary for all of April 2024's Lake Management Reports from Solitude for the May District Board meeting. Discussion took place that Solitude would be providing more detailed reports, at least for the time being, due to the torpedo grass issues that had arisen

Mr. Robinson asked who observed Solitude and their reports and Ms. Blewett replied that she did. He stated that he did his own inspection last weekend and 21 diffusers were down, meaning that 30-40% of the aeration system was down constantly. Ms. Blewett indicated that she checked today and only one pump was down at 2:30. Mr. Hertz stated that of the three pumps, one has an ongoing FPL issue that Ms. Blewett had been working on.

Mr. Janiec indicated that at last month's meeting he had asked to accompany Solitude to go out with them but was never called. Ms. Meneely pointed out in the minutes that he had referenced going out on the annual lake bank inspection with the District Engineer. Mr. Wright advised that the inspection would take place in the next week or two and Mr. Janiec would be contacted to participate.

3. Update on Garden Club Littoral Planting Initiative

Ms. Damiano-Szafran stated that Mr. Janiec had provided a note from the last meeting and the Garden Club had responded to the questions, which Ms. Meneely noted was included in the agenda packet. She stated that the club had gone over to IslandWalk and were impressed by the lakes and littoral zones maintained by Advances Aquatics. She added that Verona Walk fell down on maintenance of their project and Mr. Hertz stated he was told the salinity of the water in that development impacts their plantings. Ms. Damiano-Szafran stated that they have requested three quotes for their project and so far have only received one back at a cost of \$5,000. She continued that KW says residents would be covered by their insurance when they work on the land and asked if there were more questions. Mr. Janiec asked about locations and Ms. Damiano-Szafran stated that they were looking at several proposed areas. Mr. Janiec asked that the group come back with conceptual drawings with areas and plants shown. Mr. Ellabarger asked if there were any other expenses and Ms. Freeh noted that there was no maintenance in the proposal and it would need to be added. Mr. Janiec opined that the \$5,000 seed money proposed by the CDD does not mean the District is covering the entire project. Mr. Hertz asked about guarantees in the proposals. Mr. Schuetz stated that the proposals would have guarantees but they were still awaiting two more responses. Ms. Meneely asked about a proposed date for the plantings and Mr. Schuetz advised that, at this time, there is not a definitive period but they are hoping to begin the project by the next meeting. Ms. Freeh indicated that it could possibly be in the fall but decisions were still being made.

4. Update on Torpedo Grass Treatment

Mr. Janiec stated he had seen boats moving around and therefore had asked for an update. Mr. Hertz noted that he had met with Solitude and their staff admitted that it looked bad, as the green was dying vegetation. He continued that they use Pondzilla and the lakes can be treated better if the water goes down. He furthered that the company could come in with machines, cut away the torpedo grass and cart away...but access to the lakes was limited so the expense would be higher. He stated that Solitude was going to continue to treat as they have been and evaluate the process around the third week of May. He added that the price for the machinery was high but the contractor was going to assume most of the cost so he believed the end was near. Mr. Janiec asked about the floating mats and Mr. Hertz advised that as the water level drops, they would

drop but the machinery will be able to get it out of the water. He added that he has another meeting planned with the contractor and has a video he can share regarding the treatment.

5. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget

Resolution No. 2024-01 was presented, entitled:

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.

Ms. Meneely went over the highlights of the proposed budget, noting that \$5,000 had been added for Special Projects to cover the seed money cost for the Garden Club's Littoral Project. Mr. Ellabarger stated he would like to see that amount raised to \$10,000. Ms. Ray stated that the project was a test and asked for the Board's thoughts on if they think this is something they would continue to sponsor. Mr. Janiec indicated that his idea was that the \$5,000 was seed money. Mr. Schuetz stated that the club is still planning on raising funds but may need additional funding if lake bank erosion needs to be addressed.

After discussion, a **motion** was made by Mr. Robinson, seconded by Mr. Hertz increasing the special projects' line item to \$10,000.

Ms. Ray stated that in doing so she believed the Board would set the expectation that the project would cost \$10,000. Mr. Robinson stated that his thoughts were that the additional funding could be used for other projects. Ms. Ray stated that she was overly cautious and that was why she will vote against this amendment. Mr. Hertz stated that he wanted to see accountability for all the money eventually spent by the Garden Club when they do their project.

Mr. Robinson's **motion** was reiterated, seconded by Mr. Hertz adopting Resolution No. 2024-01, as amended, setting the Public Hearing date for August 20, 2024. Upon being put to a vote, the **motion** carried 4 to 1 with Ms. Ray dissenting.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Meneely went over the upcoming meeting schedule of May 21, June 18, July 16 and August 20. She noted that she would not be present for the May 2 meeting and the consensus of the Board was to have another staff member from SDS cover that meeting. She pointed out to the Board that August 20 would be the public hearing on the budget.

2. Engineer's Report

Mr. Wright stated that the timing of the annual lake bank inspection had been moved up and would be completed in two steps, noting that the preliminary assessment had been done last week. He added that it was a perfect opportunity for Mr. Janiec to join the next step and the

feedback had been good. He added that last year's repairs were holding well and so far there were no concerns about erosion issues.

Mr. Wright asked Ms. Blewett if requirements were still being distributed for homeowners installing downspout areas, as this was where the standards were not being followed. He added that in those areas some banks were steeping a bit. Mr. Robinson asked if the steepest banks were where there were no littoral plantings and Mr. Wright agreed. He stated that littorals help with erosion and water quality, with aesthetics being a third component. He asked that homeowners adhere to the standards when putting in downspouts.

3. Attorney's Report

Mr. Brown had nothing further.

J. BOARD MEMBER COMMENTS

Mr. Robinson reminded the Board that he had added a discussion on the aeration system but it had been addressed previously in the meeting.

Discussion ensued about the working relationship between the HOA and CDD with Mr. Van Alstine stating that the CDD could make requests and suggestions but the tone was demanding, creating an "us versus them" situation. He furthered that he would like to work with Mr. Janiec, considering his knowledge and background. Mr. Hertz stated that the relationship had worked for years and years without a problem. He added that what Mr. Ellabarger was requesting in terms of reports was reasonable in terms of presenting information in a clearer way. Mr. Ellabarger reiterated that the reports were terrible which is why he was requesting written and verbal reports that expand upon the information being provided. Mr. Hertz stated that he believed the new reports will please the Board Members.

There was a consensus of the Board to place "Lake Management Review Format" on the next agenda with Mr. Robinson requesting that it include aeration system information.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Janiec, seconded by Mr. Hertz and passed unanimously adjourning the Regular Board Meeting at 5:25 p.m.

