



VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

**LEE COUNTY
REGULAR BOARD MEETING
JUNE 18, 2024
3:00 P.M.**

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

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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
June 18, 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. May 21, 2024 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Update on Solitude Operations
 - 2. Acceptance of Previously Presented Lake Bank Inspection Report
 - 3. Storm Drain Follow-Up by HOA
 - 4. Review of Map with the Location of all Aerators from HOA
- 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 June 18, 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

PUBLISH: NAPLES DAILY NEWS 06/07/24

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 21, 2024**

A. CALL TO ORDER

The May 21, 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 May 10, 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	Michelle Krizen	Special District Services, Inc.
General Counsel	Wes Haber (via phone)	Kutak Rock
District Engineer	Chris Wright	RWA, Inc.

Also present were those indicated on the attached attendance sheet.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There was a consensus of the Board to add a Discussion Regarding Storm Drains under New Business.

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. April 16, 2024, Regular Board Meeting

The April 16, 2024, Regular Board Meeting minutes were presented for consideration.

It was noted under number 3, it should read, “Advanced Aquatics” not “Advanced Aquatic.”

Also noted was a correction to the date under Section I, Page 5, it should read, “May 21” not “May 2.”

A **motion** was then made by Mr. Janiec, seconded by Mr. Robinson and passed unanimously approving the minutes of the April 16, 2024, Regular Board Meeting, as amended.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Discuss Lake Management Reporting Format

- **VillageWalk HOA/Solitude Meeting Summary**

After the last meeting, Randy Van Alstine and Greg Janiec met with Solitude to discuss protocol for dry season spraying of littorals. Solitude is reporting to the General Manager, Kara, when arriving and leaving. Kara will provide a report to the HOA board within a few days of a Solitude visit. The invoicing from Solitude has been getting more detailed, as requested.

The Torpedo grass removal is anticipated to begin June 6, but is dependent upon water levels being suitable for the harvester. Some lakes will need to be treated by boat due to the lack of entry for the other equipment.

The aerator contract calls for bi-monthly inspections. The HOA is increasing this to monthly. Currently there are some power supply issues that are awaiting an electrician. There are nineteen cabinets that power sixty-seven aerators.

There was a Garden Club representative at the meeting for the Littoral Discussions. The CDD Board has committed to having additional littorals planted within the lake banks. Extensive discussions have been had with both Solitude and Advanced Aquatics. Both companies had off-site tours of communities with a current littoral project in a later phase to demonstrate the end results. The HOA has asked for a proposal from Advanced Aquatics for a routine and littoral program.

2. 2024 Lake Bank Inspection Report Presentation

- **Annual Lake Report Site Walk**

Mr. Wright presented the Lake Bank Report for Board consideration. The steepness of the lake banks needs to continue to be monitored. The banks should be a 4:1 ratio and they appear to be shifting. Remediation is not recommended at this time, just awareness. There were some small erosion issues, nothing significant and maintenance as usual is recommended. These areas will be considered as target areas for the initial littoral planting.

The acceptance of this report was **TABLED** until the next meeting.

3. Update on VW Garden Club Littoral Planting Initiative

The Garden Club and other residents were impressed with the trip to Island Walk to see the littoral planting project that is being completed by Advanced Aquatics. The Garden Club was able to share some visuals with the Board, showing the progress during the past 4 years since Island Walk started the project. A landscape architect has been consulted to ensure variety and sustainability in the plants. The Garden Club has selected four possible locations to start the plantings. JB Schuetz stated that the sustainability committee would be presented to the HOA tomorrow.

A discussion regarding insurance for volunteers ensued. Ms. Krizen explained it would depend on the policy and could be added if not already in the policy. After discussion, the Board declined to pursue insurance.

4. Discussion Regarding Storm Drains

Mr. Janiec reported watching the storm drain cleanings. An ATV and a trailer were working with a pump and a hose and the waste was being placed in the lakes. He asked if this was the standard practice for drain cleanings? Mr. Wright and Kara Blewett were not sure but would look into it, including the scope of their work.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

It was noted that the next meeting was scheduled for June 18, 2024.

2. Engineer's Report

Mr. Wright had nothing further to report but was available if anyone had questions.

3. Attorney's Report

Mr. Haber had nothing further to report but was available if anyone had questions.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

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 4:51 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair