



**VILLAGEWALK OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
DECEMBER 17, 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**  
**December 17, 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. November 19, 2024 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
  - 1. HOA Report Update.....Page 7
  - 2. Discussion of Approvals Required for Locations of HOA Littoral Improvements
  - 3. Replacement/repair of damaged sign on Bonita Beach Road at the front gate
  - 4. Discussion of Robert’s Rules of Order
  - 5. Discussion of Lakebank checklist.....Page 8
- I. Administrative Reports
  - 1. Manager’s Report
  - 2. Engineer’s Report
    - Status of previously discussed stormwater best practices manual
  - 3. Attorney’s Report
- J. Comments from the Public for Items Not on the Agenda
- K. Board Members Comments
- L. Adjourn

**AFFIDAVIT OF PUBLICATION**

\_ DEFAULT  
VillageWalk of Bonita Springs CDD  
2501 Burns RD # A  
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

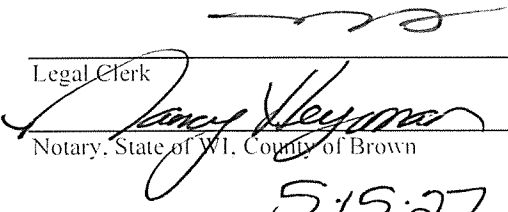
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Naples Daily News, a newspaper published in Collier County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

09/30/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/30/2024

\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

51527

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VILLAGEWALK OF BONITA  
SPRINGS  
COMMUNITY DEVELOPMENT  
DISTRICT  
FISCAL YEAR 2024/2025 REGU-  
LAR MEETING SCHEDULE  
NOTICE IS HEREBY GIVEN that  
the Board of Supervisors of  
VillageWalk of Bonita Springs  
Community Development District  
will hold Regular Meetings at 3:00  
p.m. in the Town Center of Village-  
Walk of Bonita Springs located at  
15321 Latitude Drive, Bonita  
Springs, Florida 34135, on the follow-  
ing dates:

- October 15, 2024
- November 19, 2024
- December 17, 2024
- January 21, 2025
- February 18, 2025
- March 18, 2025
- April 15, 2025
- May 20, 2025
- June 17, 2025
- July 15, 2025
- August 19, 2025
- September 16, 2025

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 ensure 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 DEVEL-  
OPMENT DISTRICT  
www.villagewalkbonitaspringscdd.  
org  
9/30/24 10601293

**VILLAGEWALK OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 19, 2024**

**A. CALL TO ORDER**

The November 19, 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 November 8, 2024, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors present:

Chairperson	Laura Ray	Present
Supervisor	JB Schuetz	Present
Supervisor	Dan Ellabarger	Present
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.

Also present were the following: Randy Van Alstine, Dolores Damiano-Szafran, Bob Kaufman, Clay Robinson, Cheryl Gedoir and Kevin Schmidt (via phone).

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

Mr. Ellabarger requested an update from the HOA regarding the community’s aquatic contractor and there was a consensus of the Board to take this item immediately.

Mr. Schuetz requested the addition of a Discussion on the Lake System Review Matrix and Mr. Janiec requested that addition of a Discussion on Water Sampling. There was a consensus of the Board to add both items under New Business

Mr. Van Alstine, representing the HOA, stated that beginning January 1, 2025, Advanced Aquatics would be the community’s aquatic contractor, taking over for Solitude. He further stated that the HOA had given notice to Solitude that they were terminating services effective December 31, 2024. He continued that Advanced Aquatics had done work in Island Walk and

the community looked pristine. Mr. Ellabarger stated that the previous contractor had provided monthly reports and asked if the reports would continue. Mr. Van Alstine indicated that the reports would continue periodically. Jerry Robinson asked if they would clean the existing littorals and Mr. Val Alstine responded that Mr. Schuetz found the original plans that they will be able to use for littoral locations and added that Advanced Aquatics had separate crews for littorals and that would be a separate contract. Mr. Van Alstine also confirmed that the new contractor would perform salinity tests to determine appropriate areas for plantings and added that he would ask to see the reporting criteria that are to be used for quarterly reporting.

#### **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 3, 2024, Public Hearing & Regular Board Meeting**

The September 3, 2024, Public Hearing & Regular Board Meeting minutes were presented for consideration.

Mr. Janiec advised that in the first paragraph of Agenda Item M, Board Member Comments, his name was spelled wrong.

Ms. Ray stated in Agenda Item C, the date should read “2024” and under Attorney’s Report, it should state that Mr. Wright was to provide an updated map.

A **motion** was then made by Mr. Janiec, seconded by Ms. Ray and passed unanimously approving the minutes of the September 3, 2024, Public Hearing & Regular Board Meeting, as amended.

#### **G. OLD BUSINESS**

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

#### **H. NEW BUSINESS**

##### **1. HOA Report**

Ms. Meneely advised that the HOA report was provided in the meeting package and asked if there were any questions. Mr. Schuetz asked for clarification on what was actually being tested in the lake water testing samples. He also mentioned that the County Mosquito Control could be used for monitoring at no cost. Mr. Janiec asked for clarification about when the last test was performed.

##### **2. Consider Resolution No. 2024-08 – Adopting a Fiscal Year 2023/2024 Amended Budget**

Resolution No. 2024-08 was presented, entitled:

#### **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.**

A motion was made by Ms. Ray, seconded by Jerry Robinson and passed unanimously adopting Resolution No. 2024-08, as presented.

**3. Lake System Review Matrix (ADDED)**

Mr. Schuetz distributed a proposed matrix for lake system reviews. He indicated that volunteers would track the information and the form contained everything key to what the community needs be aware of with new vendor services. Ms. Ray suggested putting it on the next agenda so everyone can review and bring back feedback. There was a consensus of the Board to do so.

**4. Water Sampling (ADDED)**

Mr. Janiec advised that he had helped the HOA develop a scope of work for the new vendor. He further indicated that he was working on a chart for the vendor that would include standards, progress and trends, both positive and negative.

**I. ADMINISTRATIVE MATTERS**

**1. Manager’s Report**

Ms. Meneely reminded the Board that their next meeting was scheduled for December 17, 2024. She also noted that the conference call provider would be changing so the call-in number will be different next month

**• Consider Appointment to Board Vacancy**

Ms. Meneely advised that four applications were received for Seat #3 which is being vacated by Ms. Ray. She stated the applicants were William Farber, Robert Kaufman, Clay Robinson and Kevin Schmidt with Messrs. Kaufman and Robinson in the audience and Mr. Schmidt on the phone due to an illness. Messrs. Kaufman, Robinson and Schmidt each went over their backgrounds and expressed their desire to be on the Board. They also noted the number of months they reside in VillageWalk and answered questions from the current Board Members.

After discussion, Ms. Ray **nominated** Clay Robinson for Seat #3, seconded by Mr. Schuetz. Upon being put to a vote, the **motion** carried unanimously.

Ms. Ray thanked the other candidates and stepped down from the dais. Ms. Meneely administered the Oath of Office to Mr. Clay Robinson and Mr. Haber went over the ethics, Sunshine Law, records and other laws and responsibilities of being a District Supervisor.

Ms. Meneely stated that since Ms. Ray was no longer the Chair and there was no appointed Vice-Chair, she would like to add an Election of Officers to today’s agenda. There was a consensus of the Board to do so.

Jerry Robinson **nominated** Mr. Janiec for Chairman. There were no other nominations.

Mr. Janiec **nominated** Jerry Robinson as Vice Chair. There were no other nominations.

Mr. Janiec **nominated** Ms. Meneely for Secretary/Treasurer and the remaining Board Members as Assistant Secretaries.

A **motion** was made by Mr. Schuetz, seconded by Mr. Ellabarger and passed unanimously electing the above slate of officers of the District, as presented.

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

Mr. Wright handed out an updated map on ownership in the community. He had nothing further to report.

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

- **Update on Communication with Chuck Adams on Bonita Beach Road Potholes & Signs**

Mr. Haber stated that the sign was in the wrong spot and had been moved. He added that the fix for the potholes was underway. Mr. Janiec added that the sign was put up but was hit within two weeks.

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

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

## **K. BOARD MEMBER COMMENTS**

Mr. Janiec, on behalf of the District, thanked Laura Ray for her time on the Board. Ms. Ray advised that she had served for 18 years. Mr. Clay Robinson stated he had big shoes to fill and thanked the Board for their confidence in him. He also stated that he would be out of town for the December meeting and Mr. Ellabarger said that he would also not be available for the December meeting. There was a consensus of the Board to still hold the December meeting.

