VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

LEE COUNTY

REGULAR BOARD MEETING
NOVEMBER 17, 2026
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
November 17, 2026
3:00 p.m.

A. Call to Order
B. Proof of Publication……..Page 1
C. Establish Quorum
D. Additions or Deletions to Agenda
E. Comments from the Public for Items on the Agenda
F. Approval of Minutes
   1. October 20, 2026 Regular Board Meeting……..…….....Page 2
G. Old Business
   1. Update on Sign Replacement
H. New Business
   1. HOA Discussion
      - HOA Report ……..Page 6
      - Lake Bank Committee Report
      - HOA Street Drain Repair
   2. Discussion on Damaged Sign
   3. Discussion Regarding Village Walk West Wall Ownership……...Page 20
I. Administrative Reports
   1. Manager's Report
      - Next Meeting Date – December 15, 2026
   2. Engineer's Report
      - Update on Erosion Study
      - Status of Files
   3. Attorney's Report
J. Comments from the Public for Items Not on the Agenda
K. Board Member Comments
L. Adjourn

Publication Date
2026-11-06

Subcategory
Miscellaneous Notices

VILLAGEWALK OF BONITA SPRINGS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors (Board) of the VillageWalk of Bonita Springs Community Development District (District) will hold a Regular Board of Supervisors Meeting on November 17, 2026, at 3:00 p.m. at the Town Center at VillageWalk of Bonita Springs located at 15321 Latitude Drive, Bonita Springs, Florida 34135 where the Board may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, (941) 786-3726 (District Managers Office), during normal business hours, or by visiting the Districts website at www.villagewalkbonitaspringscdd.org.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

Kathleen Meneely
District Manager
VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
www.villagewalkbonitaspringscdd.org
No.12743548 Nov 6, 2026

VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
OCTOBER 20, 2026

A. CALL TO ORDER

The October 20, 2026, Regular Board Meeting of the Village Walk Community Development District (the "District") was called to order at 3:00 p.m. at the Town Center at VillageWalk of Bonita Springs located at 15321 Latitude Drive, Bonita Springs, Florida 34135.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Naples Daily News* on September 15, 2026, and September 22, 2026, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors present:

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

Staff members in attendance were:

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

Others present were District residents Lori Shields, Tom Bell, Paul Rockenstyre and Kelley Short. Also present was Town Manager Kara Blewett.

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

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

F. APPROVAL OF MINUTES

1. September 15, 2026, Regular Board Meeting

The August 18, 2026, Regular Board Meeting minutes were presented for consideration.

A **motion** was made by Supervisor Janiec, seconded by Supervisor J. Robinson and unanimously passed approving the minutes of the August 18, 2026, Regular Board Meeting, as presented.

G. PUBLIC HEARING

1. Proof of Publication

2. Receive Public Comment on Revised Rules of Procedure

3. Consider Resolution No. 2026-06 – Adopting Revised Rules of Procedure

H. OLD BUSINESS

1. Update on Sign Replacement

I. NEW BUSINESS

1. HOA Report Discussion

The Board reviewed the HOA report. In response to a question, Town Manager Blewett advised that Advanced Aquatics had not yet completed its sampling, but arrangements had been made for the sampling to occur.

2. Discussion Regarding West Gate Entrance

Supervisor Schuetz provided an update from the Lake Bank HOA Committee Meeting held earlier that day. The Committee discussed improving reporting to KW Management to provide more detailed information to the HOA and they also discussed proposed littoral upgrades and available funding.

The Committee reviewed the locations previously identified for littoral plantings. Several existing planting areas were reported to be performing well and would not require additional work, while one heavily shaded location was determined to be unsuitable. The Committee identified approximately 27 locations for proposed littoral planting improvements.

Discussion ensued regarding improving the District's lake maps to make field locations easier to identify by street address. Various options were discussed, including adding address information to larger electronic plots or preparing more detailed lake-by-lake maps. The Board requested that Engineer Tryka evaluate the feasibility of adding address/location information to the mapping and provide a cost estimate for consideration at the next meeting.

3. Consider Resolution No. 2026-07 – Goals and Objectives Annual Report

4. Consider Resolution No. 2026-08 – Adopting a Fiscal Year 2025/2028 Amended Budget

J. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Meneely advised that the next Regular Board Meeting was scheduled for October 20, 2026. The Supervisors confirmed that a quorum was anticipated.

2. Engineer's Report

a. Update on Erosion Study

Mr. Tryka presented an updated map showing the progress of the erosion study and reported that approximately 60% of the field work had been completed. Completion had been affected by afternoon rains and staff availability.

Mr. Tryka explained that much of the erosion observed to date appeared to be associated with downspout runoff and buried downspout piping. He also identified locations where riprap had previously been installed. Discussion ensued regarding the effectiveness of prior riprap repairs, with Mr. Tryka noting that riprap may lessen erosion but does not necessarily correct the source of the problem.

The Board and Mr. Tryka discussed potential remediation methods, including littoral plantings and subsurface drainage or infiltration systems for downspouts and pool overflows. Mr. Tryka noted that the most effective solution would depend upon the conditions at each location and that cooperation between the CDD and HOA would provide additional remediation options where the source of erosion is located on private property.

Mr. Tryka anticipated completing the field work by the next meeting. The completed study will prioritize approximately 15 to 20 of the most significant erosion areas for remediation. A draft report was anticipated by approximately the November meeting.

Mr. Tryka also reported that he continued to work on obtaining CAD and other electronic engineering files from the District's previous engineer. The files were originally requested in July, and follow-up requests had been made. Discussion ensued regarding the importance of obtaining the existing electronic files rather than recreating work previously completed. Mr. Haber advised that there was an obligation to provide the District's records and that the reasonableness of the response time depended upon the circumstances causing the delay. The consensus of the Board was that if the requested materials have not been received by the November meeting, Mr. Haber would proceed with an appropriate demand letter.

3. Attorney's Report

Mr. Haber had no additional report.

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

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

L. BOARD MEMBER COMMENTS

Mr. Ellabarger requested an update regarding the Naples Electric Motor Works land-based centrifugal pump and motor system project. It was reported that the pumps were still being constructed at the Naples Electric Motor Works facility.

There were no further Board Member comments.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Supervisor Janiec, seconded by Supervisor J. Robinson and passed unanimously adjourning the Regular Board Meeting at 3:37 p.m.

_____ _____

Secretary/Assistant Secretary Chair/Vice-Chair

From: Kara Blewett <kblewett@kwpmc.com>
Sent: Wednesday, November 4, 2026 10:37 AM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Subject: CDD Report - VWBS

Hi Kathleen,

For the upcoming CDD meeting, I have attached our October (Fall) water quality report from our Lake Maintenance Vendor. I believe all the previously requested edits to the report remain - intro paragraph, page numbers, figure #'s, etc.

Aerators - Boad approved major upgrades/replacements to Cabinet 3, 14, and 16. Deposits are processing and then installation will be underway. Eblast to warn VillageWalk fishermen/women to be cognizant of diffuser lines. Vendor has reported an increase in labor/time to relocate diffusers to original positions with photo evidence of lures wrapped around.

Littorals - HOA's Lake Banks and Landscape Advisory Group recommendation was to hold off on new littoral installations until a more favorable time of year for water levels.

Drain Cleaning - complete, any 25% full and up were serviced, with additional drains nor originally meeting that requirement but found to need attention vacuumed and debris hauled off property.

Thank you,

Kara Blewett, LCAM
General Manager

KW PROPERTY MANAGEMENT & CONSULTING
VillageWalk Bonita Springs
15291 Latitude Drive
Bonita Springs, FL 34135
239-319-0779

Analysis of Village Walks October 2026 Water Test Results

Introduction:

Season: Fall

Sampling Date: 10/21/2026

Sampling Sites: Pond 40 (NW), Pond 2 (Central), Pond 12 (SE)

This water quality report details the findings from our testing and analysis conducted on October 21st, 2026 as a part of our semi-annual testing. The intention of this report is to present a comprehensive summary of the testing results. The overall water conditions look good and meet the reasonable range criteria and standards based on the samples collected on October 21st, 2026.

Results Summary

Total Phosphorus (TP)

- Reasonable range = 100 µg/L
- Pond 40, 2 and 12 remain consistent with low concentrations of phosphorus.
- The values of "zero" or "undetectable" doesn't mean there is no phosphorus in the water, it simply means the value is outside the limits of the lab equipment.
- It could also possibly mean these nutrients were taken up by any submersed aquatic vegetation (SAV), or phytoplankton at the time of water sampling.

Total Nitrogen (TN)

- Reasonable range= 2 mg/L
- Pond 2 has steadily increased, while Ponds 40 and 12 have decreased. They are still within the reasonable range, so there is no concern with these values.
- All ponds together had values between the ranges of 0.434 and 1.36 mg/L.

Chlorophyll-A (Chl-a)

- Reasonable Range= 40 mg/L
- All ponds were within the reasonable range.
- Pond 40 has decreased since last quarter, but Pond 2 has remained consistent.
- Pond 12 has decreased from last quarter but is now within the reasonable range.
- The ponds had values that ranged between 11.8 and 25.6 mg/L.

Fecal Coliform

- Reasonable range= 70 CFU/100ml
- All ponds were within the reasonable range.
- Pond 12 fecal coliform levels have decreased and are now within reasonable range.
- Ranges were 1-3 CFU/100ml
- No immediate action is needed, but we will continue to monitor these levels.

pH

- Reasonable Range= 6.5- 8.5
- All ponds were within the reasonable range.
- The ponds are more basic than normal, but this is typical for Florida ponds, especially during the dry season.
- Ranges were between 7.2-8.3
- No action is warranted yet; we will continue to monitor this.

Temperature

- Reasonable range = 70-85°F
- All three ponds were within the reasonable range, measuring between 79.3 and 80.1°F
- These cooler readings are expected for fall sampling and represent a seasonal shift into cooler temperatures.

Turbidity

- Ideal range = 0-5 NTU
- Acceptable range = 5-10 NTU
- Ponds 2 and 40 were within the acceptable range for stormwater ponds.
- Pond 12 had a turbidity of 5.5 which was not within the ideal range but was within the acceptable range.
- This means the water is more cloudy than normal which can be caused by fish activity, wind and wave action, or low water levels.
- Values range from 2.7-5.5 NTU.

Electrical Conductivity

- Reasonable range= 0-800 µS
- All of the ponds are within reasonable range.
- These results indicate a healthy balance of minerals. We may see these values increase as we get more frequent rainfall.
- Values range from 302-473 µS.

Dissolved Oxygen

- Reasonable range= 5-11 mg/L
- All ponds were within the reasonable range.
- Values range from 6.76-7.87 mg/L.

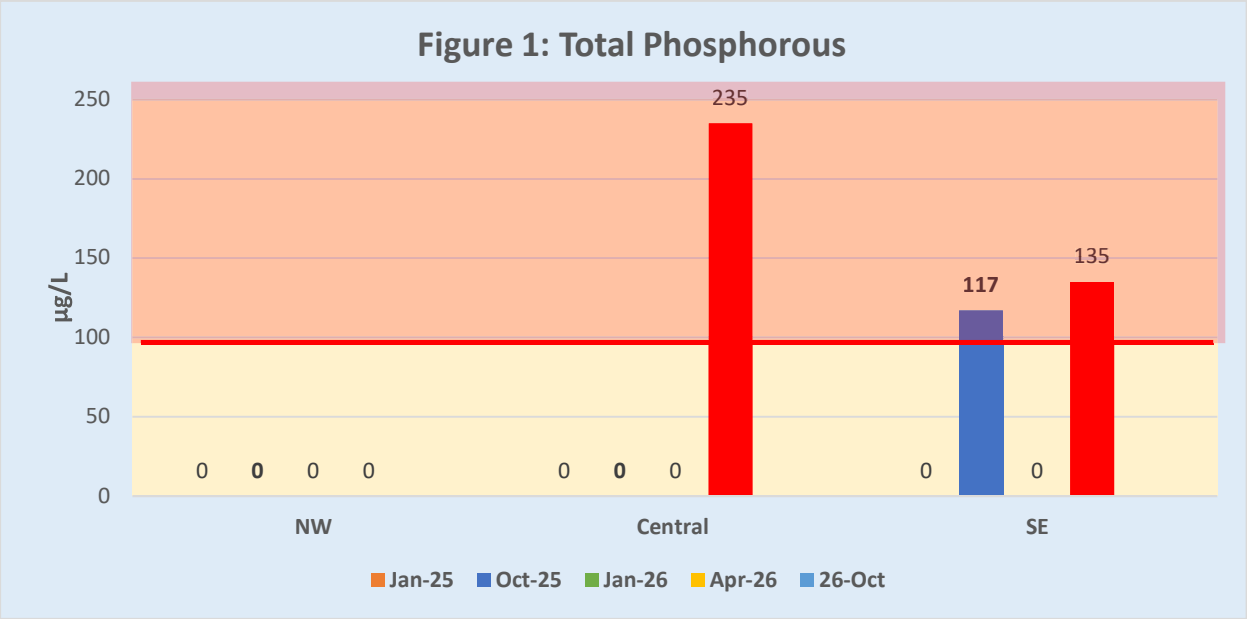
Conclusions/ Recommendations

Overall, the ponds are in good condition, with most parameters falling within the normal or acceptable ranges. Phosphorus levels came back down into reasonable ranges this quarter. Nitrogen levels are within range, but show a slight increase compared to previous sampling, which may contribute to algae blooms over time.

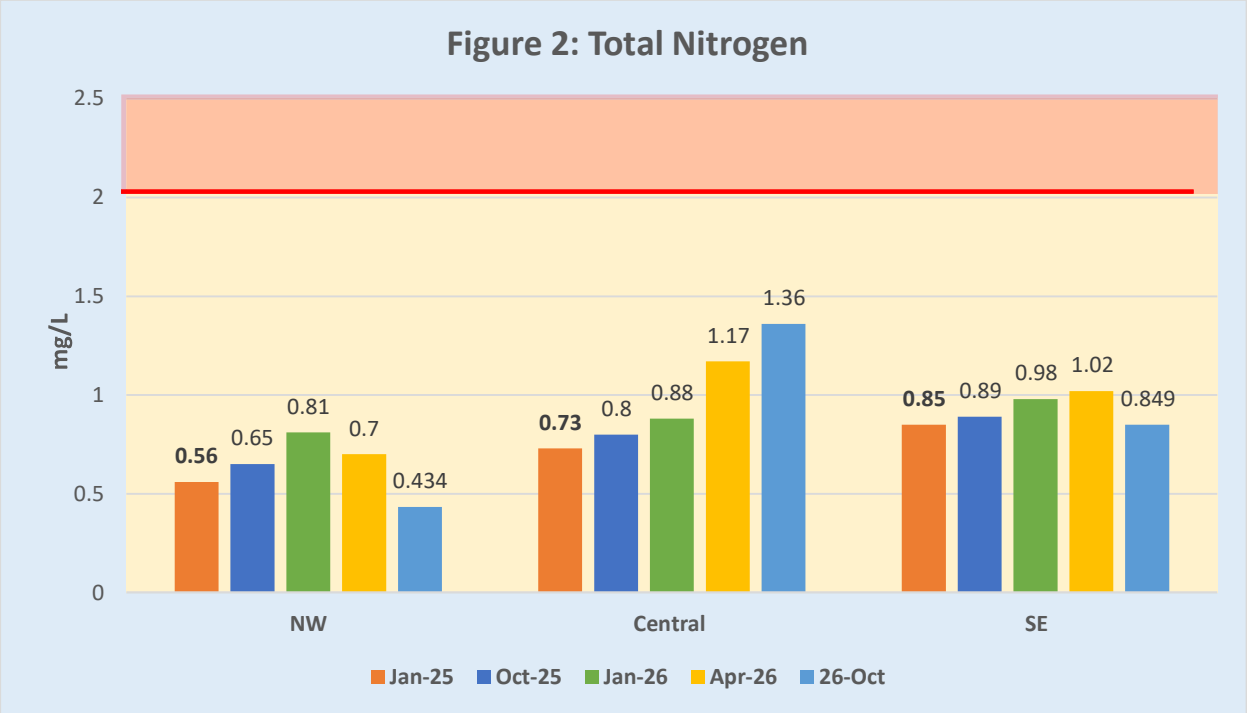
Turbidity levels are above the ideal range in pond 12, meaning the water is somewhat cloudy, likely due to natural factors such as sediment disturbance, fish activity, or wind. Additionally fecal coliform bacteria levels were higher than typical recommended ranges but all tested ponds are back within reasonable range, which is common in stormwater ponds and often linked to wildlife and runoff.

At this time, none of these conditions require immediate corrective action; however, several trends – particularly phosphorus, nitrogen, and chlorophyll levels – should be monitored as we move into the wet season, when nutrients and biological activity typically increase.

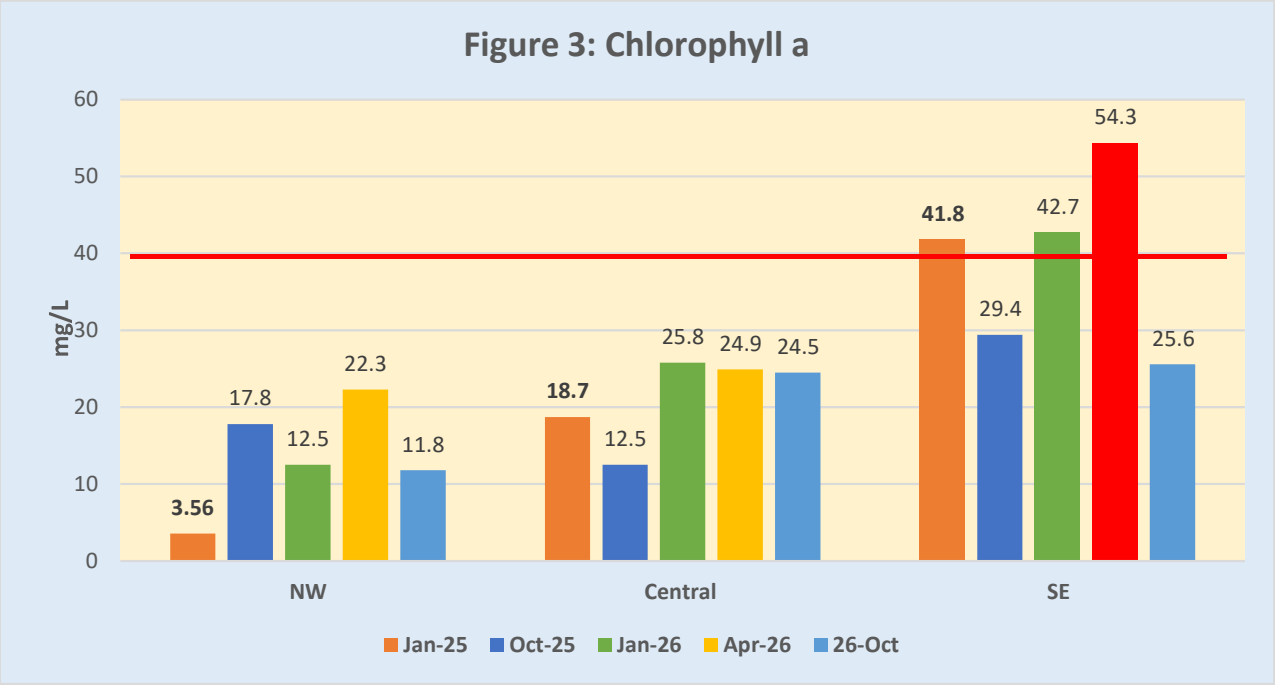
Thank you,
Abbigale Llewellyn
Abbigale Llewellyn
Aquatic Biologist



