



VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

**LEE COUNTY
REGULAR BOARD MEETING
JULY 16, 2024
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
July 16, 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. June 18, 2024 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Update on Littoral Planting Project
 - 2. Update and Path Forward with Solitude on Torpedo Grass
 - 3. Update on the Aerators
- I. Administrative Reports
 - 1. Manager's Report
 - Report on HOA Maintenance Services.....Page 6
 - 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 July 16, 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

No. July 5, 202

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 18, 2024**

A. CALL TO ORDER

The June 18, 2024, Regular Board Meeting of the Village Walk Community Development District (the “District”) was called to order at 3:02 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 June 7, 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 via phone
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 Kara Blewett & Joseph Strathmann of Association Management; and the following District residents: Dolores Damiano-Szafran, JB Schuetz, Lawrence Azanelo, Bill Kirby, Len Boucher, Debbie DeNoia and Randy Van Alstine.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

Mr. Schuetz stated that Solitude was working hard but the vendor said there was an increased growth on hydrilla, especially around Bridge 28. Mr. Janiec stated that the plant grows like a tuft around bridges. Mr. Hertz stated he would look into it.

Ms. Damiano-Szafran from the Garden Club thanked the CDD and the HOA for their support of the littoral planting project. She added that the HOA approved 12 locations and pointed out that

maintenance would need to be received for two years and the Garden Club members would like to help out.

Ms. DeNoia, President of the HOA, stated that the CDD had a contract for maintenance with the HOA and according to Section 2 (F) the HOA is to report to the district manager who can report to the board. She added that she thinks it is good to work more closely but they come to the meetings as a courtesy and the agenda should not be the HOA as its entire topic. She indicated that she felt the HOA had been taken advantage of and suggested providing questions, in writing, to the HOA 10 days before a meeting through the manager or the Chair. She continued that Solitude was trying to rectify their reporting but the CDD is trying to interject how they operate. She stated that they made 4 attempts to get the lake bank inspection report and just received it this morning, stating that this should be a two-way mutual relationship.

Mr. Robinson indicated that the District got to this point because KW was not managing Solitude and the HOA did not manage KW. He felt that the District and the HOA should not be in this position and should work together. Ms. Blewett stated that it boils down to mutual respect. Mr. Robinson reiterated that the CDD did not cause the lake problems but the HOA should use the people on the CDD who have expertise in this area.

F. APPROVAL OF MINUTES

1. May 21, 2024, Regular Board Meeting

The May 21, 2024, Regular Board Meeting minutes were presented for consideration.

Ms. Ray stated that Section 3, “their” referenced the HOA and that “Advances” should be “Advanced.”

Mr. Janiec stated that in Section 4, the report was made by Mr. Robinson not himself.

A **motion** was then made by Mr. Janiec, seconded by Mr. Robinson and passed unanimously approving the minutes of the May 21, 2024, Regular Board Meeting, as amended.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Update on Solitude Operations

Mr. Van Alstine stated that he had been working with Solitude and their reports continue to be incomplete or lacking in the information being requested. He stated that the torpedo grass clean-up was 95% complete. He noted that the banks had been mowed by BrightView and looked good. He added that the mowings take place 5 times per year. He continued that Solitude’s contract would be up in December and the HOA would obtain proposals, stating they are liking the work of Advanced Aquatics.

Mr. Janiec thanked Randy for the report and stated that the HOA was pushing Solitude but does not seem to be seeing any changes. He added that the treated material was sinking to the bottom of the lakes and was going to form a mulch layer. He stated that this collection piece should be kept an eye on and be considered in upcoming contractor considerations.

2. Consider Acceptance of Previously Presented Lake Bank Inspection Report

Mr. Wright stated this was presented at the last meeting and Ms. Ray added that the Board had not had a chance to look at the report at that time. Mr. Wright indicated that the report states that the HOA was doing a good job and there is a recommendation that the drainage handbook by the HOA be reimplemented and that there is an awareness that the lake banks are a bit steeper in some areas and they will be kept an eye on for next year's inspection.

