



VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

**LEE COUNTY
REGULAR BOARD MEETING
NOVEMBER 18, 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
November 18, 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. October 21, 2025 Regular Board Meeting.....Page 2
- G. New Business
 - 1. HOA Report Discussion.....Page 7
- H. Old Business
 - 1. Littoral Project Update
 - 2. Review of Engineering RFQ.....Page 9
- I. Administrative Reports
 - 1. Manager’s Report
 - Next Meeting Date – December 16, 2025
 - 2. Engineer’s Report
 - Report on Map Updates
 - 3. Attorney’s Report
 - Pothole Update.....Page 15
- J. Comments from the Public for Items Not on the Agenda
- K. Board Member Comments
 - 1. Financial Narrative Board Approval for CDD Website Posting.....Page 16
- L. Adjourn

Publication Date
2025-11-07

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 November 18, 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
11/7/25 #11788066

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 21, 2025**

A. CALL TO ORDER

The October 21, 2025, Regular Board Meeting of the Village Walk Community Development District (the “District”) was called to order at 3:35 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 October 10, 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

Also present was Delores Damiano-Szafron.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Janiec requested the addition of a discussion concerning an email from the engineer. It was the consensus of the Board to address this item under the Manager’s Report

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

Ms. Damiano-Szafran thanked the Board for their support on the littoral project, noting the plants went in the first week of August. She also indicated that the Garden Club was no longer involved and had moved on to the next project but also pointed out that our littoral project was modeled after the one in Island Walk was so successful because residents were involved and continued to meet with the contractor. Mr. C. Robinson asked if Ms. Damiano-Szafran felt there were qualified people to manage the project on the HOA board and she responded that there were a lot of knowledgeable people and they claimed that they had the necessary expertise. She did mention that the Garden Club prepared a poster regarding the project but never got the go

ahead to post it. Mr. Janiec stated that he sees emerging vegetation in some areas and other sites look like nothing was planted so he asked if the plantings were healthy. Mr. Schuetz stated that he had put together a report that would be addressed further into today's meeting agenda.

F. APPROVAL OF MINUTES

1. August 19, 2025, Regular Board Meeting

The August 19, 2025, Regular Board Meeting minutes were presented for consideration.

A **motion** was made by Mr. Janiec, seconded by Mr. C. Robinson and passed unanimously approving the minutes of the June 17, 2025, Public Hearing & Regular Board Meeting, as presented.

G. NEW BUSINESS

1. HOA Report Discussion

Mr. Schuetz wondered if there was a pattern on why aerators went out, noting the warning light on the east fountain.

Regarding the new cabinet and compressor on Pond #6, he questioned if it took care of all the diffusers in that area. Mr. Janiec stated that it looked like it did.

Regarding the size of the new double compressor and manifold on Pond 18, he asked if it would take care of other diffusers and if so, he indicated that renumbering might be required.

Regarding the littoral plantings, Mr. Schuetz stated he would like to see a schedule of what was planted and the quantities, as the original proposal was for 15 locations with 575 plants, which would be 9 plants per sq ft. He opined that the plantings were far from that and not planted to that proposal. He noted the front lakes looked nice and handed out a review sheet of his observations as far as locations and the quantity observed of plantings. Mr. J. Robinson stated that he had fished the entire community, and the plants seemed spaced too far apart with Mr. Janiec questioning how long they took to spread. Mr. Schuetz stated it could take 3-5 years, depending on the weather. Mr. Janiec suggested the Board Members write their question down and send them to Ms. Meneely who could forward them to the HOA for clarification on the plantings. He continued that the expectation was that it would look like Island Walk, but right now it looked like weeds. Mr. Schuetz explained that his chart showed the average quantity of what was there today. Mr. C. Robinson stated that it looked like someone mowed down all the plants on Islet. Mr. Janiec expressed concern that the community was not going to get the look they wanted with Mr. Schuetz stating there were guarantees in the proposal. Mr. Janiec reiterated that Board Members should write their questions down and send them to Ms. Meneely so that she can forward them to the HOA.

Mr. C. Robinson stated that the HOA was looking for a response on the Bonita Beach Road potholes, and he has put together a report. Mr. Janiec asked if Mr. Haber had been able to determine who owned what and suggested that Mr. C. Robinson send his report to Mr. Haber to determine which areas need to be forwarded to Bonita National for repair. Mr. Ellabarger noted that the cracks were small and discussion ensued about the ROW locations and maintenance responsibility of different areas. Mr. Haber stated that ROW or not, there was an argument that it was Bonita National's responsibility. He furthered that he would review the report once sent and inform Bonita National about the repairs.

Ms. Meneely stated that the HOA had contacted her after their report had been submitted for the agenda to let her know that Advanced Aquatics was scheduling their next water quality testing. Mr. J. Robinson indicated that the company was out testing today.

2. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-05 was presented, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Ellabarger noted that he had sent some questions to Jeff Walker of SDS and was awaiting clarification on the amended budget.

