



# **VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
AUGUST 19, 2025  
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**  
**August 19, 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. June 17, 2025 Regular Board Meeting & Public Hearing.....Page 2
- G. New Business
  - 1. HOA Report Discussion.....Page 7
  - 2. Discussion Regarding Swimming Pool Discharge to VillageWalk Waterways.....Page 9
- H. Old Business
  - 1. Low Water Best Practices for Board Review
  - 2. CDD Website: Ownership Map Update
- I. Administrative Reports
  - 1. Manager’s Report
    - Next Meeting Date – September 16, 2025
  - 2. Engineer’s Report
  - 3. Attorney’s Report
- J. Comments from the Public for Items Not on the Agenda
- K. Board Member Comments
  - 1. Citizen Inquiry on CDD – Janiec
- L. Adjourn

Publication Date  
2025-08-12

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 August 19, 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](http://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](http://www.villagewalkbonitaspringscdd.org)

Aug 12, 2025 #11558115

**VILLAGEWALK OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 17, 2025**

**A. CALL TO ORDER**

The June 17, 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 May 28, 2025, and June 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 were Randy VanAlstine of the HOA and Dolores Damiano-Szafran.

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

Mr. Janiec requested the addition of discussions on pool water discharge and lake sampling. There was a consensus of the Board to add the items 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. May 20, 2025, Regular Board Meeting**

The May 20, 2025, Regular Board Meeting minutes were presented for consideration.

Mr. Janiec stated that under H2 the word “bake” should be bank. He also asked that in in the fourth paragraph it be added that the Chair provided a copy for the HOA’s attention.

A **motion** was then made by Mr. J. Robinson, seconded by Mr. C. Robinson and passed unanimously approving the minutes of the May 20, 2025, Regular Board Meeting, as amended.

Ms. Meneely then recessed the Regular Board Meeting and opened the Public Hearing.

## **G. PUBLIC HEARING**

### **1. Proof of Publication**

Proof of publication was presented that notice of the Public Hearing had been published in the *Naples Daily News* on May 28, 2025, and June 4, 2025, as legally required.

### **2. Receive Public Comment of Fiscal Year 2025/2026 Final Budget**

There was no public comment on Fiscal Year 2025/2026 Final Budget.

### **3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget**

Resolution No. 2025-02 was presented, entitled:

#### **RESOLUTION 2025-02 [FY 2025/2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. C. Robinson noted that the spelling of Interest on the bond payment line item needed to be corrected.

A **motion** was made by Mr. Janiec, seconded by Mr. J. Robinson and passed unanimously adopting Resolution No. 2025-02, as amended.

### **4. Consider Resolution No. 2025-03 – Adopting a Fiscal 2025/2026 Annual Assessment**

Resolution No. 2025-03 was presented, entitled:

#### **RESOLUTION 2025-03 [FY 2025/2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025/2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF**

**SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Janiec, seconded by Mr. J. Robinson and passed unanimously adopting Resolution No. 2025-03, as presented.

Ms. Meneely then closed the Public Hearing and reconvened the Regular Board Meeting.

**H. OLD BUSINESS**

**1. District Website – Document Posting Update**

Mr. Ellabarger stated that the website was now current and up-to-date. He reminded the engineer that he needed to confirm the Logan Road easement boundaries and Mr. Wright replied by stating that he would finish the review and forward it to the attorney for his review. He asked Mr. VanAlstine about getting the littoral map on the HOA's website and Mr. VanAlstine stated it had been on the site since March.

**I. NEW BUSINESS**

**1. HOA Report**

Mr. VanAlstine went over the report noting that there was no update on the littoral planting, as the lakes levels had dropped too low for planting. He added that the project would commence when there was more water in the lakes. He continued that the relocation of the aerator lines also required the water to be higher and was on the list of things to do. Mr. Schuetz requested that when the lines have been relocated that the diffusers on Lakes 2 and 28 be put back in action. Ms. Damiano-Szafran advised that their committee had prepared a poster on the littoral plantings for the community's information and that they were awaiting approval from the HOA for distribution.