A **motion** was made by Mr. Robinson, seconded by Mr. Hertz and passed unanimously accepting the District Engineer's 2024 Lake Bank Inspection Report.

3. Storm Drain Follow-Up by HOA

Mr. Janiec stated that the drains had been cleaned and Ms. Blewett added that 85% or more of sand and debris gets dispersed per regulation. Mr. Janiec recommends using a sock to collect the debris and put into a dumpster and opined that this method should be included in the scope of work the next time a contract is put out. Ms. Blewett added that the HOA paid additional fees for what was dumped off property. There was general discussion on cleaning the pipes and Ms. Blewett explained that the cleaning was based on time and percentage of blockage. Mr. Hertz added that the pipes had been cleaned at least three times since he's been on the Board. Mr. Wright stated that the interconnect pipes were on a three-year maintenance schedule and the street drainage system was on a five-year schedule.

4. Review of Map with Locations of All Aerators from HOA

Ms. Blewett handed out a location map and stated that three aerator cabinets were down and went over their locations. Mr. Robinson stated that #5 on Queen Angel was down and Ms. Blewett indicated she would look into it. She added that some were working intermittently as the electric breaker keeps flipping and shutting down the aerators.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

It was noted that the next meeting was scheduled for July 16, 2024, and the August 20, 2024, meeting would include a Public Hearing on the budget.

2. Engineer's Report

Mr. Wright reminded the Board that they wanted to move back to quarterly water quality reports. He stated that Mr. Janiec had mentioned input on improving the reports and he would like to get this information to provide to the contractor, Water Science Associates. Mr. Janiec stated that it should not add any cost and the Board may want to go back to the twice annual testing once a baseline has been established.

3. Attorney's Report

Mr. Haber advised that JB Schuetz had qualified for Seat #5 and was unopposed. He stated that Sunshine Laws now apply to Mr. Schuetz even though he officially takes his seat two weeks after the November election date.

There was discussion regarding the ongoing HOA littoral plantings and Mr. Schuetz's involvement with Mr. Haber stating that if it was working with a current Board Member, the meetings would need to be publicly noticed.

J. BOARD MEMBER COMMENTS

Mr. Ellabarger stated that he appreciated Mr. Van Alstine's comments and encouraged that the HOA would go through the proposal process for lake maintenance.

Ms. Damiano-Szafran stated that the HOA was getting bids on the littoral project and Mr. Hertz confirmed, stating that the plantings would wait until it was appropriate. Mr. Janiec added that the zones would be chosen on data and the contractor will guarantee their work. Ms. Damiano-Szafran asked if the Garden Club could see the locations chosen and that they will share the information once it has been received.

There was a general discussion on rain levels which used to be checked by Mr. Jacovelli. Mr. Robinson stated that there was already a measuring device in place on Lake 46 and he has not had any problems providing that information.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Janiec, seconded by Mr. Robinson and passed unanimously adjourning the Regular Board Meeting at 4:07 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

From: Kara Blewett <kblewett@kwpmc.com>
Sent: Monday, July 8, 2024 3:26 PM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Subject: VWB Lake update for July Meeting

Hi Kathleen,

For this month's CDD meeting:

Torpedo grass/Algae cleanup operations continue. Solitude was on property the entire week of 6/24/24 – all 5 working days and continue to do weekly visits at minimum. They were not seen today, July 8.

Completed a drive around with Operations Manager and voiced concern over the delay in seeing the algae dissipate. Rain fall fluctuations were a potential cause. Continue to voice areas of improvement HOA would like to see. Received Water Science's report and shared on July 2nd.

Aerators- KW Management and maintenance inspect all aerators on weekly basis. As of July 8, Station 6/7 are working but have 1 diffuser down on each. Station 10 keeps tripping the breaker and powering off. We manually turn it back on but have called for assistance. Station 3 has had a GFI replaced, and FPL confirmed power to the meter but the meter is blank. Isolating where the wire separation may be.

Front west lake fountain replaced.

Please let me know if this is adequate.

Thank you and hope you had a great 4th!

Kara Blewett, LCAM
General Manager

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KW PROPERTY MANAGEMENT & CONSULTING

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