A **motion** was made by Mr. Janiec, seconded by Mr. J. Robinson and passed unanimously adopting Resolution No. 2025-05, as presented.

3. Consider Resolution No. 2025-06 – Goals and Objectives Annual Report

Resolution No. 2025-06 was presented, entitled:

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; 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. 2025-06, as presented.

H. OLD BUSINESS

1. CDD Website: Ownership Map Update

Mr. Ellabarger stated that he had issues that needed to be addressed on the ownership map concerning Parcels 17, 18 and 19. He walked the Board through the areas of concern that were included in the agenda packet. Mr. C. Robinson stated that some of the concerns were just drafting errors that were easily correctable. Discussion ensued regarding specifying who had maintenance responsibility for various areas and Mr. Janiec noted that this was an ownership map and it was a moot point, as the HOA is the District’s maintenance contractor. He noted that the corrections were for the engineer to fix on the map.

I. AUDITOR SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

Mr. Janiec indicated that he had gone through the proposals and noted that Grau & Associates was cheaper and had prepared the community's audits for years.

A **motion** was made by Mr. Janiec, seconded by Mr. J. Robinson and passed unanimously selecting Grau & Associates as the District's auditor.

J. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Meneely noted that the next meeting was scheduled for November 18, 2025.

Ms. Meneely stated that an e-mail had been received from the engineer indicating that RWA planned to resign as the District's Engineer. Mr. Haber went over the Consultants Competitive Negotiations Act, noting that an ad would be published and RFP's received solely based on qualifications. He noted that the Board could review on qualifications only and explained how firms were ranked and negotiated with in order of ranking. Mr. Janiec asked if the Board could have input on the RFQ and Ms. Meneely noted that she could put the criteria on the next agenda. There was a consensus of the Board to add that item to the next meeting agenda. Discussion ensued regarding rates and services and Mr. Haber noted that their firm and SDS represent districts throughout the State and know the standard rates throughout Florida. He also stated that he had a form of agreement used for terms and conditions once services and rates have been negotiated.

2. Engineer's Report

There was no Engineer's Report at this time.

Discussion ensued about the tasks they would like to see the engineer complete before he leaves. Mr. Janiec stated that they would like the AutoCAD version of the Existing Infrastructure Within the CDD map as well as compressors and water sampling locations added to the maps. Mr. Ellabarger asked for the corrections to the ownership map that were in the agenda. The Board asked for all AutoCAD editable maps when they are turned over. Ms. Meneely stated that these requests would be forwarded to Mr. Wright.

3. Attorney's Report

Mr. Haber reminded the Board to complete their annually required 4 hours of ethics training by December 31, 2025.

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

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

L. BOARD MEMBER COMMENTS

1. Presentation on Tilapia Control – Jerry Robinson

Mr. J. Robinson noted that he utilized many sources for information on infestation of tilapia in lakes, noting that there were several ways to deal with it including draining of the lakes, chemicals, netting and electro-fishing shock. He continued that bass would eat 5-6-inch tilapia and the community has a large bass population. He explained that 20 tilapias per an acre was healthy but the community had an estimated 100 per acre. He explained that fishing for tilapia larger than bass can eat would be helpful and they should be removed, not tossed back. Mr. Janiec thanked Mr. J. Robinson for his time on the issue and noted that Advanced Aquatics advised that the community had too many tilapias. He asked that this be kept on the agenda so that the Board could produce an opinion to pass on to the HOA for controlling the tilapia pursuant to Advanced Aquatics.

M. 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 5:07 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

From: Kara Blewett <kblewett@kwpmc.com>
Sent: Wednesday, October 29, 2025 11:43 AM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Subject: Re: [EXTERNAL] Fw: kw's report of 10/10/25

Hi Kathleen,

Report for next month:

1. All stations and diffusers were tested and serviced.
2. The original compressor was supplying air to 3 diffusers, and is still supplying the same diffusers. The original may have been functioning poorly/improperly and only getting air to 2 of the 3 diffusers.
3. Attached is the map that shows where the 7 were replaced. Floats are not yet on all diffusers but are on most. All that have been replaced by Ad. Aq have a float.
4. Maintenance is for both the new littoral areas and ALL the existing bullrush areas. Maintenance includes hand pulling weeds, and spraying selectively away from the littorals but on any undesirable weed.
5. Plants were installed per contract. However, meetings and discussions have been had and are still underway about supplementing the beds that have lost plants. We have seen fish and turtles eating the new plants - primarily the spikerush, arrowhead, and pickerelweed. Ad. Aq installing 500 new plants of EACH variety. We will try this again but if we still see them getting eaten we will try sticking with cannalilly and swamp lilly.

Additionally, when we were walking the lake banks with Ad. Aq I pointed out some small shells/clams in the water. They turned out to be fingernail/pea clams and are beneficial to the pond as they live in the sediment and filter the water. Water quality report is uploaded to HOA website.

