



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

**LEE COUNTY  
REGULAR BOARD MEETING  
JANUARY 16, 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**  
**January 16, 2024**  
**3:00 p.m.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. December 5, 2023 Special Board Meeting.....Page 2
- G. Old Business
  - 1. Update from VillageWalk Garden Club on Littoral Planting Plans
- H. New Business
  - 1. Presentation by Solitude/HOA on Torpedo Grass Mitigation
  - 2. Engineer/Attorney Review of Permit Documents & Deep Lake Management Plan Regarding Aerators and Littoral Plantings
- I. Administrative Reports
  - 1. Manager's Report
  - 2. Engineer's Report
  - 3. Attorney's Report
    - Update on Ethics Training for Supervisors
- J. Board Members Comments
  - 1. Report on Meeting with FGCU Doctor Concerning Lake Management & Torpedo Grass - Hertz
- K. Adjourn

VILLAGEWALK OF BONITA SPRINGS COMMUNITY  
DEVELOPMENT DISTRICT

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (Board) of the VillageWalk of Bonita Springs Community Development District (District) will hold a Regular Board of Supervisors Meeting on January 16, 2024, at 3:00 p.m. at the Town Center at VillageWalk of Bonita Springs located at 15321 Latitude Drive, Bonita Springs, Florida 34135 where the Board may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Special District Services, Inc., 27499 Riverview Center Blvd., #253, Bonita Springs, Florida 34134, (941) 786-3726 (District Managers Office), during normal business hours, or by visiting the Districts website at [www.villagewalkbonitaspringscdd.org](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.

Kathleen Meneely

District Manager

VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

[www.villagewalkbonitaspringscdd.org](http://www.villagewalkbonitaspringscdd.org)

Jan 5, 2024 #9683181

**VILLAGEWALK OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
DECEMBER 5, 2023**

**A. CALL TO ORDER**

The December 5, 2023, Special 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 Special Board Meeting had been published in the *Naples Daily News* on October 6, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors present:

Supervisor	Jerry Robinson	Present
Chairperson	Laura Ray	Present
Supervisor	Dan Ellabarger	Present
Supervisor	Greg Janiec	Present
Vice Chairman	Mike Hertz	Present

Staff members in attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
General Counsel	Wes Haber	Kutak Rock
District Engineer	Chris Wright	RWA, Inc.

Also present were the following:

Debbie Golliday, Randy Van Olstene, Len Boucher, JB Schuetz, Mary Freeh, Kristi DiCeceo, Eillen McDonough, Anne, Brownstone, Dolores Damiano-Szafran and Kara Blewett & Becca Beasley – VillageWalk Management.

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

Mr. Janiec requested a discussion regarding the Water Science Associates’ Report.

Mr. Robinson requested a discussion regarding aerators.

Mr. Hertz requested a discussion regarding Bonita Beach Road.

There was a consensus of the Board to add the above items under Board Member Comments

## **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. October 17, 2023, Regular Board Meeting**

The October 17, 2023, Regular Board Meeting minutes were presented for consideration.

A **motion** was then made by Mr. Janiec, seconded by Mr. Hertz and passed unanimously approving the minutes of the October 17, 2023, Regular Board Meeting, as presented.

## **G. NEW BUSINESS**

### **1. Presentation – VillageWalk CDD 101**

Ms. Meneely gave the background on how the presentation came about and handed out copies of the material. She introduced Wes Haber to go over the information, stating that Mr. Wright and herself would jump in at the appropriate times during the presentation. Mr. Haber went over what a CDD is, what specifically VillageWalk CDD does, how a CDD is different than an HOA, budgets, roles of staff and Supervisors and elections. He went over assessments and Ms. Meneely gave out the link for obtaining assessment information. The Board asked if the link could be added to their website. Ms. Meneely went over the audit and process used for paying invoices.

Mr. Wright went over the stormwater system in the community with diagrams of the lakes. He explained Water Quality Reporting and Lake Bank Inspections and the timing of each. He added that the HOA has done a wonderful job and the reports from them were usually given verbally but may need to go back to written reports. A Q&A session ensued between staff and the Board Members as well as members of the public. At the conclusion of the presentation, Mr. Ellabarger thanked staff and reiterated how helpful the material was with the rest of the Board in agreement.

