



VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

**LEE COUNTY
REGULAR BOARD MEETING
NOVEMBER 15, 2022
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 15, 2022
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. August 16, 2022 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2022-05 – Adopting a Fiscal Year 2021/2022 Amended Budget.....Page 6
- I. Engineering Report
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

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VILLAGEWALK OF BONITA SPRINGS CDD
2501 BURNS RD # A

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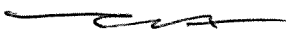
Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

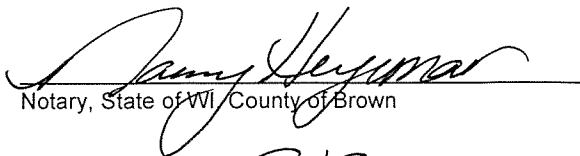
Before the undersigned they serve as the authority, personally appeared said legal clerk who on oath says that he/she serves as **Legal Clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said

Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper issue(s) dated or by publication on the newspaper's website, if authorized, on

Issue(s) dated: 10/07/2022



Subscribed and sworn to before on October 7, 2022:



Notary, State of WI, County of Brown

5.15.23

My commission expires

Publication Cost: \$420.00
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of Affidavits 1

This is not an invoice

VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the VillageWalk of Bonita Springs Community Development District will hold Regular Meetings at 3:00 p.m. in the Town Center at VillageWalk of Bonita Springs located at 15321 Latitude Drive, Bonita Springs, Florida 34135, on the following dates:

October 18, 2022
November 15, 2022
January 17, 2023
February 21, 2023
March 21, 2023
April 18, 2023
May 16, 2023
June 20, 2023
July 18, 2023
August 15, 2023
September 19, 2023

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the location of these meetings so that Supervisors can attend the meetings and be fully informed of the discussions taking place either in person or by telephone. Meetings may be continued to a date, time, and place certain to be specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or at toll free 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

VILLAGEWALK OF BONITA SPRINGS COMMUNITY
DEVELOPMENT DISTRICT

www.villagewalkbonitaspringscdd.org
Pub Date: Oct. 7, 2022 5433135

NANCY HEYRMAN
Notary Public
State of Wisconsin

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 16, 2022**

A. CALL TO ORDER

The August 16, 2022, 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 October 6, 2021, as part of the District’s Fiscal Year 2021/2022 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors present:

Chairman	Terry L. Peters	Present
Vice-Chairman	Laura Ray	Present
Supervisor	Susan Price	Present
Supervisor	Matt Jacovelli	Absent
Supervisor	Mike Hertz	Present

Staff members in virtual attendance were:

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

Also present were Trish Baker, Town Manager, Len Boucher and Michelle Krizen of Special District Services, Inc.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Krizen asked for the board to consider adding her as an Assistant Secretary since she will be running the meetings and signing documents on behalf of the District.

A **motion** was made by Ms. Ray, seconded by Ms. Price and passed unanimously adding Michelle Krizen as an Assistant Secretary, as presented.

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

Mr. Boucher questioned the pond maintenance, stating that he felt the use of Rip Rap was not a long term solution. The Rip Rap washed away and needs replacement. He opined that there

were other alternatives that would not require frequent replacements. Mr. Wright has not had any conversations with the HOA on this issue, but will reach out to the HOA about alternatives.

F. APPROVAL OF MINUTES

1. May 17, 2022, Regular Board Meeting

The May 17, 2022, Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Hertz, seconded by Ms. Ray and passed unanimously approving the minutes of the May 17, 2022, Regular Board Meeting, as presented.

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

G. 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 July 27, 2022, and August 3, 2022, as legally required.

2. Receive Public Comment on the Fiscal Year 2022/2023 Final Budget

There was no public comment on the Fiscal Year 2022/2023 Final Budget.

3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget

Resolution No. 2022-02 was presented, entitled:

RESOLUTION 2022-02

THE ANNUAL APPROPRIATION RESOLUTION OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Ray, seconded by Mr. Hertz and passed unanimously adopting Resolution No. 2022-02, as presented.

4. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Annual Assessment

Resolution No. 2022-03 was presented, entitled:

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS

COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; 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 Mr. Hertz, seconded by Ms. Ray and passed unanimously adopting Resolution No. 2022-03, as presented.

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

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Meeting Schedule

Resolution No. 2022-04 was presented, entitled:

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

After discussion, a **motion** was made by Ms. Ray, seconded by Mr. Hertz and passed unanimously adopting Resolution No. 2022-04, amended to reflect eliminating the December meeting.

2. Consider District Counsel Fee Agreement – Kutak Rock

Mr. Brown went over the agreement. There were no questions from the Board.

A **motion** was made by Ms. Ray, seconded by Mr. Hertz and passed unanimously approving the District Counsel Fee Agreement with Kutak Rock, as presented.

J. ENGINEERING REPORT

Mr. Wright advised Stormwater Needs Analysis had been submitted to Lee County, as required by law. He noted that this was a template report with a series of exhibits showing the stormwater drainage system.

K. ADMINISTRATIVE MATTERS

Ms. Meneely went over the upcoming meeting schedule of September 20, 2022, October 18, 2022, and November 15, 2022. She stated that the October meeting would most likely include the amended budget. She noted with the November meeting being held two weeks after the election, the current Board Members would attend that meeting with the new Board Members being sworn in at the January 17, 2023, meeting since the December meeting has been deleted from the schedule. There was a consensus to cancel the September meeting and send inquiries for the others.