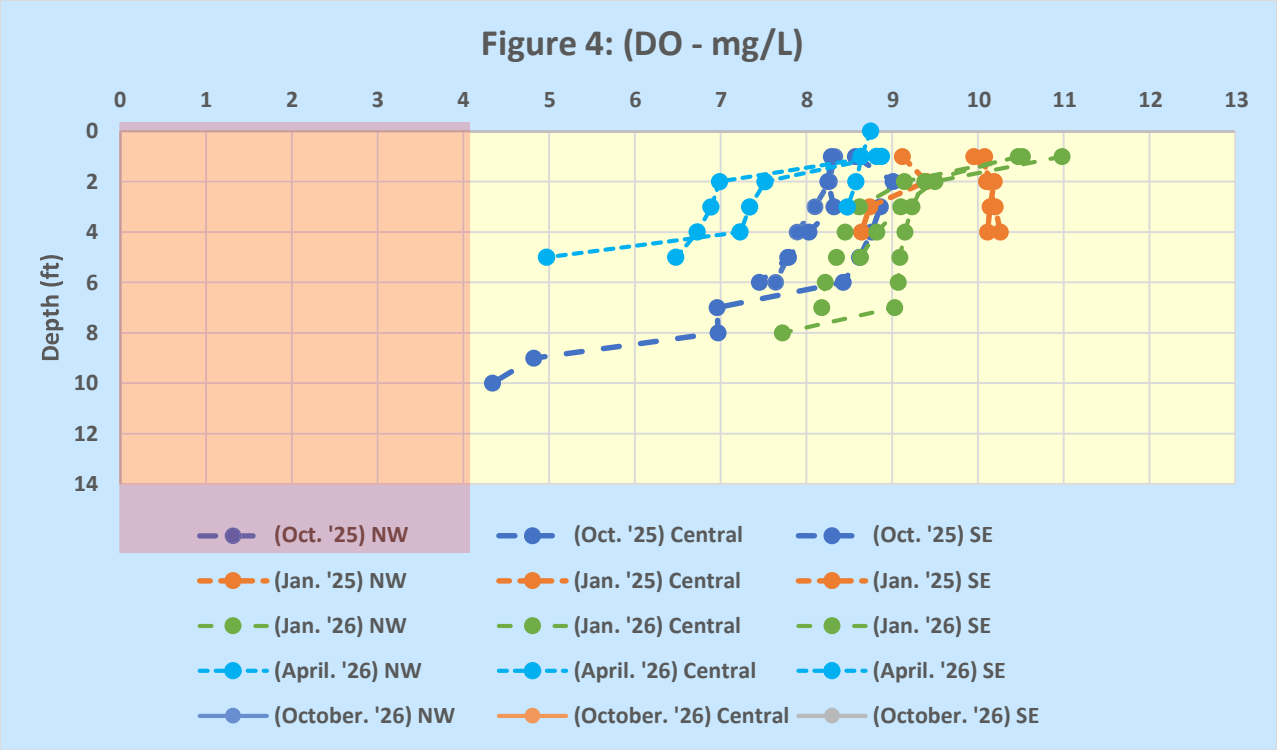
A measurement of both inorganic and organic forms of phosphorous



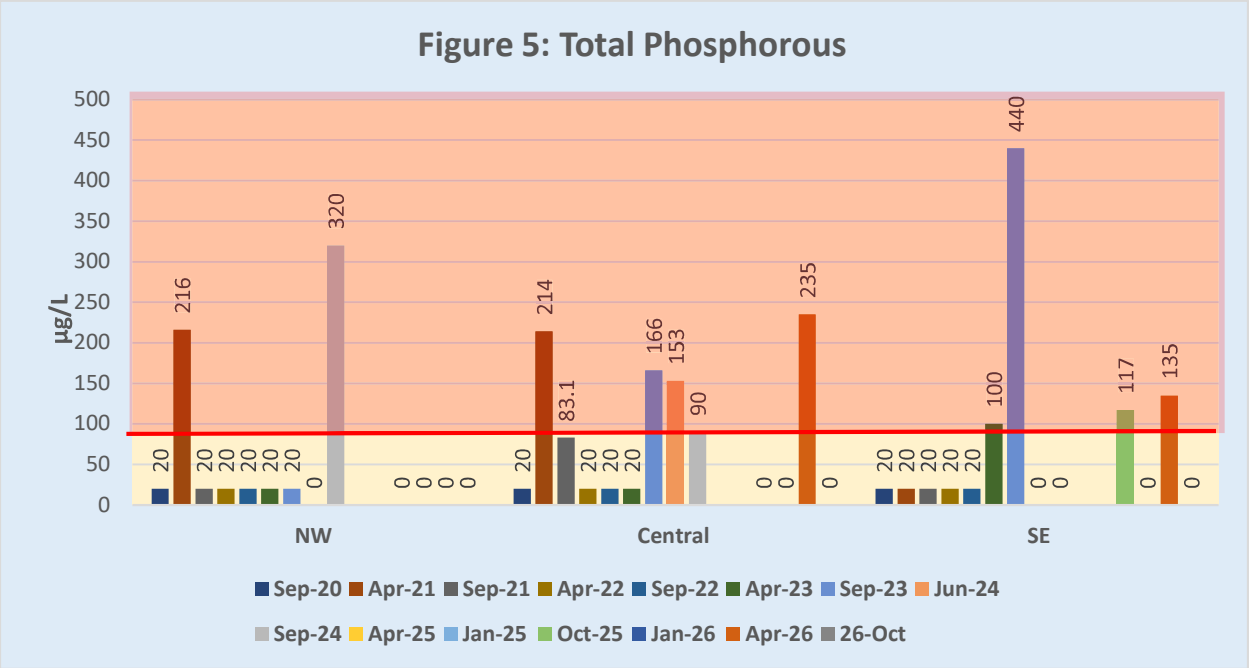
A measurement of both organic and inorganic forms of nitrogen.



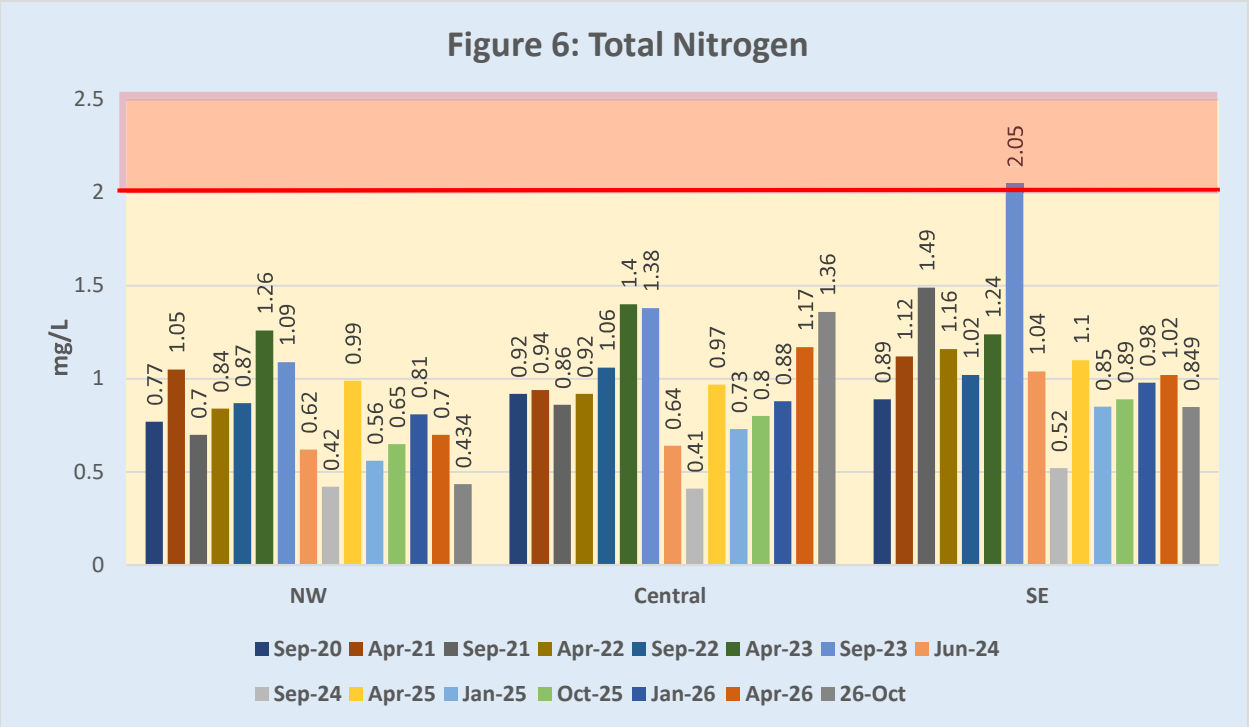
A measurement of the phytoplankton in a waterbody.



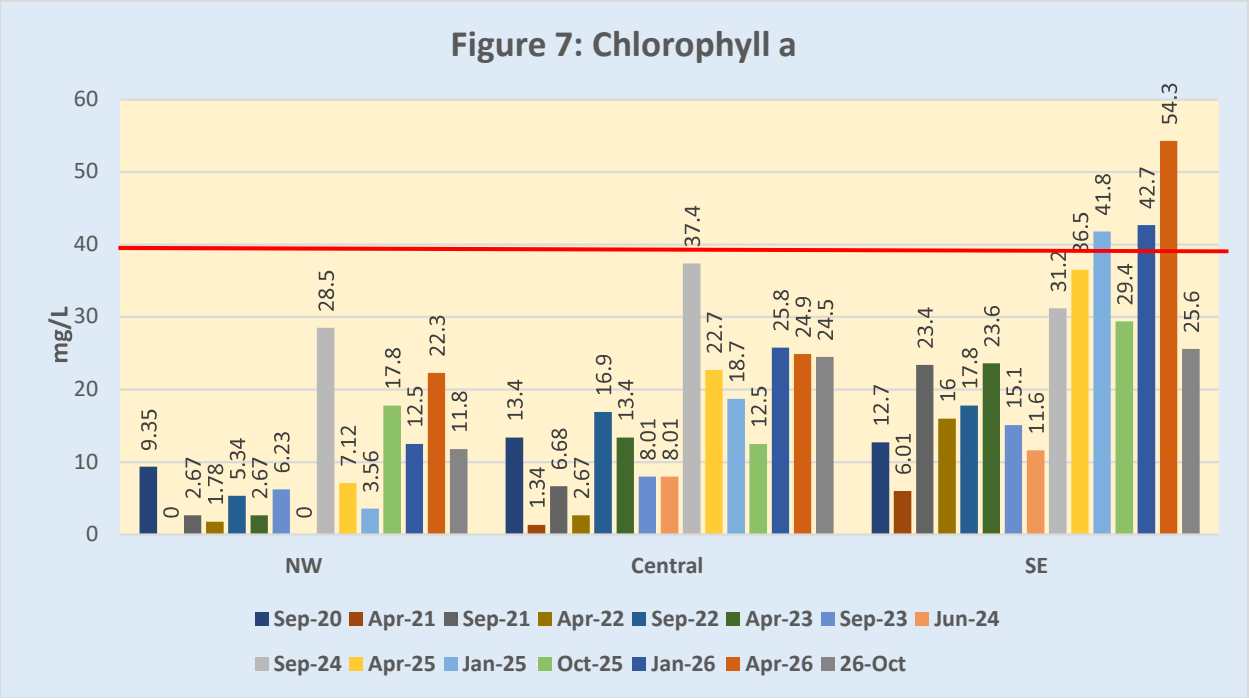
A measure of the amount of dissolved oxygen dissolved in a waterbody.



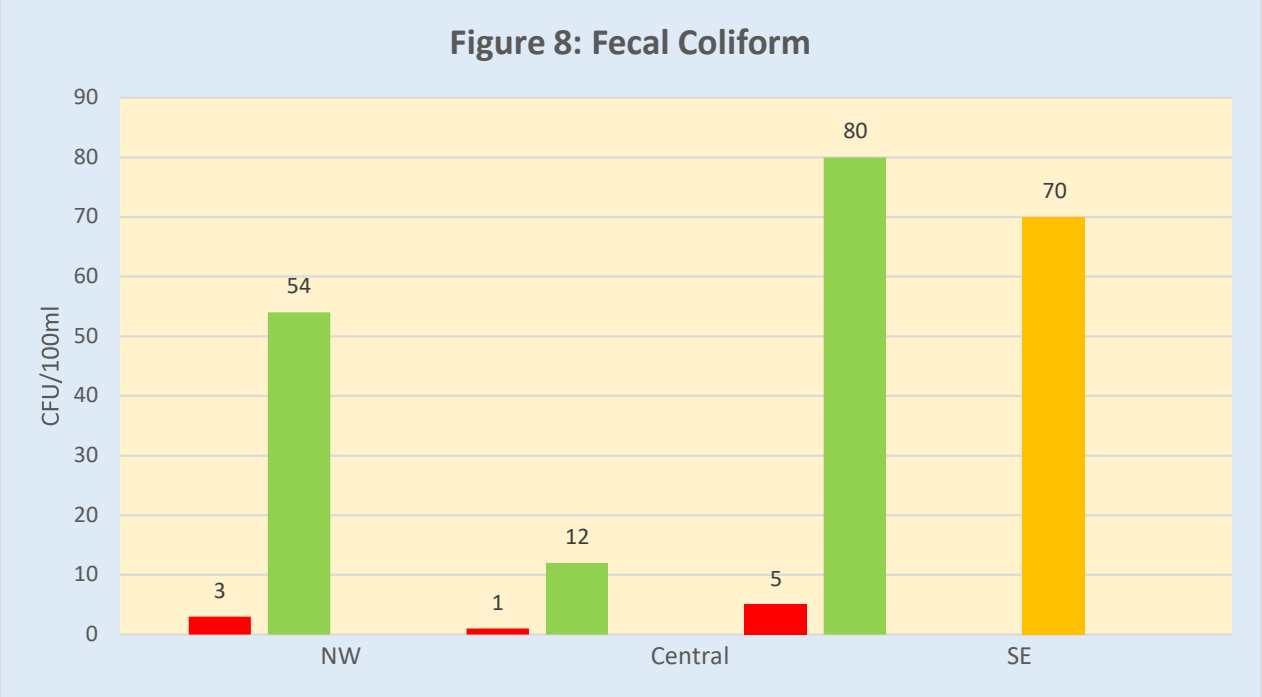
A measurement of both inorganic and organic forms of phosphorous.



A measurement of both organic and inorganic forms of nitrogen.



A measurement of the phytoplankton in a waterbody.



An indicator of how much fecal matter is present in the water. This can indicate potential contamination from sewage or animal waste.

Client Sample Results

Client: Advanced Aquatics
Project/Site: Advanced Aquatic Village Walk

Job ID: 615-2782-1

Client Sample ID: Pond 2

Lab Sample ID: 615-2782-1
Matrix: Water
Date Collected: 10/21/26 10:15
Date Received: 10/21/26 12:33

General Chemistry

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Analyzed	Dil Fac	Analyst
Turbidity (180.1)	4.8		0.10	0.10	NTU		10/22/26 15:40	1	BP
Phosphorus, Total (365.4)	0.100	U	0.400	0.100	mg/L		10/23/26 13:32	1	PS
Chlorophyll a (SM 10200H)	24.5	Q	0.0600	0.0500	ug/L		10/29/26 17:36	1	BO
Nitrogen, Total (Total Nitrogen)	1.36		0.100	0.100	mg/L		10/23/26 11:03	1	PS

Method: 9222D - Coliforms, Fecal (Membrane Filter)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Analyzed	Dil Fac	Analyst
Coliform, Fecal	1.0		1.0	1.0	CFU/100mL		10/21/26 13:22	1	DH

Client Sample ID: Pond 12

Lab Sample ID: 615-2782-2
Matrix: Water
Date Collected: 10/21/26 10:40
Date Received: 10/21/26 12:33

General Chemistry

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Analyzed	Dil Fac	Analyst
Turbidity (180.1)	5.5		0.10	0.10	NTU		10/22/26 15:40	1	BP
Phosphorus, Total (365.4)	0.100	U	0.400	0.100	mg/L		10/23/26 13:33	1	PS
Chlorophyll a (SM 10200H)	25.6	Q	0.0600	0.0500	ug/L		10/29/26 17:36	1	BO
Nitrogen, Total (Total Nitrogen)	0.849		0.100	0.100	mg/L		10/23/26 11:03	1	PS

Method: 9222D - Coliforms, Fecal (Membrane Filter)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Analyzed	Dil Fac	Analyst
Coliform, Fecal	5.0		1.0	1.0	CFU/100mL		10/21/26 13:22	1	DH

Client Sample ID: Pond 40

Lab Sample ID: 615-2782-3
Matrix: Water
Date Collected: 10/21/26 11:15
Date Received: 10/21/26 12:33

General Chemistry

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Analyzed	Dil Fac	Analyst
Turbidity (180.1)	2.7		0.10	0.10	NTU		10/22/26 15:40	1	BP
Phosphorus, Total (365.4)	0.100	U	0.400	0.100	mg/L		10/23/26 13:32	1	PS
Chlorophyll a (SM 10200H)	11.8	Q	0.0600	0.0500	ug/L		10/29/26 17:36	1	BO
Nitrogen, Total (Total Nitrogen)	0.434		0.100	0.100	mg/L		10/23/26 11:03	1	PS

Method: 9222D - Coliforms, Fecal (Membrane Filter)

Analyte	Result	Qualifier	PQL	MDL	Unit	D	Analyzed	Dil Fac	Analyst
Coliform, Fecal	3.0		1.0	1.0	CFU/100mL		10/21/26 13:22	1	DH

Eurofins Ft. Myers
10090 Bavaria Road
Ft. Myers, FL 33913
Phone: 239-590-0337 Fax: 239-590-0337

Chain of Custody Record

eurofins

Client Information	Sampler: Abbiegale Llewellyn	Lab PM: Stabile, Tami	Carrier Tracking No(s):	COC No: 615-786-283.1
Client Contact: ~~Carly Contractor~~ Carlton Hopper	Phone: 239 691 8320	E-Mail: Tami.Stabile@et.eurofinsus.com	State of Origin:	Page: Page 1 of 1
Company: Advanced Aquatics	PWSID:			Job #: 2782
Address: 17054 Alico Commerce Ct Unit 11	Due Date Requested:	Analysis Requested		Preservation Codes: S H2SO4 N None R NaThioSO4
City: Fort Myers	TAT Requested (days):			
State, Zip: FL, 33967	Compliance Project: Δ Yes Δ No			
Phone: 239 691 8320	PO #: Purchase Order not required			
Email: CCarlton@advancedaquatic.com carly@advancedaquatic.com	WO #:			
Project Name: Advanced Aquatic Village Walk	Project #: 61500431			
Site: Village Walk	SSOW#:			Other

Sample Identification	Sample Date	Sample Time	Sample Type (C=comp, G=grab)	Matrix (Water, Solid, Oil/waste, BT=Tissue, A=Air, DW=Drinking Water)	Field Filtered Sample (Yes or No)	Perform MS/MSD (Yes or No)	351.2, 353.2, 365.4, Nitrogen, Total	1020B/H Chlorophyll a	180.1 Turbidity	9222D_9H Fecal Coliform Membrane Filter	Plastic 150 ml - Sterile/Na2S2O3	Plastic 250ml - unpreserved	Amber Glass 1 liter - unpreserved	Plastic 250ml - with Sulfuric Acid	Total Number of containers	Special Instructions/Note
Preservation Code:					X	X	S	N	N	R					X	
Pond 2	10/21	10:15		Water												
Pond 12	10/21	10:40		Water												
Pond 40	10/21	11:15		Water												

615-2782

615-2782 Chain of Custody

Possible Hazard Identification
☐ Non-Hazard ☐ Flammable ☐ Skin Irritant ☐ Poison B ☐ Unknown ☐ Radiological

Sample Disposal (A fee may be assessed if samples are retained longer than 1 month)
☐ Return To Client ☐ Disposal By Lab ☐ Archive For ____ Months

Deliverable Requested: I II III IV Other (specify)

Special Instructions/QC Requirements:

Empty Kit Relinquished by:	Date:	Time:	Method of Shipment:

Relinquished by	Date/Time	Company	Received by	Date/Time	Company
Abbiegale Llewellyn	10/21 12:23	Advanced Aquatic	KCWM	10/21/26 12:23	212
Relinquished by:	Date/Time:	Company	Received by:	Date/Time:	Company
Relinquished by:	Date/Time:	Company	Received by:	Date/Time:	Company

Custody Seals Intact: Δ Yes Δ No | Custody Seal No.: | Cooler Temperature(s) °C and Other Remarks: 18.7

Ver: 08/15/2026

Eurofins Ft. Myers
10090 Bavaria Road
Ft. Myers, FL 33913
Phone 239-590-0337 Fax: 239-590-0337

Chain of Custody Record

eurofins

Client Information (Sub Contract Lab)	Sampler: N/A	Lab PM: Stabile, Tami	Carrier Tracking No(s): N/A	COC No: 615-314 1
Client Contact: Shipping/Receiving	Phone: N/A	E-Mail: Tami.Stabile@et.eurofinsus.com	State of Origin: Florida	Page: Page 1 of 1
Company: Eurofins Drinking Water and Wastewater S		Accreditations Required (See note): NELAP - Florida		Job #: 615-2782-1
Address: 1050 Endeavor Court, ,	Due Date Requested: 10/28/2026			Preservation Codes
City: Nokomis	TAT Requested (days): N/A			
State, Zip: FL, 34275				
Phone: 941-234-1000(Tel)	PO #: N/A			
Email: N/A	WO #: N/A			
Project Name: Advanced Aquatic Village Walk	Project #: 61500431			
Site: N/A	SSOW#: N/A			Other: N/A

Analysis Requested

Sample Identification - Client ID (Lab ID)	Sample Date	Sample Time	Sample Type (C=comp, G=grab)	Matrix (Wastewater, Soil, Drinking Water, Air, Tissue, Air, etc.)	Field Filtered Sample (Yes or No)	Perform MS/MSD (Yes or No)	351.2/351.2_PrepTotal Kjeldahl Nitrogen (TKN)	365.4/365_PrepTotal Phosphorus	10200H/10200H_PrepChlorophyll-a	353.2Nitrate/Nitrite	Nitrogen,Total/Total Nitrogen	Total Number of containers	Special Instructions/Note:
			Preservation Code:		X	X						X	
Pond 2 (615-2782-1)	10/21/26	10 15 Eastern	G	Water			X	X	X	X	X	1	
Pond 12 (615-2782-2)	10/21/26	10 40 Eastern	G	Water			X	X	X	X	X	1	
Pond 40 (615-2782-3)	10/21/26	11 15 Eastern	G	Water			X	X	X	X	X	1	

Note: Since laboratory accreditations are subject to change, Eurofins Drinking Water and Wastewater Southeast, LLC places the ownership of method, analyte & accreditation compliance upon our subcontract laboratories. This sample shipment is forwarded under chain-of-custody. If the laboratory does not currently maintain accreditation in the State of Origin listed above for analysis/tests/matrix being analyzed, the samples must be shipped back to the Eurofins Drinking Water and Wastewater Southeast, LLC laboratory or other instructions will be provided. Any changes to accreditation status should be brought to Eurofins Drinking Water and Wastewater Southeast, LLC attention immediately. If all requested accreditations are current to date, return the signed Chain of Custody attesting to said compliance to Eurofins Drinking Water and Wastewater Southeast, LLC.

Possible Hazard Identification *Unconfirmed*	***Sample Disposal (A fee may be assessed if samples are retained longer than 1 month)*** ☐ *Return To Client* ☐ *Disposal By Lab* ☐ *Archive For* ____ *Months*
Deliverable Requested: I, II, III, IV, Other (specify) — Primary Deliverable Rank: 1	Special Instructions/QC Requirements:

Empty Kit Relinquished by	Date	Time	Method of Shipment

Relinquished by	Date/Time	Company	Received by	Date/Time	Company
C VM	10/21/26 16:00	212			
			N H	10/22/2026 10:50	

Custody Seals Intact: Δ Yes Δ No	Custody Seal No	Cooler Temperature(s) °C and Other Remarks: 1.8°C

Ver: 08/18/2026

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10/30/2026


CS-1
LAKE 3-NORTHWEST
LAKE 2-CENTRAL
LAKE 2-SOUTHEAST
LEGEND
= OUTFALL LOCATION
=MONITORING SITE

PURPOSE:

In advance of the "CDD Ownership Map Due Diligence" study (December 15 CDD agenda topic), determine ownership of property inside and outside of the Village Walk west wall

AGENDA:

- ❑ **"Agreement Regarding Real Estate Donation" document executed 5 April 2017 (Kathleen email 22 Oct 2026):**
  - **Terms and Conditions 1. f)**
  - **Exhibit B (Back-up chart)**
- ❑ **Current CDD Ownership Map**
- ❑ **Proposed "Next Steps"**

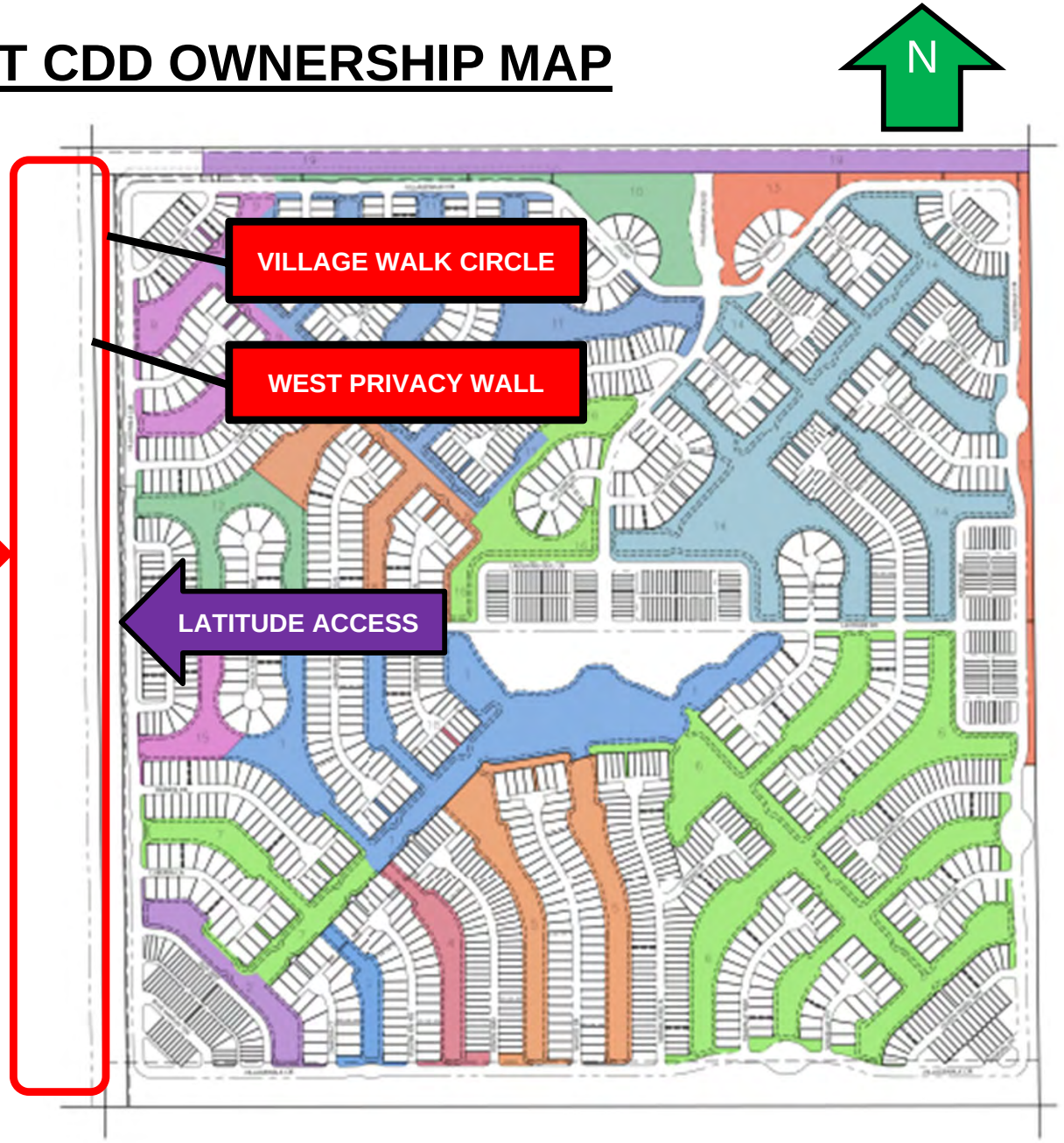
”AGREEMENT REGARDING REAL ESTATE DONATION” 1. f)

1. f) *"The City, utilizing the $194,000 funds received from Pulte Group in escrow, will landscape and provide irrigation to the approximately 11 foot wide strip on the west side of the Village Walk existing privacy wall, subject to approval by the Village Walk of Bonita Springs Homeowner’s Association”*

- **Did the conveyance of property from the CDD to the City include the “11 foot wide strip” on the west side of the Village Walk existing privacy wall”?**
- **Source documents to determine ownership?**
  - **Legal Description in Exhibit B of the “Agreement Regarding Real Estate Donation”**
  - **“CDD Ownership of Findings” (Memorandum) posted on the CDD website**
  - **Other?**

CURRENT CDD OWNERSHIP MAP

- All CDD parcels (19) are color coded
- If it is determined that the CDD conveyed the “11 foot strip” to the City then, per the current map, the CDD does not own any parcels west of Village Walk Circle



VILLAGE WALK WEST WALL

N

BOTH VIEWS

INSIDE

OUTSIDE





VILLAGE WALK CIRCLE

PROPOSED "NEXT STEPS"

1. **Determine ownership of west wall property (Inside and Outside):**
   - **District Engineer (LJA Lead)**
   - **CDD Attorney**
   - **Other?**

2. **When ownership determined, LJA will notify Village Walk CDD Manager (Kathleen) who will distribute to Village Walk CDD Supervisors**

   Note: This information is timely and does not need to wait for the next CDD meeting

3. **Additional "Next Steps" TBD after ownership determined**

BACK-UP

Exhibit B
LEGAL DESCRIPTION

1. A strip of land lying in Section Three, Township 48 South, Range 26 east, within the west half of the west half as further described on page 1 of Exhibit A, recorded in Lee County Clerk of Courts Official Records instrument no. 2007203397, to wit:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE,
LYING IN SECTION 3, TOWNSHIP 48 SOUTH, RANGE 26 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3;
THENCE S.00°48'10"E. ALONG THE WEST LINE OF SAID SECTION 3, FOR 150.01 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PARCEL;

THENCE N.89°52'12"E. ALONG A LINE LYING 150.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE WEST HALF OF SAID SECTION 3, FOR 125.01 FEET TO A POINT ON A LINE LYING 125.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 3;
THENCE S.00°48'10"E. ALONG SAID LINE, FOR 2,831.49 FEET TO THE NORTHWESTERLY CORNER OF TRACT B-6, VILLAGEWALK OF BONITA SPRINGS, PHASE 1, AS RECORDED IN PLAT BOOK 79, PAGES 32 THROUGH 50, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
THENCE CONTINUE S.00°48'10"E., ALONG THE WEST LINE OF SAID TRACT B-6 AND A LINE LYING 125.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 3, FOR 2,398.02 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B-6 AND A POINT ON THE SOUTH LINE OF SAID SECTION 3;
THENCE S.89°56'22"W. ALONG SAID SOUTH LINE, FOR 125.01 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 3;
THENCE N.00°48'10"W. ALONG THE WEST LINE OF SAID SECTION 3, FOR 5,229.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 653,679 SQUARE FEET OR 15.01 ACRES, MORE OR LESS.

AND

2. Right of way sufficient at the intersection of Bonita Beach Road and Bella Logan Boulevard to create the two lane roundabout at this intersection, which is under the jurisdiction and control of the District.

VILLAGE WALK WEST WALL

INSIDE