**2. Applicability of Bonita Springs' Irrigation Ordinance**

Mr. Janiec stated that the community needed to follow this ordinance which regulates when and how to irrigate. Mr. Ellabarger stated that he would send a copy of the ordinance to Mr. VanAlstine. Mr. Schuetz went over the HOA's watering schedule and Mr. Janiec requested that the HOA make sure all the rain sensors were working. Mr. VanAlstine stated that the irrigation system was older and that it was being updated a bit every year.

**3. Low Water Best Practices for Board Review**

Mr. Janiec handed out a memo on the best practices for conserving water, noting that many of the suggestions had already been implemented by the HOA. He asked the Board to review the document and bring back their comments to the next meeting. Mr. J. Robinson noted that the irrigation zones in the community vary on times and the length of time running so they may want to look at that to make sure they are not over or underwatering.

**4. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule**

Resolution No. 2025-04 was presented, entitled:

**RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Janiec, seconded by Mr. J. Robinson and passed unanimously adopting Resolution No. 2025-04, as presented.

**5. Consider Appointment of Audit Committee and Approval of Evaluation Criteria**

A **motion** was made by Mr. C. Robinson, seconded by Mr. Schuetz and passed unanimously appointing the entire District Board as the Audit Committee and approving the Evaluation Criteria, as presented.

**6. (ADDED) Discussion on Pool Water Discharge**

Mr. Janiec advised of a conversation with Mr. VanAlstine on the issue about handling discharge issues. Mr. VanAlstine explained that the HOA did not have power over the lakes or pool cages so they cannot regulate the issue but could provide criteria for homeowners to follow. Mr. Janiec handed out a memo on guidance from the FL DEP on handling such discharges. Mr. C. Robinson stated that there was nothing in the guidelines to cover re-doing or re-habilitating pools which is the most likely event to take place in the community. Mr. Janiec stated that if the guidelines were not followed, the homeowner risks a fine from the County and/or State, noting that the information would alert residents what they should or should not do. Mr. C. Robinson stated that it would help to get the document down to one page and volunteered to shorten the memo. Mr. Schuetz commented that it would also be helpful to produce a posterboard with the main points that will be easily noticed by residents. It was consensus of the Board to give the document over to the HOA for distribution once it has been shortened. Mr. Ellabarger asked about putting this on the HOA's agenda and Mr. VanAlstine stated it was expensive to formally add to their formal documents but maybe it could be added to the Rules & Regulations that residents need to pick up the forms. There was a consensus of the Board to continue the discussion at a future meeting.

**7. (ADDED) Discussion on Lake Sampling**

This item was not discussed at this time.

**J. ADMINISTRATIVE MATTERS**

**1. Manager's Report**

It was noted that the next meeting was scheduled for July 15, 2025.

Ms. Meneely went over the meeting schedule and there was discussion over who could make the July meeting. There was a consensus of the Board to cancel the July meeting if it was found not to not have a quorum.

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

Mr. Wright stated that hurricane season was upon us and the maintenance schedule for the rainy season should be pulled out and republished. He explained that every three years the interconnects are maintained and every five years the stormwater system from the roads is checked. He continued that he would check the schedule with Mr. VanAlstine and also stated that the HOA should make sure the control structures were free of debris.

Mr. Janiec asked about the new development by Speedway and expressed concerns of it impacting water flow. Mr. Wright responded that every property gets its fair share of discharge and is monitored by the regulatory agencies. He continued that there were no concerns for VillageWalk.

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

There was no Attorney's Report at this time.

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

Ms. Damiano-Szafran stated that Island Walk was holding a fishing tournament for invasive species and it may be an event that the community would want to consider. Mr. VanAlstine added that Advanced Aquatics indicated that there are way too many tilapia in the lakes so this may be a good idea. Mr. J. Robinson stated he would look into having such an event. Mr. Janiec suggested that when looking into the idea to check if cast nets could be used.