L. BOARD MEMBER COMMENTS

Mr. Hertz asked Mr. Wright about the neighbors spraying Detol. Mr. Hertz read the DDT report and noted that it could kill cats and birds and asked if residents should be concerned about this getting into the lakes. Mr. Hertz would have to look into it since he is not familiar with the product. Mr. Hertz will send an email to Mr. Wright who will look into it and check with water consultants.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Ray, seconded by Ms. Price and passed unanimously adjourning the Regular Board Meeting at 3:20 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 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 2021/2022 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 15th day of November, 2022.

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 2021/2022
October 1, 2021 - September 30, 2022**

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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 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
O & M ASSESSMENTS	100,052	100,552	100,552
DEBT ASSESSMENTS - SERIES 2015	397,658	397,658	397,658
DEBT ASSESSMENTS - SERIES 2018	600,785	600,785	600,785
OTHER REVENUES	0	0	0
INTEREST INCOME	360	340	328
TOTAL REVENUES	\$ 1,098,855	\$ 1,099,335	\$ 1,099,323
EXPENDITURES			
SUPERVISOR FEES	4,000	1,000	1,000
PAYROLL TAXES	320	76	76
ENGINEERING/MAINTENANCE	37,000	20,000	684
MANAGEMENT	40,968	40,968	40,968
SECRETARIAL	4,200	4,200	4,200
LEGAL	10,500	5,000	657
ASSESSMENT ROLL	10,000	10,000	10,000
AUDIT FEES	3,700	3,700	3,700
ARBITRAGE REBATE FEE - SERIES 2015	650	650	650
ARBITRAGE REBATE FEE - SERIES 2018	650	650	650
INSURANCE	6,500	5,992	5,992
LEGAL ADVERTISING	2,000	1,250	679
MISCELLANEOUS	1,000	1,000	639
POSTAGE	550	115	107
OFFICE SUPPLIES	750	400	376
DUES & SUBSCRIPTIONS	175	175	175
WEBSITE MANAGEMENT	2,000	2,000	2,000
TRUSTEE FEES - SERIES 2015	4,700	4,327	4,327
TRUSTEE FEES - SERIES 2018	3,900	3,709	3,709
CONTINUING DISCLOSURE FEE	1,000	1,000	1,000
TOTAL EXPENDITURES	\$ 134,563	\$ 106,212	\$ 81,589
EXCESS OR (SHORTFALL)	\$ 964,292	\$ 993,123	\$ 1,017,734
BOND PAYMENTS (SERIES 2015)	(377,775)	(381,071)	(381,071)
BOND PAYMENTS (SERIES 2018)	(570,746)	(575,712)	(575,712)
BALANCE	\$ 15,771	\$ 36,340	\$ 60,951
ADMINISTRATIVE COSTS	(10,984)	(4,055)	(4,055)
DISCOUNTS FOR EARLY PAYMENTS	(43,940)	(41,741)	(41,741)
EXCESS/ (SHORTFALL)	\$ (39,153)	\$ (9,456)	\$ 15,155
CARRYOVER FROM PRIOR YEAR	39,153	39,153	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 29,697	\$ 15,155

FUND BALANCE AS OF 9/30/21
FY 2021/2022 ACTIVITY
FUND BALANCE AS OF 9/30/22

\$192,850
(\$9,456)
\$183,394

Notes

Carryover From Prior Year of \$39,153 was used to reduce Fiscal Year 2021/2022 Assessments.
\$40,377 of Fund Balance to be used to reduce 2022/2023 Assessments.

AMENDED FINAL BUDGET
VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2015)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income	25	500	469
NAV Assessment Collection	377,775	381,071	381,071
Total Revenues	\$ 377,800	\$ 381,571	\$ 381,540
EXPENDITURES			
Principal Payments	230,000	240,000	240,000
Interest Payments	144,181	146,831	146,831
Bond Redemption	3,619	0	0
Total Expenditures	\$ 377,800	\$ 386,831	\$ 386,831
Excess/ (Shortfall)	\$ -	\$ (5,260)	\$ (5,291)

FUND BALANCE AS OF 9/30/21	\$272,931
FY 2021/2022 ACTIVITY	(\$5,260)
FUND BALANCE AS OF 9/30/22	\$267,671

Notes

Reserve Fund Balance = \$188,031*. Revenue Fund Balance = \$78,153*.

Prepayment Account Balance = \$1,487*.

Revenue Fund Balance To Be Used To Make 11/1/2022 Interest Payment Of \$70,088.

* 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 9/30/22 =	\$4,075,000	

AMENDED FINAL BUDGET
VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2018)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income	100	450	416
NAV Collection	570,746	575,712	575,712
Total Revenues	\$ 570,846	\$ 576,162	\$ 576,128
EXPENDITURES			
Principal Payments	346,000	346,000	346,000
Interest Payments	223,275	228,898	228,898
Bond Redemption	1,571	0	0
Total Expenditures	\$ 570,846	\$ 574,898	\$ 574,898
Excess/ (Shortfall)	\$ -	\$ 1,264	\$ 1,230

FUND BALANCE AS OF 9/30/21	\$238,027
FY 2021/2022 ACTIVITY	\$1,264
FUND BALANCE AS OF 9/30/22	\$239,291

Notes

Reserve Fund Balance = \$50,000*. Revenue Fund Balance = \$189,291*.

Revenue Fund Balance To Be Used To Make 11/1/2022 Interest Payment Of \$108,826.

* 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 9/30/22 =	\$6,697,000	