



VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

**LEE COUNTY
REGULAR BOARD MEETING
FEBRUARY 20, 2024
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
February 20, 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. January 16, 2024 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Presentation By Attorney on Maintenance Agreement
 - 2. Engineer/Attorney Review of Permit Documents & Deep Lake Management Plan
Regarding Aerators and Littoral Plantings
- H. New Business
 - 1. Consider Approval of Adopting a Code of Conduct for the Board
 - 2. Discussion Regarding Required Ethics Training.....Page 6
- I. Administrative Reports
 - 1. Manager's Report
 - 2. Engineer's Report
 - 3. Attorney's Report
- J. Board Members Comments
- K. Adjourn

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

The Board of Supervisors (Board) of the VillageWalk of Bonita Springs Community Development District (District) will hold a Regular Board of Supervisors Meeting on February 20, 2024, at 3:00 p.m. at the Town Center at VillageWalk of Bonita Springs located at 15321 Latitude Drive, Bonita Springs, Florida 34135 where the Board may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Special District Services, Inc., 27499 Riverview Center Blvd., #253, Bonita Springs, Florida 34134, (941) 786-3726 (District Managers Office), during normal business hours, or by visiting the Districts website at www.villagewalkbonitaspringscdd.org.

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

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

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

Kathleen Meneely

District Manager

VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
www.villagewalkbonitaspringscdd.org

Feb 9, 2024

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 16, 2024**

A. CALL TO ORDER

The January 16, 2024, 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 January 5, 2024, 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 (via phone)	Kutak Rock

Also present were the following:

Kara Blewett – HOA GM

Mason Maher & Ian Sims – Solitude

Residents: JB Schuetz, Len Boucher, Anne Brownstone, Jerry Peterman, Dolores Damiano-Szafran, Mary Freeh, Eileen McDonough, Cheryl Gedris and Bob Davis.

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

Ms. Freeh asked about the past years’ lake bank assessment reports and Ms. Meneely advised her she could do a public records request for that information.

Mr. Schuetz stated that the aerators were not magically working and that he knows Ms. Blewett is addressing the issue.

F. APPROVAL OF MINUTES

1. December 5, 2023, Special Board Meeting

The December 5, 2023, Special Board Meeting minutes were presented for consideration.

Mr. Janiec stated that Randy Van Alsteen's name was misspelled and that the comma should be removed between "Ann" and "Brownstone".

A **motion** was then made by Mr. Janiec, seconded by Mr. Hertz and passed unanimously approving the minutes of the December 5, 2023, Special Board Meeting, as amended.

G. OLD BUSINESS

1. Update from VillageWalk Garden Club on Littoral Planting Plans

Damiano-Szafran introduced herself as Chair of the Sustainability Committee and stated that the committee was continuing to work toward establishing a littoral demonstration plot. She indicated that they were looking at native plants and costs and plan to maintain it for two years in order for the plants to get established. She added that they were looking at two or three areas and were awaiting feedback from the engineer on the respective areas. Mr. Ellabarger asked about the amount of frontage they were anticipating and Ms. Freeh stated approximately a 100x20 area and they were still looking at how to do it behind homes. Mr. Janiec stated that doing it in a public area would be more beneficial. Mr. Ellabarger asked if there were any best practice surveys and Ms. Freeh indicated they just looked at what was done in Verona Walk CDD. Ms. Meneely stated that the demonstration area that was done in Verona Walk failed and the CDD has pulled out of the project. Mr. Hertz believes the cart was being put before the horse as there are still a lot of logistics to work out with the CDD and HOA.

H. NEW BUSINESS

1. Solitude/HOA Presentation on Torpedo Grass Mitigation

Mr. Maher from Solitude introduced himself and Ian Sims and stated that the company had fallen behind on torpedo grass treatment. He continued that they planned to get it in check and were treating weekly with improvement being seen. He added it was easier to treat when the water is lower. Mr. Janiec asked what areas had been treated and Mr. Maher advised that the area had been sectioned off into ten sections that were being treated every month with alternate applications from land and by boat. Mr. Hertz asked for a date certain they felt it would be under control and Mr. Maher stated that it was man versus nature so he believes two or three more treatments should have it under control. Mr. Ellabarger thanked them for the presentation and asked why the lakes were allowed to become overrun. Mr. Maher stated that a technician had gotten injured and being that this was a large community, more supervision was needed. He added that it was now being managed correctly. There was general discussion about the treatment and the safeguards that have been put in place so that this does not happen again. Mr. Ellabarger stated he was confident that a good approach was being used and the maintenance plan will get everything back on track.