## **L. BOARD MEMBER COMMENTS**

Mr. Schuetz thanked Mr. Wright for putting all the information on one map. He also mentioned that he had attended the Florida Aquatic Shore Course and thanked Florida Aquatic for taking care of some issues in the community.

## **M. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Janiec, seconded by Mr. C. Robinson and passed unanimously adjourning the Regular Board Meeting at 4:10 p.m.

---

Secretary/Assistant Secretary

---

Chair/Vice-Chair



**From:** Kara Blewett <[kblewett@kwpmc.com](mailto:kblewett@kwpmc.com)>

**Sent:** Wednesday, August 6, 2025 9:31 AM

**To:** Kathleen Meneely <[kmeneely@sdsinc.org](mailto:kmeneely@sdsinc.org)>

**Subject:** RE: [EXTERNAL] Fw: VillW 2025-08-19 CDD Regular Board Meeting Book.pdf

Hi Kathleen,

Adv, Aquatic has started the littoral plantings. As of 7/29, they were waiting to plant the gold canna and blue flag iris. They were waiting on better plants from the nursery. A planting layout is attached.

Littoral maintenance has started for the new plants, and continues for the established areas of littorals.

We are working on replacement aerator parts to enhance the system and replace items that are on their way out. The team is also relocating the diffusers to their correct locations – they are finding many fishing lines have been tangled up.

I previously forwarded the water sample report from Water Science. I have requested we look at the schedule for our next fall sampling with Advanced Aquatic instead.

Thanks!

**Kara Blewett, LCAM**

***General Manager***

KW PROPERTY MANAGEMENT & CONSULTING

VillageWalk Bonita Springs

15291 Latitude Drive

Bonita Springs, FL 34135

239-498-7000

## Village Walk of Bonita Springs

Planting Design is shown below

Each Planting Location will have a total of 575 plants

- 
- 2 clumps of Blue Flag Iris (30 plants)
  - 3 clumps of Swamp Lily (45 plants)
  - 2 rows of Golden Canna (200 plants)
  - 1 row of Arrowhead (100 plants)
  - 1 row of Pickerelweed (100 plants)
  - 1 row of Spikerush (100 plants)

# Swimming Pool Discharge to Village Walk Waterways



Your HOA and CDD ask for your help to protect our lakes and wildlife. Chlorinated pool water is toxic to our fish and plants. Even a salt pool contains chlorine. Before draining your pool follow the State of Florida guidelines to insure you do your part to protect. Be sure your pool contractor observes this as well.

## **Guidance From FL Department of Environmental Protection** FL Statute: 62-624.200(2)(q)

To help protect Florida's environment, the following best management practices must be followed when draining swimming pools or discharging filter backwash into the environment.

- Avoid draining/backwashing your pool during periods of drought. Do not drain your pool when watering restrictions are in place.
- Before draining your pool, allow the water to stand for at least 48 hours after the last addition of chlorine or until the free chlorine residual is  $\leq 0.01$  mg/L or 0 PPM. (If you need to drain your pool quickly, you can purchase chlorine-neutralizing chemicals such as sodium thiosulfate at your local pool supply company.)
- Test the free chlorine residual before discharging. A free chlorine residual should not be detected and should be clear and colorless. The chlorine residual can be tested using a standard pool test kit.
- The water should be clear and free of solids.
- The pH must be between 6.5 and 8.5 before it is discharged.
- Algaecides containing copper or silver can interrupt algal and plant growth in surface water bodies and should be used with caution. Follow the manufacturer's instructions before discharging water that has had an algaecide added recently.
- Control the rate of discharge to avoid erosion.
- Direct the discharge over a vegetated surface so that some level of filtration can occur.
- Do not discharge on areas recently treated with herbicides or pesticides.

Additional information may be found at:

[https://floridadep.gov/sites/default/files/FGLP\\_BMP\\_%20STORMWATER\\_POLLUTION\\_PREVENTION\\_2020.pdf](https://floridadep.gov/sites/default/files/FGLP_BMP_%20STORMWATER_POLLUTION_PREVENTION_2020.pdf)