



VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

**LEE COUNTY
REGULAR BOARD MEETING
MAY 20, 2025
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
May 20, 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. April 15, 2025 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. HOA Report Update.....Page 6
 - 2. CDD Website: Document Posting Update.....Page 7
 - 3. Discussion on Best Environmental Practices
- I. Administrative Reports
 - 1. Manager's Report
 - Next Meeting Date – June 17, 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

Publication Date
2025-05-12

Subcategory
Miscellaneous Notices

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 May 20, 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

May 12,2025 11295732

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 15, 2025**

A. CALL TO ORDER

The April 15, 2025, 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 April 4, 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	Present
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	RWA, Inc.

Also present was Dolores Damiano-Szafran.

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

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

F. APPROVAL OF MINUTES

1. March 18, 2025, Regular Board Meeting

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

Mr. Janiec asked that Item H1, paragraph 2, read: the reports “provided possible causes for results outside of established standards.” He also asked that paragraph H4 state “for their consideration and future use.”

A **motion** was then made by Mr. J. Robinson, seconded by Mr. Schuetz and passed unanimously approving the minutes of the March 18, 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

Ms. Meneely presented the report in the agenda and it was noted that no one from the HOA was present to answer questions. Mr. Ellabarger asked how long the littoral planting project would be delayed and Mr. Janiec stated that it dependent on when the rain came.

2. Low Water Path Forward with HOA Subcontractor, Advanced Aquatics

Mr. J. Robinson opined that the water levels were not at a critical or historic low and the age of the community contributes to an antiquated rain sensor system. Mr. Janiec stated that as part of best practices, ideas can be collected with suggestions on how to conserve water. Mr. Schuetz stated that the community should go on a voluntary water restriction schedule. There was general discussion regarding the CDD’s role in this issue with Mr. C. Robinson stating that it impacts the quality of water and littorals. Mr. Schuetz stated that the HOA was a bit ahead of the curve on their proposed planting dates of the littorals, noting that the rainy season does not start until a few weeks into May or possibly June. He added that Lee County had water restriction ordinances that can also be referenced. Several other suggestions were made, and it was the consensus of the Board that water conservation ideas be sent to Ms. Meneely to forward to the Chair to put together a letter to the HOA with the suggestions.

3. Discussion Regarding Best Environmental Practices

Mr. Janiec stated that previously the Board discussed pool water discharge best practices and that if there were other ideas for recommended practices, the Board Members should bring those ideas to the meetings. He noted that the idea was not to give direction, but rather to provide recommendations to the HOA as they update their guidelines. Mr. Janiec asked Mr. Haber to clarify if conservation of the lakes was a CDD issue and Mr. Haber stated that recommendations, as opposed to direction, was the right path.

4. CDD Website: Document Posting Proposal

Ms. Meneely stated that this issue was presented at the last meeting and asked Mr. Janiec if the HOA had agreed to put the requested documents on their website. Mr. Janiec responded that the HOA responded that they would, when convenient. Mr. Ellabarger opined that he believed the CDD website should be used for CDD business, as he frequently refers to it. Ms. Meneely went over the ADA issues that special district websites have encountered in the past and Mr. Haber explained what was desired for accessibility. Mr. Ellabarger went over the documents on the

website, noting that some needed updating. He proposed adding four additional documents to be uploaded to the site as well as dates added to the document titles.

A **motion** was made by Mr. J. Robinson, seconded by Mr. C. Robinson to upload the additional documents onto the CDD website.

Mr. Haber stated that the documents could be added but it was not free to ensure that they were ADA compliant. He suggested that the Board may want to have a company who will assure them that the documents are in an ADA compliant format before posting. Mr. Schuetz suggested that it may be more fruitful to just put it on the HOA website and Mr. Janiec stated that the Board did not have control over that website. Ms. Meneely indicated she could find out what it would cost to insure the documents meet the ADA requirements and bring that information back to the Board.

Discussion ensued and Mr. C. Robinson **withdrew his second** with a consensus of the Board to look into a price for making the documents compliant.

Mr. Schuetz stated that the requested littoral map for the website needed to be updated and Mr. Ellabarger suggested that a new map be provided before it is put on a website. Mr. C. Robinson reminded the Board that this was an HOA project and therefore should be on their website. Mr. Schuetz stated that he would like to see bridge numbers added to the Lakes Map. Mr. Wright stated that he could get the maps updated with the numbers.

It was consensus Of the Board to table the website additions until a commitment is received from the HOA for adding the items to their website, noting that Ms. Meneely could still obtain the cost for making the documents accessible and updating the documents on the site where needed.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Meneely advised that the next meeting was scheduled for May 20, 2025, for which she will not be in attendance. She noted that Michelle Krizen would attend in her absence. Mr. Schuetz stated he would not make the meeting either and Mr. C. Robinson indicated he may not be available. The rest of the Board Members indicated they would attend.

2. Engineer's Report

Mr. Wright stated that the value of the data being received in water quality and other reports continues to increase. He asked where reading the staff gauges ended up with the Board, noting that Mr. J. Robinson had volunteered to read but the gauges are unreadable. Mr. Janiec stated he would check with the HOA on making the gauges accessible. Mr. Wright stated that he believed there was a sedimentation study done several years ago but does not have it in his records, noting it would provide a good baseline. Ms. Meneely stated that she would look into the District's records, but it did not sound familiar and may have been done by the previous HOA president. Mr. Janiec stated that he would ask management to look in their files for the report. Mr. Wright added that this was not a pressing issue since the community was getting good water quality reports and he would recommend doing such a study if things become problematic.

