



**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
JANUARY 21, 2025
3:00 P.M.**

Special District Services, Inc.
27499 Riverview Center Boulevard, #253
Bonita Springs, FL 33134

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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 21, 2025
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. December 17, 2024 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. HOA Report Update.....Page 6
 - 2. Update on Chair’s December Meeting with HOA/KW
 - 3. Discussion on Process for Best Environmental Practices
 - Supervisor Identification of Benefit
 - Discussion/Approval
 - Path Forward with HOA
 - 4. Littoral Improvement Update
 - Fishing Club Access Request
 - 5. Discussion of Lake Bank checklist
- I. Administrative Reports
 - 1. Manager’s Report
 - 2. Engineer’s Report
 - 3. Attorney’s Report
- J. Comments from the Public for Items Not on the Agenda
- K. Board Members Comments
- L. 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 21, 2025, 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.

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

1/6/25

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
DECEMBER 17, 2024**

A. CALL TO ORDER

The December 17, 2024, Regular Board Meeting of the Village Walk Community Development District (the “District”) was called to order at 3:03 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 30, 2024, as part of the District’s Fiscal year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors present:

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

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 and Debbie DeNois, both representing the HOA.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Janiec requested the addition of a discussion of goals for 2025. There was a consensus of the Board to add this item under New Business.

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. November 19, 2024, Regular Board Meeting

The November 19, 2024, Regular Board Meeting minutes were presented for consideration.

A **motion** was made by Mr. Janiec, seconded by Mr. J. Robinson and passed unanimously approving the minutes of the November 19, 2024, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. HOA Report

Ms. Meneely went over the HOA report that was included in the agenda packet. Mr. Schuetz asked about mosquito control and Mr. Van Alstine stated that it was no longer in the Advanced Aquatics contract, as the County now performs the service.

2. Discussion Regarding Approvals Required for Locations of HOA Littoral Improvements

Mr. Schuetz indicated that he had requested this item be placed on the agenda. Mr. Van Alstine stated that the Littoral & Lakes Advisory Group had met and they were discussing 12 places for littorals for aesthetic reasons and 7-8 locations for erosion purposes. He added that in January, Advanced Aquatics would be holding a Town Hall meeting to explain the project.

3. Replacement/Repair of Damaged Sign on Bonita Beach Road at the Front Gate

Mr. J. Robinson advised that the sign had gotten hit again and Mr. Haber indicated he would let Chuck Adams, the District Manager in charge of the road, know what happened. There was an exchange between Mr. J. Robinson and the HOA representatives with Mr. J. Robinson calling for a point of order. The HOA representatives then left the meeting.

4. Discussion Regarding Robert's Rules of Order

Mr. Schuetz indicated that he would like to see the meetings run under Robert's Rules of Order and be conducted as a business meeting, particularly after what just happened with the discussion with the HOA. Mr. J. Robinson stated that a simple point of order upset the HOA representatives, so they were out of order. Mr. Schuetz stated that two wrongs don't make a right and the Board invited them so he would like to see a more businesslike approach to how the meetings are conducted.

5. Discussion of Lake Bank Checklist

Mr. Schuetz asked that this item be tabled until the next meeting when all Board Members will be present. Mr. Janiec stated that a checklist should only include what is the CDD's responsibility and what we're charged with maintaining below the high water line. Mr. Wright added that this also includes 20 ft. upward of the high water line and further noted that he would distribute the Environmental Resource Permit which will show the line of elevation.

6. Focus Areas for 2025 (ADDED)

Mr. Janiec stated that the Board should have discussions on the goal areas of littoral implementation, oversight of invasive & weed control, status of diffusers and environmentally sound practices for the community. Mr. Wright stated that the past best practices manual was for downspouts. Mr. Janiec suggested the Board identify things that are important for the lake quality. Mr. J. Robinson stated that he was uncomfortable with all the cleaning of driveways and other areas that go into the lake over and over again. Mr. Schuetz opined that these were great points and perhaps the Sustainability Committee could help. Mr. Janiec suggested a goal of having a draft document to present to the HOA in 9-12 months. Mr. C. Robinson stated that the ACC allows roofs to drain into the lake and he has not seen one done correctly yet.

Mr. Ellabarger suggested considering CDD annual actuals versus the budget stating it is not clear in the audit how surplus and deficits are handled in the close out process. Ms. Meneely stated that financials could be added to the monthly book if desired. Mr. Schuetz suggested a primer to understand the budget before the budget process. Mr. Janiec suggested Mr. Ellabarger bring some clarity of what he wants discussed.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Meneely noted that the next meeting was scheduled for January 21, 2025, at 3:00 p.m.