### **2. Presentation by Sustainability Committee of the Garden Club to Re-Establish Littoral Plantings**

JB Schuetz, representing the club, handed out an information packet and stated that the club would like to reestablish the lake banks with acceptable plantings with a trial in one portion of the lakes in Section 3 or 4. He stated that if successful, the goal is to reestablish 5% of littoral plantings by planting two littoral plots for a period of ten years. There was discussion regarding irrigation, funding and locations. Ms. Freeh stated that they were not proposing a location yet as it is still in the works. Mr. Haber stated that as the plantings would be on CDD property, he recommended a license agreement be executed to use such property. Mr. Janiec asked if the plantings would be behind homes as he believes there are different viewpoints on what people want behind their homes. Mr. Schuetz stated that they may be planted behind homes. Mr. Janiec opined that the group should look at high treatment species of plants that match up with the community and will improve the water quality of the lakes. Upon further discussion, Ms. Ray asked if the Board was interested in supporting a test project with no funds coming from the CDD. Mr. Hertz stated that he felt it was premature to support as he needed more information. Mr. Robinson stated that he was interested in the project but needs more info also. He noted that

he has littorals on his property and it works but he is not sure it is more effective than rip rap. Mr. Haber opined that the Board would want an understanding of who was doing improvements, if the residents are open to the concept and that releases may be necessary. He added he can do the documentation once these concepts are known. Upon further discussion, it was the consensus of the Board that they were receptive to the idea and for the Committee to come back when they have more specifics as to areas, plantings and who would be doing the work.

## **H. OLD BUSINESS**

### **1. Update on Screening Project**

Mr. Wright stated that there had been no progress and it needed to be coordinated with the new manager, Rebecca Beasley.

## **I. ADMINISTRATIVE MATTERS**

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

Ms. Meneely stated that the next meetings were scheduled for January 16, 2024, and February 20, 2024. She also added that she will check about adding the assessment link to the District's website.

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

Mr. Wright advised that the Water Science Associates' Report had been issued. He explained that the dissolved oxygen levels were a bit low but all else is good, explaining that lack of rain is probably the issue. He summarized that nothing was concerning and greater heat with lack of rain seems to be the catalyst. Mr. Janiec asked if the reports could be passed on to Board Members and Ms. Meneely stated they could if received from the HOA as it is their contract.

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

Mr. Haber had nothing further.

## **J. BOARD MEMBER COMMENTS**

### **1. Discussion Regarding Torpedo Grass Mitigation Plan – Ellabarger**

Mr. Ellabarger advised that he had sent an e-mail to KW about the confirmed occurrence of torpedo grass. He stated that they were spraying today but he was concerned about the invasive. Ms. Blewett explained that they were aware of the concern and the contractor was working on controlling it. She added that it would be four weeks before any improvement is seen.

Ms. Ray indicated that the aerators were not a CDD issue and the HOA was addressing. Mr. Haber explained that the CDD owns the lakes but has a contract with the HOA for maintenance of the stormwater system. He advised that the Board could ask the HOA to provide a report on the process they are using.

After general discussion, a **motion** was made by Mr. Ellabarger, seconded by Mr. Robinson and passed unanimously directing the District Manager to request of the HOA, together with their vendor, to report on the steps being taken to deal with torpedo grass and explain their mitigation plan at the next CDD meeting.

**ADDED:**

## **2. Janiec – Water Science Associates’ Report**

This item was previously discussed during the meeting.

## **3. Robinson – Aerators**

Mr. Robinson advised that he had reported back in October that 30% of aerators were down at all times and should be operating at peak. Mr. Hertz stated that 30% was exaggerated and it was an HOA issue. Mr. Robinson asked Mr. Haber to opine. Mr. Haber stated that if the aerators were not installed or maintained by the CDD, or required by permit, then it was an HOA issue. He furthered that if the permit required them to be maintained then the CDD may have an issue. Mr. Wright stated that they may be part of the Lake Management Plan but not the permit. After further discussion, a **motion** was made by Mr. Robinson, seconded by Mr. Hertz and passed unanimously directing the District’s Engineer and Attorney to review the permit documents and deep lake management plan as it relates to aerators and littoral plantings and report back to the Board.

## **4. Hertz – Bonita Beach Road**

Mr. Hertz stated that there had been heavy rains and there no longer has been drainage issues. However, he stated that the downed signpost has not been removed or replaced. Mr. Haber stated that the CDD was aware of the Bonita Beach Road issue and was working on getting it fixed.

## **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Hertz, seconded by Mr. Robinson and passed unanimously adjourning the Special Board Meeting at 5:48 p.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair