



**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
APRIL 15, 2025
3:00 P.M.**

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

www.villagewalkofbonitaspringscdd.org

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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
April 15, 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. March 18, 2025 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. HOA Report Update.....Page 6
 - 2. Low Water Path Forward with HOA Subcontractor Advanced Aquatics
 - 3. Discussion on Best Environmental Practices
 - 4. CDD Website: Document Posting Proposal.....Page 7
- I. Administrative Reports
 - 1. Manager’s Report
 - Next Meeting Date – May 20, 2025
 - 2. Engineer’s Report
 - 3. Attorney’s Report
- J. Comments from the Public for Items Not on the Agenda
- K. Board Member 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 April 15, 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 Manager’s Office**”), during normal business hours, or by visiting the District’s 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 Manager’s 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 Manager’s 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

PUBLISH: NAPLES DAILY NEWS 04/04/25

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 18, 2025**

A. CALL TO ORDER

The March 18, 2025, Regular Board Meeting of the Village Walk Community Development District (the “District”) was called to order at 3:02 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 March 7, 2025, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors present:

Chairperson	Greg Janiec	Present
Vice Chairman	Jerry Robinson	Absent
Supervisor	Dan Ellabarger	Present
Supervisor	JB Schuetz	Present
Supervisor	Clay 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 (via phone)	RWA, Inc.

Also present were the following: Jeff Walker of Special District Services, Inc. (via phone); and Dolores Damiano-Szafran and Randy Van Alstine.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Meneely requested and it was the consensus of the Board to take the proposed budget first.

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. February 18, 2025, Regular Board Meeting

The February 18, 2025, Regular Board Meeting minutes were presented for consideration.

Mr. Janiec indicated that Item H5 should read “Janiec,” not “Janie,” as follows: “Mr. Janiec suggested giving the final documents to the HOA as best practices recommendations.”

Mr. Schuetz noted under Item F1, “Shuetz” should be “Schuetz.”

A **motion** was then made by Mr. Janiec, seconded by Mr. Schuetz and passed unanimously approving the minutes of the January 21, 2025, 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 Update

Ms. Meneely advised that the report was on Page 6 of the meeting booklet. Mr. Schuetz asked that the report be more specific on items and gave examples such as explaining the remedy for erosion and the changes with the lakes contract that were more favorable for the community, which were all mentioned in the report. He also questioned if on Seastar something had been eliminated since there was an “X” on one of the maps the HOA had provided. Ms. Meneely stated she would pass along the comments to Village Manager Kara Blewett.

Mr. Janiec stated that the Advanced Aquatic reports were good, brief and gave the reasons why things happened the way they did.

2. Maintenance of VillageWalk West Wall

Mr. Janiec stated that this was an issue brought up by the HOA and noted that some mulching had been done since the last meeting. Mr. Haber stated that he had reviewed the agreement with the City regarding the area and indicated that they were responsible for initial landscaping and irrigation but maintenance was not clear and they would definitely not maintain what was on private property. Mr. Janiec noted that the community should be thankful for what the City did and Mr. VanAlstine added that he believed the community got what was promised. Mr. Ellabarger asked who would replace a tree if it died and Mr. VanAlstine stated he would have to look into that. Mr. Schuetz asked about the ditch and Mr. VanAlstine stated that he was not sure where the line was for City and private land but they mow all of it. Mr. Ellabarger stated that he had looked at the maps and the line was in the middle of the ditch.

3. Bonita Beach Road Street Lighting Correspondence

Mr. Ellabarger stated that on February 18th, a homeowner had emailed the Bonita Beach Mayor regarding a request for median lights on Bonita Beach Road, as it could be a safety issue. Mr. Ellabarger noted that he had checked the records and noted that only one accident had occurred and it was in the afternoon. He continued that other developments had lighting and some did not; he suggested the Board either tell the homeowner that the request was reviewed but a decision was made not to pursue lighting or to jointly review with the HOA and talk to Bonita National about a joint study. Mr. Janiec stated that his preference was not to pursue lighting as it had not proven to be a safety issue pursuant to the data. Mr. C. Robinson added that there was uplighting at the entrance to VillageWalk that gives a clear visual. After discussion, Mr. Ellabarger stated he would like to confirm the accident data with the sheriff’s office and then

would draft a response for the manager to send to the resident who sent the letter, noting the CDD, via consensus, did not take any action on the matter.

4. Discussion on Best Environmental Practices

- **Pool Water Discharge BMP Comments**

Mr. Janiec indicated that he had distributed the document at the prior meeting and asked if there were any additions. Mr. Schuetz stated he had no additions but thought it was a very thorough document. Mr. C. Robinson stated that he was still looking for the Orange County document that he brought up at a prior meeting but added that the report Mr. Janiec put together was short, sweet and simple to understand. Mr. Wright noted that a drainage handbook was put together a few years ago for the HOA to distribute and this would be valuable information to add to it. It was consensus of the Board to give the information to the HOA for dissemination.

5. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Resolution No. 2025-01 was presented, entitled:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

Mr. Walker went over the proposed budget, noting that it keeps the assessment amount the same as it has been in years past.

A **motion** was made by Mr. C. Robinson, seconded by Mr. Janiec and passed unanimously adopting Resolution No. 2025-01, as presented, setting the Public Hearing for June 17, 2025.

I. ADMINISTRATIVE MATTERS

1. Manager’s Report

Ms. Meneely advised that the next meeting was scheduled for April 15, 2025.

2. Engineer’s Report

Mr. Wright stated that it was the time of year for lake bank inspections and asked the Board if they wanted to spend the money to do one this year. He noted there had not been much change and generally the District has been doing one every other year. He added that the report gets handed off to the HOA for repairs. Discussion ensued noting that last year’s report was still being used by the HOA. It was consensus of the Board to delay the inspection this year.

3. Attorney’s Report

There was nothing further from Mr. Haber.

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

Ms. Damiano-Szafran asked about the littoral planting location changes after reviewing the engineer's report and Mr. VanAlstine stated that no changes had been made. She asked about posters advertising the littoral plantings and Mr. Schuetz suggested an email blast from the HOA. Mr. Janiec added that advertising was an HOA issue and it would help quell rumors that the plantings would be in everyone's backyards.

K. BOARD MEMBER COMMENTS

Mr. Ellabarger noted that he would like to see certain maps on the CDD's website. Ms. Meneely stated that there had been ADA issues with information on the District's website and so only required information has been posted in the past. Mr. Haber confirmed the ADA issues and Mr. Janiec stated that he would ask the HOA to put them on their website since they do not have the same requirements as a governmental entity.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Janiec, seconded by Mr. Schuetz and passed unanimously adjourning the Regular Board Meeting at 4:11 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

From: Kara Blewett <kblewett@kwpmc.com>
Sent: Tuesday, April 8, 2025 9:31 AM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Subject: cdd villagewalk

Hi Kathleen,

The HOA, BrightView, and Advanced Aquatic met to go over the lake levels and high water marks. This meeting helped us determine where weed control would start and end for each group. We also discussed the small areas of littorals that are already established – primarily in quad 1 – and discussed a maintenance program for those as they are getting full of weeds as well. Littoral plantings have been delayed just a little because the water level dropped so suddenly. We want to ensure we plant at an appropriate time as Adv. Aquatic does provide some level of guarantee.

Aerator Cabinet 15 – landscaping cleaned up (roots) and new cabinet replaced this week. As of 4/4 Maintenance checked all aerator cabinet locations. Other than 15, all cabinets were running but 12 aerators were not bubbling.

I will forward Randy’s updates once received.

Thank you,

Kara Blewett, LCAM
General Manager

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PURPOSE:

Provide a review of current document postings and proposed additional postings to the VW CDD website