2. Engineer's Report

a. Status of Previously Discussed Stormwater Best Practices Manual

Mr. Wright stated, as he mentioned earlier in the meeting, that he suggests that the HOA consider four things – lake level recording, reimplementing the drainage handbook, making sure the storm structures are free from debris and reimplement the quarterly water quality reports with the suggestions Mr. Janiec had made regarding the form. Mr. Janiec stated that the report was greatly improved as a lot of the comments were taken to heart. Mr. Janiec further stated that with the HOA transferring to Advanced Aquatics, the HOA is asking the District to pay for the two extra water quality reports. Mr. Wright went over the history, stating that the discussions in the past was to go to semi-annual testing, but with the current issues, he recommended having them done four times a year. Ms. Meneely indicated there was \$10,000 in special projects that could be used to help pay for the reports since the HOA took over the littoral project. Mr. J. Robinson noted that it was not the CDD's job to pay for the reports. Mr. Ellabarger advised that he had spoken with Randy about the issue and thought they were going to increase the budget but that did not happen. Mr. Schuetz noted that he heard the HOA had extra funds from the littoral project that may be able to be used for sampling but he would recommend a separate company other than Advanced Aquatics to do the testing so it's not all under one vendor. Mr. Janiec summarized and Mr. Haber agreed that it was not appropriate for the District to fund since the HOA takes care of the lake management. Mr. Wright added that the littoral plantings were the best thing that can be done and the water quality reports were looking good which is progress. He also stated that there was a baseline report about seven years ago of sedimentation on the bottom of the lake and he will dig out and keep an eye on the situation to see if there are any differences. Mr. Janiec added that he has a concern with accumulation of muck and maybe the District should prepare a report about every five years of a transection. Mr. Shuetz mentioned that there were three large bodies of water and Wright agreed that there should be a variety of tests and will pull out the past report.

3. Attorney's Report

Mr. Haber had nothing further at this time.

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. Shuetz wanted to add to the discussion regarding 2025 goals that the sedimentation might be a focus and he would like to know the cost. He also suggested looking at a long-term goal of Audubon Certification for the community. Mr. Wright stated that the certification was typically for golf courses and was not sure if it was common for this type of development but will look into it. Mr. Janiec stated that the water quality in general was a good quality and now he can see the trends.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Janiec, seconded by Mr. J. Robinson and passed unanimously adjourning the Regular Board Meeting at 4:35 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

From: Kara Blewett <kblewett@kwpmc.com>
Sent: Monday, January 13, 2025 4:37 PM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Subject: RE: [EXTERNAL] Fw: VillW 2025-01-21 Regular Board Meeting Book.pdf

Hello Kathleen,

Advanced Aquatic was on property 1/9 with two boats and two atv's to begin servicing our lakes. HOA management met with Carlton, Supervisor, about their plan of attack. They want to control the weeds to ensure littorals have a good start. Jason with advanced aquatic will be on property to present at a Townhall meeting set for 2/3 early afternoon. He will specifically be sharing information on their services, our lakes, and the road ahead. They will be collecting water for our first water quality test through AA as well.

Their aerator team has been on property several times and they are drafting their first report of findings. Unfortunately, I do not have the report at the moment but we expect to receive it later this week. They have already identified several cabinets that are in good condition but several others that will need attention – specifically, 13/14 as tree roots are lifting a portion of the box and could be impacting the air flow, among other items.

Thank you,

Kara Blewett, LCAM

General Manager

KW PROPERTY MANAGEMENT & CONSULTING
VillageWalk Bonita Springs
15291 Latitude Drive
Bonita Springs, FL 34135
239-498-7000
kblewett@kwpmc.com

From: Randy Vanalstine <randyvanalstinevillagewalk@gmail.com>
Sent: Tuesday, January 14, 2025 1:47 PM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Cc: Kara Blewett <kblewett@kwpmc.com>
Subject: Re: [EXTERNAL] Fw: VillW 2025-01-21 Regular Board Meeting Book.pdf

Kathleen: Here is my report for your January meeting. thanks for adding it.

Hello

Coincidentally the Littoral Advisory Group is having our first meeting the morning of January 21 at 10:00 with Advanced Aquatics. We will be discussing sites for Littorals for beautification and Littorals to address areas of erosion. In addition we will be discussing coordination with Briteview, Napier Irrigation and fertilization/spraying as it relates to Littoral plantings. The Town Hall meeting for the community planned for February 3 will, in part, introduce the concept of Littorals to our residents in an effort to create enthusiasm and appreciation for the program. Next month we will have specific sites for Littoral plantings to report that the Advisory Group and Advanced Aquatics have mutually agreed to be the first to be planted in 2025.