## **L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Janiec, seconded by Mr. Clay Robinson and passed unanimously adjourning the Regular Board Meeting at 4:43 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:** Tuesday, December 3, 2024 9:14 AM  
**To:** Kathleen Meneely <[kmeneely@sdsinc.org](mailto:kmeneely@sdsinc.org)>  
**Cc:** Joseph Strathmann <[jstrathmann@kwpmc.com](mailto:jstrathmann@kwpmc.com)>  
**Subject:** December CDD Report

Hello,

December is our last month with Solitude. HOA is grateful they have continued to treat and spray. Torpedo grass is more controlled, and spray applications appear to be more effective with the lower water levels.

YTD in 2024, over \$18,500 of aerator repairs have been made.

The Lake Water Reports are available on the HOA website and go in-depth on everything that is tested via Water Science. The latest report has already been uploaded

HOA has renewed with Water Science through spring 2025 and are working with Adv. Aquatic to take over and add to the samplings.

- What is the CDD's stance on helping to fund the 2 additional reports requested? Each report is an expense of \$2000.

Adv. Aquatic will sample in January, and Water Science will sample in April.

Mosquito Control will be completed by County in 2025.

HOA met with Ad. Aquatic 11/25 to discuss transition, water samples, and Littoral plantings. Assistance from VW volunteers and their guidance, along with Ad. Aquatic, will be used to determine littoral locations. Planting to begin mid-late January/early February. Plantings will be selected based on water level.

The Best Practices Guidelines provided by Chris have been included in the HOA ACC guidelines for all homeowners to reference since at least September 2024. Below is a clip directly from the approved HOA guidelines. No further status update.

- **HOA & CDD Water Diversion & Infrastructure:** VillageWalk Homeowners Association and Community Development District Procedures and guidelines for Sediment Control, Water Diversion and Infrastructure Restoration is a supplemental document that can be found on the resident website> Documents & Forms> Committee's & Advisory Groups>ACC, or in the town center. Please refer to this manual for the requirements when doing any construction work or drainage.

Thank you,

**Kara Blewett, LCAM**  
**General Manager**

KW PROPERTY MANAGEMENT & CONSULTING  
VillageWalk Bonita Springs  
15291 Latitude Drive  
Bonita Springs, FL 34135  
239-498-7000



**VillageWalk of Bonita Springs**  
Lake System Review

Volunteer:  
Contact Information:

Phase:  
Date:

#	ID	TURBIDITY	DIFFUSER	WEEDS	INVASIVES	VINES	TURF	EROSION	COMMENTS
41	E. Laughing Gull/VWB/Bonefish		10-4						
42	E. Laughing Gull/Bonefish Islet/Latitude/Koi		10-3 10-2						
43	Bonefish/VWB/Cetation		10-1						
44	NE of Lake 42 to Bridge 3		X						
45	From Bridge 3 to Bridge 5		12-2						
46	Cetation/VWB/Dorado		12-3						
47	Islet/Herring/VWC/Jeneva/VWB		12-1						
48	Bridge 5 to Bridge 7		11-2						
49	Herring/Goby/VWC		11-3						
50	Dorado/VWC/Eagle Ray		11-1						
51	Eagle Ray/VWC/Fantail		11-4						
52	Goby/Fantail/VWC		11-5						
54	Eastside Entrance Lake		WF						

<b>KEY:</b>	<b>TURBIDITY</b>	<b>DIFFUSER</b>	<b>WEEDS</b>	<b>INVASIVES</b>	<b>VINES</b>	<b>TURF</b>	<b>EROSION</b>	<b>MISC</b>
Littoral planting: Plants and trees installed on lake banks to prevent erosion. -as per <i>The Velocity Report</i> , 2/17/2015	0= No Clarity 1= 1'-3' Clarity 2= 4'+ Clarity	0= Off 1= On	W= Water FB= Flower beds H= Hedges	H= Hedges T= Trees WL= Wildlife	T= Trees H=Hedges	0= >24" 1= 13"-23" 2= <13"	0= Erosion 1= No Erosion	WF=Water Feature VWB= VillageWalk Blvd. VWC= VillageWalk Circle