



# **VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
NOVEMBER 19, 2024  
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**  
**November 19, 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 on the Agenda
- F. Approval of Minutes
  - 1. September 3, 2024 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
  - 1. HOA Report Update.....Page 8
  - 2. Consider Resolution No. 2024-08 – Adopting a Fiscal Year 2023/2024 Amended Budget.....Page 9
- I. Administrative Reports
  - 1. Manager’s Report
    - Consider Appointment to Board Vacancy.....Page 15
  - 2. Engineer’s Report
  - 3. Attorney’s Report
    - Update on Communication with Chuck Adams on Bonita Beach Road Potholes & Signs....Page 22
- J. Comments from the Public for Items Not on the Agenda
- K. Board Members Comments
- L. 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 November 19, 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](http://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.villagewalkbonitaspringscdd.org](http://www.villagewalkbonitaspringscdd.org)

No.10741430 Nov. 8, 2024

**VILLAGEWALK OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
SEPTEMBER 3, 2024**

**A. CALL TO ORDER**

The September 3, 2024, Regular Board Meeting of the Village Walk Community Development District (the “District”) was called to order at 3:05 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 16, 2024, and August 23, 2024, as legally required.

**C. APPOINTMENT TO BOARD VACANCY**

A **motion** was made by Mr. Robinson, seconded by Mr. Janiec and passed unanimously appointing JB Schuetz to the unexpired Term in Seat #5 which ends in November 2024.

Mr. Schuetz noted that he had qualified for the seat in the November 20024 election.

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

Ms. Meneely administered the Oath of Office to Mr. Schuetz and Mr. Haber went over the Sunshine Law, ethics, public records laws and responsibilities of Board Members

**E. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors present:

|             |                |                   |
|-------------|----------------|-------------------|
| Chairperson | Laura Ray      | Present           |
| Supervisor  | JB Schuetz     | Present           |
| Supervisor  | Dan Ellabarger | Present via phone |
| Supervisor  | Greg Janiec    | Present           |
| Supervisor  | Jerry 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 | Chris Wright          | RWA, Inc.                       |

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

There were no additions or deletions to the agenda.

## **G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

## **H. APPROVAL OF MINUTES**

### **1. July 16, 2024, Regular Board Meeting**

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

A **motion** was made by Mr. Janiec, seconded by Ms. Ray and passed unanimously approving the minutes of the July 16, 2024, Regular Board Meeting, as presented.

## **I. OLD BUSINESS**

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

## **J. NEW BUSINESS**

### **1. HOA Report**

Ms. Meneely presented the HOA Report. Ms. Ray asked about the diffuser aerator maps and asked that they be distributed. Mr. Robinson stated that several aerators were down.

### **2. Summary of Annual Audit**

Ms. Meneely went over the audit summary noting there was a positive fund balance and all went well. She noted in future years the audits would be distributed electronically.

### **3. Discussion Regarding Procedure for Filling November Vacancy in Seat #3**

Ms. Meneely advised that Ms. Ray had chosen not to requalify for her seat in the November election and no one else filed either. Mr. Haber went over the procedures used to fill the vacancy noting the remaining Board Members had 90 days from the second Tuesday after the election to appoint another Board Member. Mr. Robinson suggested the past procedure be used to gather applicants by sending an announcement for the HOA to distribute. Discussion ensued on dates for receiving and reviewing the applicants. There was a consensus of the Board to receive resumes and consider them at the November meeting. Mr. Janiec asked that the submissions include the number of months they would be able to attend meetings in person.

### **4. Consider Resolution No. 2024-02 – Resetting the Public Hearing Date to Adopt Fiscal Year 2024/2025 Final Budget**

Resolution No. 2024-02 was presented, entitled:

#### **RESOLUTION NO. 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2024-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO**

**CONSIDER THE FISCAL YEAR 2024/2025 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Ray, seconded by Mr. Robinson and passed unanimously adopting Resolution No. 2024-02, as presented.

**5. Consider Resolution No. 2024-03 – Declaring a Vacant Seat**

Resolution No. 2024-03 was presented, entitled:

**RESOLUTION 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 3 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Ray, seconded by Mr. Robinson and passed unanimously adopting Resolution No. 2024-03, as presented.

**6. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Meeting Schedule**

Resolution No. 2024-04 was presented, entitled:

**RESOLUTION NO. 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Robinson, seconded by Mr. Schuetz and passed unanimously adopting Resolution No. 2024-04, as presented.

**7. Consider Resolution No. 2024-5 – Adopting Goals and Objectives**

Resolution No. 2024-05 was presented, entitled:

**RESOLUTION 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Meneely went over the State mandate which is due October 1. Mr. Haber stated that some types of special districts were not following the laws and this was adopted so that that requirements are met.