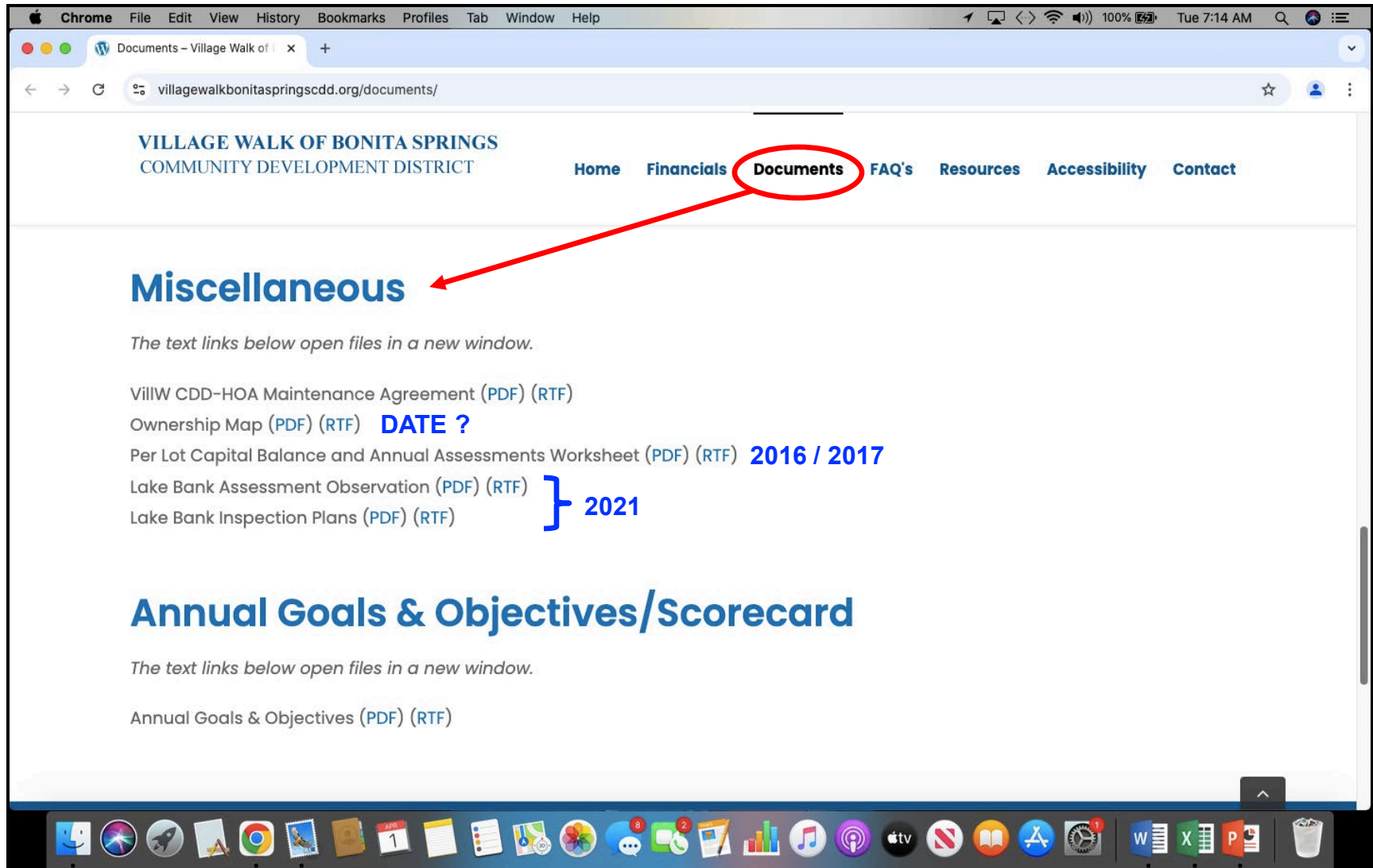
PROCESS:

- Current Postings (VW CDD Website)**
 - **Action Required**
- Proposed Additional Postings**
- Discussion**

PRODUCT:

Concurrence with the current document action required and proposed additional postings to the VW CDD website

CURRENT POSTINGS:



CURRENT POSTINGS:

Action Required:

- 1. Update as needed**
- 2. All postings must be dated and reference source**
- 3. All future modified postings (adds / deletes) require review and approval by VW CDD**

PROPOSED ADDITIONAL POSTINGS:

1. LAKE NUMBERING MAP

Source: 2021 Lake Bank Exhibit from RWA

Project No.: 050018.00.11

File Name: 02 Lake Bank Assessment-06-18-21

2. DIFFUSER / AERATOR MAP

Source: CDD / HOA collaboration

Dan Ellabarger pdf. (2 Apr 2025)

3. FINAL LITTORAL MAP (PHASE I)

Source: Kathleen Meneely email to CDD (13 Mar 2025)

4. BONITA BEACH ROAD “LIMITED EASEMENT AGREEMENT”

Source: Wes Haber email to Dan Ellabarger (14 Mar 2025)

DISCUSSION?