3. Attorney's Report

There was nothing further from Mr. Haber.

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. Schuetz went over the pond watch reports noting that it was not official but showed that Advanced Aquatics were getting the torpedo grass under control, and they had been handling the upland pepper bush on Lake 26. **Mr. Jerry Robinson** stated that the community will not know if the torpedo grass is under control until the water levels come back. He continued by noting that there were diffuser issues with Mr. Janiec stating that the HOA was committed to getting them where they should be. Mr. Schuetz stated that Advanced Aquatics was doing a good job fixing the aerators and diffusers, further noting that only a few were not working. Discussion ensued on what was working and what was not with Mr. Janiec reminding the Board to give the new contractor time to get things satisfactory.

Mr. Ellabarger asked about the statutory requirements for District websites noting that Bonita National did not have any of their engineering reports on their website. Ms. Meneely noted what all SDS district websites had on their websites, and that the attorney could provide information on what was statutorily required.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. J. Robinson, seconded by Mr. Janiec and passed unanimously adjourning the Regular Board Meeting at 4:36 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

From: Kara Blewett <kblewett@kwpmc.com>
Sent: Wednesday, May 7, 2025 1:52 PM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Cc: Randy Vanalstine <randyvandalstinevillagewalk@gmail.com>
Subject: CDD Report

Hello,

Association is still holding for more rain before we start installation of new littorals. We still estimate end of May/beginning of June. We have moved forward with a plan for maintenance of the existing and new littorals all around the community with Adv. Aquatic.

Front entry fountain: Remains at KASCO manufacturing for warranty repairs. Will be returned and reinstalled once repairs have been made. This is why we were seeing poor spray and unreliable activity.

Aerators: As of 5/7/25 – All aerators have been checked by maintenance for the month. We have a proposal to replace the broken diffuser at Sea Start and VW Blvd. There is a diffuser at laughing Gull and Sea star that is out of the water, and another one at the end of Pisces and Quiet Water. Cabinet 15 has been fully replaced with a more efficient motor.

The Adv. Aquatic team arrives weekly for lake bank treatment and prep of littoral planting zones. Now that the water levels have gone down so much, we are finding a few erosion spots we are addressing that were not visible when water was higher.

All maps are available on VillageWalk website under CDD tab.

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
www.kwpmc.com

PURPOSE:

Provide a status update on current document postings and proposed additional postings to the VW CDD website

PROCESS:

- ☐ **Revisit current VW CDD website postings**
 - **Website requirements for Florida Special Districts (includes CDDs)**
 - **“Action Item” update from April CDD 2025 meeting**
- ☐ **Proposed additional postings to CDD website and action item status**
- ☐ **Discussion?**

PRODUCT:

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

WEBSITE REQUIREMENTS FOR FLORIDA SPECIAL DISTRICTS (CDDs):

“Section 189 FL Statues requires all special districts (includes CDDs) to maintain an official website with specific content”

❑ Minimum postings:

- **Rates or amount of tax assessments for the current FY**
- **Final financial audit report for recently completed FY**
- **Budget information (tentative and final)**
- **Meeting information**
 - **Regular public meeting schedule**
 - **Meetings and workshop agendas**
 - **Meeting material**

❑ Accessibility:

- **All content must comply with ADA and Rehabilitation Act requirements**
 - **For website postings, Special District Services converts PDF files to RTF using Adobe Writer**
 - **No incremental cost**

THE VW CDD WEBSITE IS IN COMPLIANCE

SOURCE: WEBSITE REQUIREMENTS



**Website Requirements for Community
Redevelopment Agencies**

Webinar hosted by the Florida Redevelopment Association

Jack Gaskins Jr., Special District Accountability Program

June 18, 2019



<https://my.redevelopment.net/wp-content/uploads/2019/09/Webinar-CRA-Website-Requirements-2019-DRAFT.pdf>

“ACTION ITEM” UPDATE FROM APRIL 2025 CDD MEETING:

The current miscellaneous website postings are not “statutory requirements” but are discretionary additions from our CDD predecessors

1.VW CDD – HOA Maintenance Agreement

No further action required

2.Ownership Map

No further action required

3.Per Lot Capital Assessments Worksheet

No further action required (Updated by District Financial Director and reposted in the Financial / Assessment document section)

4.Lake Bank Assessment Observation

No further action required (Most recent 9 April 2024 posted)

5.Lake Bank Inspection Plans

Current posting June 2021 (Post most recent? Delete?)

PROPOSED ADDITIONAL POSTINGS TO CDD WEBSITE:

1. Lake Numbering Map

RWA to include bridge numbers then forward to District Manager for posting

2. Diffuser / Aerator Map

No further action required (OK to post)

3. Bonita Beach Road “Limited Easement Agreement”

No further action required (OK to post)

4. FINAL LITTORAL MAP (PHASE I)

Two options for posting:

Option 1. Post on HOA website

Option 2. Post on CDD website

- ***Add disclaimer verbiage***
- ***Sovereign immunity?***

DISCUSSION?