2. Engineer/Attorney Review of Permit Documents & Deep Lake Management Plan Regarding Aerators and Littoral Plantings

Mr. Haber stated that the engineer was not able to complete the review but should have it done by the next meeting.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Meneely advised that February 20, 2024, was the next scheduled meeting. The budget presentation would happen on April 16, 2024, and the public hearing on the final budget was scheduled for August 20, 2024. She added that she would not be available for the scheduled May meeting so they will need to decide to either hold that meeting with another District Manager, cancel the meeting or change the date.

2. Engineer's Report

There was no Engineer's Report at this time.

3. Attorney's Report

Mr. Haber advised that beginning in January of this year, all supervisors are required to have four hours of ethics training by the end of the year. He stated that resources were available to fulfill that obligation and he will have the links for online training forwarded to the Board.

Mr. Haber also advised that Form 1 – Statement of Financial Interests, required by all Supervisors, will now only be accepted electronically.

J. BOARD MEMBER COMMENTS

1. Report on Meeting with FGCU Doctor Concerning Lake Management & Torpedo Grass – Hertz

Mr. Hertz advised that Dr. James Douglas met with he and Ms. Blewett on December 10 and was impressed with the community's water quality visually. Dr. Douglas also commented that torpedo grass can be kept under control but that it is something that the community will live with forever. Mr. Hertz indicated that he planned to meet with him again and maybe have him speak with the CDD in the future.

Mr. Ellabarger stated that he would like to have the attorney go over the maintenance contract with the HOA at a future meeting.

After discussion, a **motion** was made by Mr. Ellabarger, seconded by Mr. Robinson and passed unanimously directing Mr. Haber to clearly define by presentation the contractual relationship between the CDD and HOA at their next meeting.

Mr. Robinson stated that there were people who were not qualified to be on the Board and that he believed it was a conflict of interest to be on both the CDD and HOA boards. Mr. Haber advised that it was not a conflict of interest to serve on both boards but care needed to be taken not to vote on something that is a conflict - which is defined as having a financial gain for an individual board member. Mr. Robinson stated that the HOA was against the littoral planting demonstration plot but the CDD wants it so he sees it as a conflict of interest. Mr. Haber stated that CDD expenses are paid through assessments which are not a financial gain for individual

Board Members so the issue is not a conflict of interest as government officials face this issue all the time. Mr. Hertz stated that different people were in management positions with KW Management when he went on the HOA Board in July. He further stated that his eyes have been opened up to certain things and things are now being successfully dealt with by Ms. Blewett in charge. Mr. Haber added that everyone has talents on the Board and went over the qualifications under State Statutes for being a Supervisor on the CDD.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Janiec, seconded by Mr. Hertz and passed unanimously adjourning the Regular Board Meeting at 4:41 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Tricia Lascasas

From: Kutak Rock Communications <Communications@KutakRock.com>
Sent: Friday, January 5, 2024 4:50 PM
To: Willson, Alyssa C.
Subject: Ethics Training 2024

KUTAKROCK

Development and Improvement Districts Practice Group



ABOUT US

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NEWS & PUBLICATIONS

District Managers,

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the [Florida Commission on Ethics' \("COE"\) website](#).

Please share this information with Board Supervisors or include in the next available agenda package. As always, if you have any questions, please do not hesitate to reach out to your Kutak Rock attorney.

Free Training Resources

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides

additional links to resources that Supervisors can access to complete the training requirements.

Florida Commission on Ethics Training Resources

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, two-hour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

Office of the Attorney General Training Resources

Compliance

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be exempt from the requirement to file Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handled through county Supervisor of Election's offices.

Kutak Rock's Development and Improvement Districts Practice Group

Kutak Rock's Florida Development and Improvement Districts Practice Group



Jonathan Johnson
Partner

(850) 264-6882



Lindsay Whelan
Partner

(850) 692-7308



Joseph Brown
Partner

(850) 692-7303



Katie Buchanan
Partner

(850) 294-5184



Michael Eckert
Partner

(850) 567-0558



Wesley Haber
Partner

(850) 566-3413



Tucker Mackie
Partner

(850) 692-7300



Sarah Sandy
Partner

(850) 556-5947



Alyssa Willson
Partner

(850) 661-9973



Jere Earlywine
Of Counsel

(850) 692-7300



Bennett Davenport
Associate

(850) 692-7300



Ryan Dugan
Associate

(850) 692-7333



Kate John
Associate

(850) 692-7330



Kyle Magee
Associate

(850) 692-7300



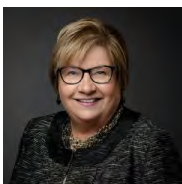
Michelle Rigoni
Associate

(850) 692-7310



Ashley Ligas
Attorney

(850) 692-7300



Cheryl Stuart
Attorney

(850) 692-7300



Betty Zachem
Attorney

(850) 692-7300



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107 W College Ave, Tallahassee, Florida 32301