A **motion** was made by Ms. Ray, seconded by Mr. Robinson and passed unanimously adopting Resolution No. 2024-05, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

**K. PUBLIC HEARING**  
**1. Proof of Publication**

Proof of publication was presented that notice of the Public Hearing had been published in the *Naples Daily News* on August 16, 2024, and August 23, 2024, as legally required.

**2. Receive Public Comment on Fiscal Year 2024/2025 Final Budget**

There was no public comment on Fiscal Year 2024/2025 Final Budget.

**3. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2024/2025 Final Budget**

Resolution No. 2024-06 was presented, entitled:

**RESOLUTION 2024-06**  
**[FY 2025 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Robinson, seconded by Mr. Schuetz and passed unanimously adopting Resolution No. 2024-06, as presented.

**4. Consider Resolution No. 2024-07 – Adopting a Fiscal Year 2024/2025 Annual Assessment**

Resolution No. 2024-07 was presented, entitled:

**RESOLUTION 2024-07**

## [FY 2025 ASSESSMENT RESOLUTION]

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Ray, seconded by Mr. Robinson and passed unanimously adopting Resolution No. 2024-07, as presented.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

### **L. ADMINISTRATIVE MATTERS**

#### **1. Manager's Report**

Ms. Meneely reminded the Board that their next meeting was scheduled for October 15, 2024.

Ms. Meneely asked Mr. Schuetz if he would like to take the optional stipend and he responded that he would decide at a later time.

#### **2. Engineer's Report**

Mr. Wright noted that a simple system had been put into place to record lake levels but he indicated that it was a bit difficult to read. He also noted the HOA should reimplement the drainage handbook. He offered to help with both issues. He went over the recent rainfalls noting there was no differential in lake levels which means the system was working well.

Mr. Janiec noted the masses of torpedo grass floating and Mr. Robinson stated it was cut but not harvested. Mr. Wright stated that the concern would be clogging the control structures. Mr. Janiec noted the masses move and they have a lot of volume to them. Mr. Robinson stated that on a windy day the masses blow to the banks at the back of the community and would be easy to collect on a windy day. There was discussion to request the HOA keep the data on the water lake level indicator/water gauge as well as to keep the control structures free of debris.

#### **3. Attorney's Report**

##### **1. Update on Communication with Chuck Adams on Bonita Beach Road Potholes & Signs**

Mr. Haber stated that in his conversations he was told the signage had been replaced and he would let them know about the potholes. Mr. Robinson stated that the one divided highway sign in the median had been removed but not replaced and Mr. Haber indicated that he would follow up. Mr. Wright advised of a signage approval plan and it would show if the signs were in the original approvals.

Mr. Schuetz asked for delineation of CDD ownership and responsibility and Mr. Wright stated he would pull out and distribute a map he had previously put together.

**M. BOARD MEMBER COMMENTS**

**1. Discussion Regarding Restructuring of Agenda – Janiec**

Mr. Janie stated that he felt it wise to move citizen comment for items not on the agenda to the end of the meeting in order to limit speaking to 3 minutes and questioned if comment cards should be used. Ms. Meneely indicated that comment cards could be used if there was a large audience, but otherwise they are not necessary.

After discussion, it was consensus of the Board to allow public comment for items on the agenda at the beginning of the meeting and comments for items **not** on the agenda to be presented at the end of the meeting, limiting those comments to 3 minutes each.

Mr. Robinson asked about re-organizing the Board and Ms. Meneely stated that would be done at the November 19, 2024, meeting or later when all the new Board Members are on board.

Mr. Janiec advised that he had attended the Florida Lake Management Society Citizen Science Workshop in August, as did Mr. Schuetz and KW Management staff. He noted it was a good workshop and may be useful for others to attend their workshops in the future.

**N. 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 4:05 p.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**From:** Kara Blewett <[kblewett@kwpmc.com](mailto:kblewett@kwpmc.com)>  
**Sent:** Friday, November 8, 2024 10:41 AM  
**To:** Kathleen Meneely <[kmeneely@sdsinc.org](mailto:kmeneely@sdsinc.org)>  
**Cc:** Tricia Lascasas <[TLascasas@sdsinc.org](mailto:TLascasas@sdsinc.org)>  
**Subject:** RE: [EXTERNAL] VillageWalk CDD

Compressor for Cabinet #13 replaced. Fan in Cabinet #10 replaced and capacitor changed. Compressor in Cabinet #15 replaced. Closely monitoring Cabinet #3 as it likes to trip with even a little power surge despite almost a complete overhaul of parts.

Solitude had a heavy presence yesterday, November 7<sup>th</sup> and continue to treat lakes. Focused attention on Lakes 14-25 and reported all aerators were operational.

Front Exit fountain replaced and Front Entry fountain reserviced.

Solitude confirmed receipt of non-renewal and HOA continue to meet with newly approved vendor to set us up for the smoothest January 1<sup>st</sup> transition as possible. We are expecting a bit of cleanup efforts come the new year. This new vendor will also be assisting with littoral installs once we finalize the best locations for aesthetics but erosion control.

We are also gathering their proposal number for the additional 2 lake water testing samples to compare to the Water Science quote, as CDD requested HOA increase sampling to 4x a year. Water Science will release our latest sampling report once proposals are finalized.

Now that ground is starting to dry out a but, Bright View is prepping for ring of responsibility lake mowing again. In-house maintenance continues to attack the apple snail larva, as well.

Thank you,

**Kara Blewett, LCAM**

***General Manager***

KW PROPERTY MANAGEMENT & CONSULTING

VillageWalk Bonita Springs

15291 Latitude Drive

Bonita Springs, FL 34135

239-498-7000

**RESOLUTION NO. 2024-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the VillageWalk of Bonita Springs Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

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

**Section 1.** The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 19<sup>th</sup> day of November, 2024.

**ATTEST:**

**VILLAGEWALK OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

# Village Walk Of Bonita Springs Community Development District

**Amended Final Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

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- II     AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2015)**
- III    AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2018)**

**AMENDED FINAL BUDGET**  
**VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|                                    | <b>FISCAL YEAR<br/>2023/2024<br/>BUDGET<br/>10/1/23 - 9/30/24</b> | <b>AMENDED<br/>FINAL<br/>BUDGET<br/>10/1/23 - 9/30/24</b> | <b>YEAR<br/>TO DATE<br/>ACTUAL<br/>10/1/23 - 9/29/24</b> |
|------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|
| <b>REVENUES</b>                    |                                                                   |                                                           |                                                          |
| O & M ASSESSMENTS                  | 100,052                                                           | 100,497                                                   | 100,497                                                  |
| DEBT ASSESSMENTS - SERIES 2015     | 397,658                                                           | 397,659                                                   | 397,659                                                  |
| DEBT ASSESSMENTS - SERIES 2018     | 600,785                                                           | 600,786                                                   | 600,786                                                  |
| OTHER REVENUES                     | 0                                                                 | 0                                                         | 0                                                        |
| INTEREST INCOME                    | 360                                                               | 14,650                                                    | 14,626                                                   |
| <b>TOTAL REVENUES</b>              | <b>\$ 1,098,855</b>                                               | <b>\$ 1,113,592</b>                                       | <b>\$ 1,113,568</b>                                      |
| <b>EXPENDITURES</b>                |                                                                   |                                                           |                                                          |
| SUPERVISOR FEES                    | 4,000                                                             | 5,200                                                     | 5,200                                                    |
| PAYROLL TAXES                      | 320                                                               | 398                                                       | 398                                                      |
| ENGINEERING/MAINTENANCE            | 35,000                                                            | 25,000                                                    | 12,252                                                   |
| MANAGEMENT                         | 43,452                                                            | 43,452                                                    | 43,452                                                   |
| SECRETARIAL                        | 4,200                                                             | 4,200                                                     | 4,200                                                    |
| LEGAL                              | 9,500                                                             | 17,000                                                    | 12,227                                                   |
| ASSESSMENT ROLL                    | 10,000                                                            | 10,000                                                    | 10,000                                                   |
| AUDIT FEES                         | 3,900                                                             | 3,900                                                     | 3,900                                                    |
| ARBITRAGE REBATE FEE - SERIES 2015 | 650                                                               | 650                                                       | 650                                                      |
| ARBITRAGE REBATE FEE - SERIES 2018 | 650                                                               | 650                                                       | 650                                                      |
| INSURANCE                          | 7,300                                                             | 6,925                                                     | 6,925                                                    |
| LEGAL ADVERTISING                  | 2,200                                                             | 3,400                                                     | 2,646                                                    |
| MISCELLANEOUS                      | 1,000                                                             | 1,650                                                     | 1,423                                                    |
| POSTAGE                            | 500                                                               | 380                                                       | 372                                                      |
| OFFICE SUPPLIES                    | 700                                                               | 825                                                       | 784                                                      |
| DUES & SUBSCRIPTIONS               | 175                                                               | 175                                                       | 175                                                      |
| WEBSITE MANAGEMENT                 | 2,000                                                             | 2,000                                                     | 2,000                                                    |
| TRUSTEE FEES - SERIES 2015         | 4,600                                                             | 4,327                                                     | 4,327                                                    |
| TRUSTEE FEES - SERIES 2018         | 3,900                                                             | 3,709                                                     | 3,709                                                    |
| CONTINUING DISCLOSURE FEE          | 1,000                                                             | 1,000                                                     | 1,000                                                    |
| <b>TOTAL EXPENDITURES</b>          | <b>\$ 135,047</b>                                                 | <b>\$ 134,841</b>                                         | <b>\$ 116,290</b>                                        |
| <b>EXCESS OR (SHORTFALL)</b>       | <b>\$ 963,808</b>                                                 | <b>\$ 978,751</b>                                         | <b>\$ 997,278</b>                                        |
| BOND PAYMENTS (SERIES 2015)        | (377,775)                                                         | (380,973)                                                 | (380,973)                                                |
| BOND PAYMENTS (SERIES 2018)        | (570,746)                                                         | (575,576)                                                 | (575,576)                                                |
| <b>BALANCE</b>                     | <b>\$ 15,287</b>                                                  | <b>\$ 22,202</b>                                          | <b>\$ 40,729</b>                                         |
| ADMINISTRATIVE COSTS               | (10,984)                                                          | (4,700)                                                   | (4,700)                                                  |
| DISCOUNTS FOR EARLY PAYMENTS       | (43,940)                                                          | (41,416)                                                  | (41,416)                                                 |
| <b>EXCESS/ (SHORTFALL)</b>         | <b>\$ (39,637)</b>                                                | <b>\$ (23,914)</b>                                        | <b>\$ (5,387)</b>                                        |
| CARRYOVER FROM PRIOR YEAR          | 39,637                                                            | 39,637                                                    | 0                                                        |
| <b>NET EXCESS/ (SHORTFALL)</b>     | <b>\$ -</b>                                                       | <b>\$ 15,723</b>                                          | <b>\$ (5,387)</b>                                        |

|                            |
|----------------------------|
| FUND BALANCE AS OF 9/30/23 |
| FY 2023/2024 ACTIVITY      |
| FUND BALANCE AS OF 9/30/24 |

|            |
|------------|
| \$205,419  |
| (\$23,914) |
| \$181,505  |

**Notes**

Carryover From Prior Year of \$39,637 was used to reduce Fiscal Year 2023/2024 Assessments.  
\$51,451 of Fund Balance to be used to reduce 2024/2025 Assessments.

**AMENDED FINAL BUDGET**  
**VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2015)**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|                            | <b>FISCAL YEAR<br/>2023/2024<br/>BUDGET<br/>10/1/23 - 9/30/24</b> | <b>AMENDED<br/>FINAL<br/>BUDGET<br/>10/1/23 - 9/30/24</b> | <b>YEAR<br/>TO DATE<br/>ACTUAL<br/>10/1/23 - 9/29/24</b> |
|----------------------------|-------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|
| <b>REVENUES</b>            |                                                                   |                                                           |                                                          |
| Interest Income            | 100                                                               | <b>15,200</b>                                             | 15,155                                                   |
| NAV Assessment Collection  | 377,775                                                           | <b>380,973</b>                                            | 380,973                                                  |
| <b>Total Revenues</b>      | <b>\$ 377,875</b>                                                 | <b>\$ 396,173</b>                                         | <b>\$ 396,128</b>                                        |
|                            |                                                                   |                                                           |                                                          |
| <b>EXPENDITURES</b>        |                                                                   |                                                           |                                                          |
| Principal Payments         | 240,000                                                           | <b>240,000</b>                                            | 240,000                                                  |
| Interest Payments          | 129,525                                                           | <b>132,769</b>                                            | 132,769                                                  |
| Bond Redemption            | 8,350                                                             | <b>0</b>                                                  | 0                                                        |
| <b>Total Expenditures</b>  | <b>\$ 377,875</b>                                                 | <b>\$ 372,769</b>                                         | <b>\$ 372,769</b>                                        |
|                            |                                                                   |                                                           |                                                          |
| <b>Excess/ (Shortfall)</b> | <b>\$ -</b>                                                       | <b>\$ 23,404</b>                                          | <b>\$ 23,359</b>                                         |

|                            |           |
|----------------------------|-----------|
| FUND BALANCE AS OF 9/30/23 | \$276,100 |
| FY 2023/2024 ACTIVITY      | \$23,404  |
| FUND BALANCE AS OF 9/30/24 | \$299,504 |

**Notes**

Reserve Fund Balance = \$187,763\*. Revenue Fund Balance = \$111,741\*.  
Revenue Fund Balance To Be Used To Make 11/1/2024 Interest Payment Of \$62,784.  
\* Approximate Amounts

**Series 2015 Bond Refunding Information**

|                       |                |                                |
|-----------------------|----------------|--------------------------------|
| Original Par Amount = | \$5,625,000    | Annual Principal Payments Due: |
| Interest Rate =       | 2.00% - 3.625% | May 1st                        |
| Issue Date =          | January 2015   | Annual Interest Payments Due:  |
| Maturity Date =       | May 2036       | May 1st & November 1st         |

Par Amount As Of 9/30/24 = \$3,590,000

**AMENDED FINAL BUDGET**  
**VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2018)**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|                            | <b>FISCAL YEAR<br/>2023/2024<br/>BUDGET<br/>10/1/23 - 9/30/24</b> | <b>AMENDED<br/>FINAL<br/>BUDGET<br/>10/1/23 - 9/30/24</b> | <b>YEAR<br/>TO DATE<br/>ACTUAL<br/>10/1/23 - 9/29/24</b> |
|----------------------------|-------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|
| <b>REVENUES</b>            |                                                                   |                                                           |                                                          |
| Interest Income            | 100                                                               | <b>15,050</b>                                             | 15,010                                                   |
| NAV Collection             | 570,746                                                           | <b>575,576</b>                                            | 575,576                                                  |
|                            |                                                                   |                                                           |                                                          |
| <b>Total Revenues</b>      | <b>\$ 570,846</b>                                                 | <b>\$ 590,626</b>                                         | <b>\$ 590,586</b>                                        |
|                            |                                                                   |                                                           |                                                          |
| <b>EXPENDITURES</b>        |                                                                   |                                                           |                                                          |
| Principal Payments         | 370,000                                                           | <b>370,000</b>                                            | 370,000                                                  |
| Interest Payments          | 200,005                                                           | <b>206,018</b>                                            | 206,018                                                  |
| Bond Redemption            | 841                                                               | <b>0</b>                                                  | 0                                                        |
|                            |                                                                   |                                                           |                                                          |
| <b>Total Expenditures</b>  | <b>\$ 570,846</b>                                                 | <b>\$ 576,018</b>                                         | <b>\$ 576,018</b>                                        |
|                            |                                                                   |                                                           |                                                          |
| <b>Excess/ (Shortfall)</b> | <b>\$ -</b>                                                       | <b>\$ 14,608</b>                                          | <b>\$ 14,568</b>                                         |

|                            |           |
|----------------------------|-----------|
| FUND BALANCE AS OF 9/30/23 | \$251,562 |
| FY 2023/2024 ACTIVITY      | \$14,608  |
| FUND BALANCE AS OF 9/30/24 | \$266,170 |

Notes

Reserve Fund Balance = \$50,000\*. Revenue Fund Balance = \$216,170\*.

Revenue Fund Balance To Be Used To Make 11/1/2024 Interest Payment Of \$96,996.

\* Approximate Amounts

**Series 2018 Bond Refunding Information**

|                            |               |                                |
|----------------------------|---------------|--------------------------------|
| Original Par Amount =      | \$8,382,000   | Annual Principal Payments Due: |
| Interest Rate =            | 3.25% - 5.15% | May 1st                        |
| Issue Date =               | January 2018  | Annual Interest Payments Due:  |
| Maturity Date =            | May 2037      | May 1st & November 1st         |
| Par Amount As Of 9/30/24 = | \$5,969,000   |                                |

**From:** William Faber <[securityguy43@hotmail.com](mailto:securityguy43@hotmail.com)>

**Sent:** Friday, September 13, 2024 11:23 AM

**To:** Kathleen Meneely <[kmeneely@sdsinc.org](mailto:kmeneely@sdsinc.org)>

**Subject:** Resume for seat on Village Walk of Bonita Springs Community Development

William Faber

28176 Herring Way

Bonita Springs, FL 34135

In my 17 year I enlisted in the US Navy on October 20, 1960. Was in the military for 10 years.

Four years active with two tours in Viet Nam and discharged on March 11, 1964. Re-enlisted in the active reserves until

March 11, 1970.

On June 7, 1968 I was sworn onto the New York Police Department and served until I retired in 1997. Into my 14 year

of service and for the remainder of time on NYPD I was in the Emergency Service Unit; duties consisting of heavy weapons,

Emergency Medical Technician, Hostage Negotiator, rescues in every area an concern.

During my tenure I attended New York Institute of Technology and earned a Bachelor of Science in Business.

In 1994 a New York State Law, the Security Guard Act of 1994, became effective requiring all security guards to licensed

and training on various degrees to for this licensing.

In 1994 I became a licensed school, NYSTI, and instructor to license security guards for one of two licenses required

by New York State Department of Criminal Justice. The same state department that licensed my school and myself as a

General Studies and a Firearms Instructor...my firearms training and certification from the National Rifle Association.

My license from NYS as an instructor included the following topics: New York State Law, criminal and Civil Law; Federal Law concerning New York State citizens; Firearms Training, Active Shooting Scenarios; Code of Conduct, Rules and Regulation of

Law and Employer and many other topics to the requirement of law.

For a period, I was the Chief of Security for the Lindenhurst UFSD, Lindenhurst, New York

I am a permanent resident of Florida. I am a registered voter. I will be available for all meetings.

[securityguy43@hotmail.com](mailto:securityguy43@hotmail.com) 239 221 8334 516 316 9600

ROBERT J. KAUFMAN, PE  
28796 XENON WAY  
BONITA SPRINGS, FL 34135

Registered Professional Engineer #24771 (MA) since 1970.

Have served on 10 condominium boards since 1987.

Prior owner of National Telecom Services and National Telecom Systems. Applies sound business decisions based on his education and experience:

Have designed and built telecommunications conduit systems under Boston and Springfield (MA).

Have supervised million dollar plus condominium projects (new envelopes (alumaticlad) for two high rise buildings in Quincy, MA. Well versed in construction defects litigation.

Expert Witness for the Telecommunications Industry. Most recent case was \$2.5million award for “Wicks vs. Choice Hotels.” I was expert witness for the plaintiff.

Well versed in municipal infrastructure projects including many muni sanitary sewer and storm water systems Well versed in drainage systems, sewer seps, interceptor systems, pumped and gravity fed, etc.

Masters in Engineering Management, Northeastern University 1970. Bachelor of Science degree in Engineering, Pratt Institute 1967 (Dean’s List 1966 and 1967). Taught Systems Design (evenings) Northeastern University 1970 through 1972.

Credited as the originator in 1970 of the concept of Life Cycle Costing Analysis (LCCA) under research sponsored by the US Navy. ([https://www.researchgate.net/figure/Kaufmans-life-cycle-costing-formulation\\_fig1\\_235265743](https://www.researchgate.net/figure/Kaufmans-life-cycle-costing-formulation_fig1_235265743))

Author “*Cost-Effective Telecommunications Management*”, 1983, Wiley and Sons, Hoboken, NJ

Will be available by Zoom or other tele-conference: June 10<sup>th</sup> on and, July, Aug, and September. Available in person balance of year.

Eagle Scout, Boy Scouts of America, 1960. Legal resident of Florida since June 2023.

September 22, 2024

Village Walk Board of Directors and,  
SDS District Staff

RE: Village Walk of Bonita Springs CDD Board Seat #1

Dear Board Members,

I wish to express my interest in the open CDD Board seat. I believe my experiences and personal qualifications would align well with the Village Walk of Bonita Springs CDD.

I bring a comprehensive set of skills that are comprised with 35 years of Engineering and Administrative management that will fulfill your needs. I possess a Bachelor's degree in Electrical Engineering Technology and an Executive MBA with a concentration in Management. This skill set has been an instrumental part of my ability to enhance my entrepreneurial and leadership capabilities. My Engineering background has led me into several Industrial and Municipal segments, specifically Water and Wastewater. And I was fortunate enough to be a Founder and President of a Control System Integration business for 23 years. While being the lead manager in a growing business I had direct input to all financial and fiscal requirements, policy and procedure development, management of personnel, team implementation, and the day-to-day operations of a mid-sized business.

Since that chapter of my life has come to a close, I wish to take my years of experiences and give them back to my community. The CDD Board is a great way for me to contribute. Previously I have held positions on the Technology Advisory committee for Hudson Valley Community College and Treasurer and Secretary for a NY based chapter of ISA (International Society of Automation). Recently I completed two years of ACC committee service for Village Walk. As a result, I understand what it takes to be a part of a functioning board.

I have included my bio and resume for a more in-depth illustration of my accomplishments throughout my career. I am eager to discuss how my background and personality will benefit in the CDD role.

Thank you for your time and consideration on my candidacy.

Sincerely,

A handwritten signature in cursive script that reads "Clay Robinson".

Clay A. Robinson

28124 Cetation Way, Village Walk of Bonita  
Bonita Springs, FL 34135

## Clay A. Robinson

E: [clay.robinson753@gmail.com](mailto:clay.robinson753@gmail.com) – M: (518) 858-2046 – Bonita Springs, FL 34135  
[linkedin.com/in/clay-robinson-17505029](https://www.linkedin.com/in/clay-robinson-17505029)

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### Senior Level Management

An entrepreneur/executive with successful line and staff management experience. Proven success in a leadership role taking a startup company from inception to revenues in excess of 15 Million annually. Manage a growing control system integration firm consisting of engineers, technicians and assemblers. Engaged in the overall leadership of a team of dedicated professionals that provide services and skills for industrial and municipal clients. Played an active role in business development and engineering applications support. Provided strategic direction for revenue generation and process management. Accountable for business strategy development and performance management to achieve desired goals. Has over 30 year's experience in control systems and process design. Possesses extensive knowledge in corporate finance and financial statements, HR, and manufacturing processes.

Management • Financial Analysis • Electrical Control System Integration • Sales & Business Development  
• Project Management • Strategic Planning • Client Relations • Corporate Finance

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### PROFESSIONAL EXPERIENCE

1920-Current   Owner                      **Robin Systems, LLC.**                      Bonita Springs, FL

Founded the company to provide consulting services to small to medium companies desiring to improve their business functions. Help companies create strategic processes and procedures, growth strategies, management principles, and methods to insure a stronger leadership position.

1996-2017   President,                      **General Control Systems, Inc.**                      Albany, NY  
2018-2019   Partner

Founded and managed a well-established control system integration firm. Grew revenues by 30-35% during the first 15 years, while maintaining a healthy 6% post tax net income over revenues. Engaged in the overall leadership of a team of 50+ dedicated professionals that provide services and skills for industrial and municipal clients. Maintained an active role in business development, management and engineering applications support. Provided leadership and strategic direction for the company. Accountable for business strategy development and performance management to achieve desired goals.

- 2015 - Implemented standards for quality which enabled the company to become ISO-9001 certified in quality management systems.
- 2013 - Started General Control Advanced Systems group. Focusing on OEM and special projects that support other companies. The group provides engineering design and manufacturing of products and systems.
- 2013 – Following the best practices of Control Systems Integrators Association lead the process of becoming a “CSIA Certified” Integration organization.
- 2005 - Opened offices at the College of Nanoscale Sciences and Engineering in Albany, NY to provide onsite support for life sciences and facility management systems in multiple large clean rooms for the semiconductor industry.
- 2003 - Started General Control Systems Integration Service group. Field support services for control systems designed and installed. Provides support for PLC, SCADA, HMI, Instrumentation and electromechanical systems.
- 2002 - Became a UL listed control panel fabrication shop.

- 2002 - Was acquired by PPL, a Fortune 200 company, as a wholly owned subsidiary and remained as president for GCS providing instrumentation and control system support services to the parent company.
- 1998 - Started General Control Assembly group. Light manufacturing and kitting operation. Work with clients such as GE to manufacture sub-assemblies for their wind business. Later started an IPPC certified crating facility which ships assembly goods worldwide.

1982-1996    VP Engineering    **Smith Control Systems, Inc.**    Ghent, NY

Provided engineering support and management for a control system integration firm. As a part of a small integration business, performed all duties necessary to complete projects within proposed budgets and to the needs of the client.

- Control system engineering, design, and management.
- PLC, HMI and SCADA programming.
- Startup and commissioning services.
- Implemented AutoCAD electrical drawings and set standards for engineering processes.

1980-1982    Product Manager    **Festo Corporation**    Port Jefferson, NY

Festo is one of the world's largest pneumatics manufacturers had entered the industrial Programmable Logic Controller market. Product Manager for North America operations of this newly formed PLC division. The job required in-depth product technical knowledge, applications, sales capabilities and supply chain management.

- Instituted distribution channels and supply partners, product marketing, and worked closely with major publications.
- Sales and lead development, handled direct sales and support for large accounts.
- System engineering and applications support.

1978-1980    Control Engineer    **V&O Press Company**    Hudson, NY

- Provided oversight of all controls and system design for a machine tool manufacturer with yearly revenues in excess of 75 million. Supported the engineering design team comprised of mechanical and tool designers.
- Developed standards for control system wiring diagrams and Implemented methods for standardizing manufacturing of control panels which resulted in decreased labor and material costs.
- Provided field support services for automation and controls.

## EDUCATION

**Executive MBA (EMBA), Management**    Grad Yr: 2003  
Rensselaer Polytechnic Institute - The Lally School of Management and Technology, Troy, NY

**BS, Electrical Engineering Technology**    Grad Yr: 1979  
Indiana State University, Terre Haute, Indiana

## PROFESSIONAL CERTIFICATIONS

Dale Carnegie, Leadership - 2000  
The Bulletproof Manager - 2002  
OSHA10 Safety - 2014

360 Solutions, Leadership - 2008  
Sandler Sales Training - 2015  
Cleanroom Protocol - 2009



With a dedicated career spanning the past 40 years, Clay A Robinson has practiced in the technology sectors, enjoying a diversified variety of key roles in relevant areas such as automation, engineering, sales and business development, contracting, project management, operations, corporate finance, financial forecasting, strategic development, and M&A.

Mr. Robinson founded General Control Systems, Inc. in 1996 which specializes in industrial and municipal automation. Since then the company has grown to over 65 employees with yearly revenues in excess of \$15 million making it one of the largest system integration firms in the Northeast. The company was acquired in 2003 by PPL (Pennsylvania Power & Light), a Fortune 200 company where he remained as President. Under his direction the company has earned certifications for UL (Underwriters Laboratories) control panel fabrication, CSIA (Control Systems Integrators Association) Certified Integrator status, ISO-9001 Certified Quality Management, IPPC (International Plant Protection Convention) Certified wood crating certification, IECEx (International Electrotechnical Commission for use in Explosive Atmospheres) Certified manufacturer.

Previously Mr. Robinson held the positions of Product Manager North America, VP of Engineering, and an Automation Engineer. He has been involved in the management, design, manufacturing and commissioning of numerous control and automation systems for both the Industrial and Municipal markets.

His education includes an Executive MBA from Rensselaer Polytechnic Institute and a Bachelor of Science in Electrical Engineering Technology from Indiana State University.

Mr. Robinson served on the Technology Advisory Board for HVCC (Hudson Valley Community College, Troy, NY). He has served on the Water/Wastewater Infrastructure advisory board for New York State. He has also been awarded with a Patriotic Employer award for supporting employees who served in the United States National Guard. And has been awarded several recognitions and awards for supporting and hiring employees with disabilities, most notably was the “2015 Employer of the Year: Medium Business” in the state of New York.

As a senior member of ISA (International Society of Automation), he served for many years as the treasurer of the Albany, NY chapter. In addition, Mr. Robinson has been a member of AWWA (American Water Works Association), and NYWEA (NY Water Environment Association) where he was able to share his learned experiences through direct involvement in design and automation of approximately 100 water and wastewater treatment plants in the states of New York, Connecticut, Massachusetts, and Pennsylvania.

# VILLAGEWALK BONITA CDD BOARD OF SUPERVISORS

**Kevin Schmidt**

28317 Nautica Ln

Bonita Springs, FL 34135

402-677-7754

[schmidt15748@gmail.com](mailto:schmidt15748@gmail.com)

I would like to be considered for the opening on the VillageWalk (VW) Bonita CDD Board of Supervisors. I am a resident of VW-Bonita Springs, the State of Florida and meet the other requirements that were published. I have been a VW homeowner since 2016 and live there for approximately 6 ½ months each year. I'm available to participate in summer meetings via conference calls or some other form of video conferencing.

I am a degreed engineer (formerly licensed) and spent the first half of my career designing and managing the construction of facilities for my employers. Besides the design and management of construction projects, my role involved planning, obtaining governmental permits and working with contractors. This included working with the Corp of Engineers on wetland issues.

The second half of my career was in management with the last ten years as President of a mid-sized (approx. 700 employees) construction material supply company. The main responsibilities of the position were the oversight of operations, sales, accounting, purchasing and HR. The role was also responsible for shareholder reports, budgets, raw material supply agreements along with capital equipment expenditure requests. Finally, I worked with various attorneys, consulting engineers and governmental officials during this time.

My motivation to apply for this opening is my desire to "give back" to the community by participating on a governmental board. I believe my education and varied work experience would be beneficial to VW and the VW CDD Board of Supervisors. I have a wealth of knowledge and years of experience in management, planning, finances, construction and maintenance.

Thanks for your consideration and feel free to contact me with any questions that you have regarding my qualifications.

**From:** shane willis <[williss@whhassociates.com](mailto:williss@whhassociates.com)>  
**Sent:** Friday, September 20, 2024 12:11 PM  
**To:** Chuck Adams <[adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)>; Haber, Wesley S.  
<[Wesley.Haber@KutakRock.com](mailto:Wesley.Haber@KutakRock.com)>  
**Subject:** Fw: Beach Road Golf Estates/ Bonita National

[ CAUTION - EXTERNAL SENDER ]

Good Afternoon,

FYI, Lykins will be returning the divided highway sign to the correct location on Bonita Beach Road next week (see email below).

I also just spoke with Eddie at Collier Paving; he will send the road repair proposal for the pot holes next week.

Respectfully,

Shane Willis

Operations Manager

Wrathell, Hunt, & Associates, LLC

9220 Bonita Beach Road

Suite #214

Bonita Springs, FL 34135

(239) 259-4299 ©