Coordinating with landscapers and the main supervisor with Ad. Aq to discuss boundaries on lake banks.

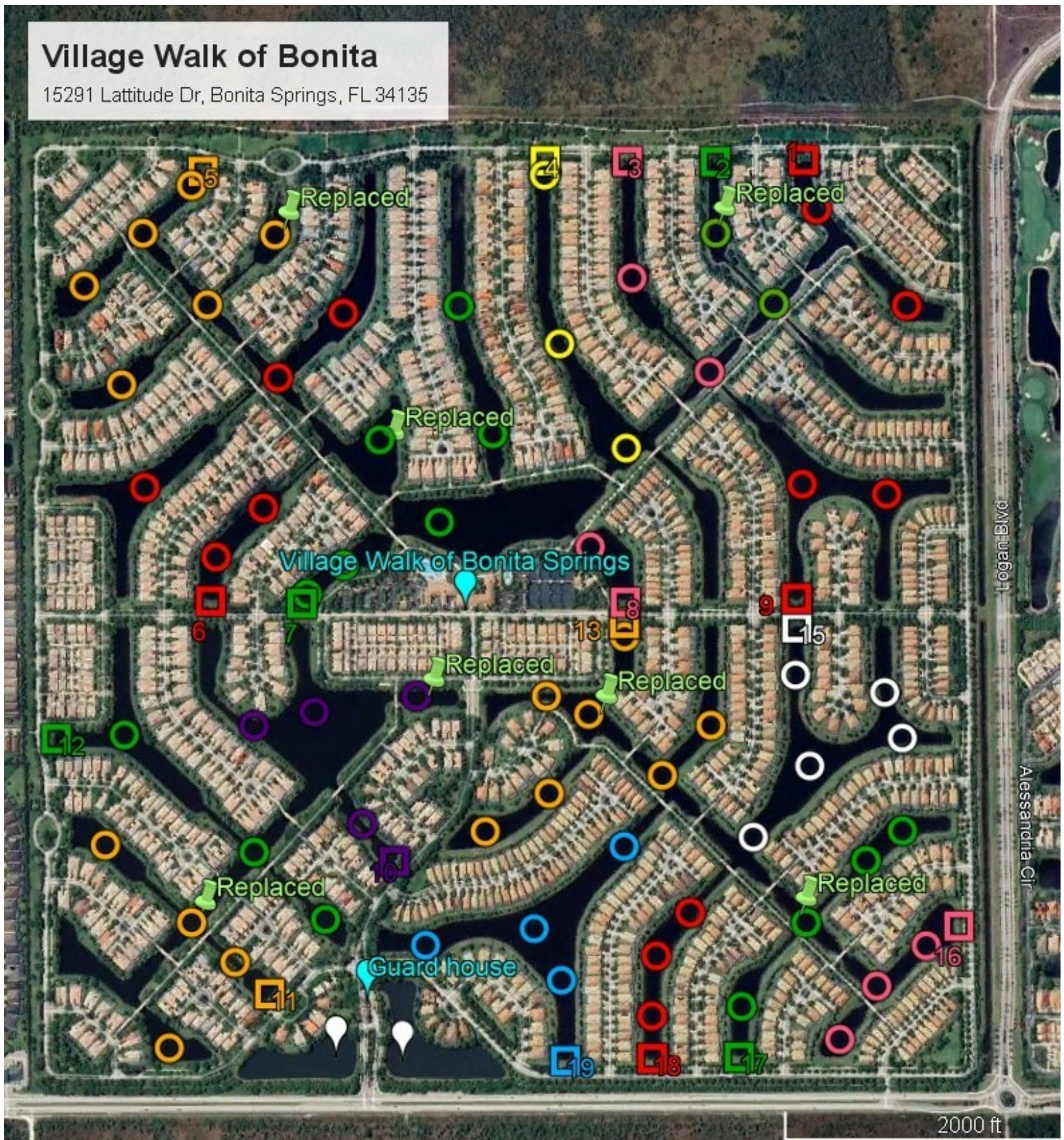
Kara Blewett, LCAM
General Manager

KW PROPERTY MANAGEMENT & CONSULTING
VillageWalk Bonita Springs
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Village Walk of Bonita

15291 Latitude Dr, Bonita Springs, FL 34135



**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
(Lee County, Florida)
District Engineer RFQ Proposal Packet**

A) Deadline for Submittal

Proposal Due Date: On or before 4:00 p.m. on Friday, January 9, 2026. **Interested firms must submit six (6) hard copies and an electronic PDF format.**

B) VillageWalk of Bonita Springs Community Development District - Background

The VillageWalk of Bonita Springs Community Development District (the "District") is a community development district created by the Bonita Springs City Council in 2004 by Ordinance No. 04-16. It was expanded by the City in 2007 by Ordinance No. 07-02. The District encompasses approximately 648.79 acres of land and consists of 1655 residential units. The District is located within Sections 3, Township 48 South, Range 26 East entirely within the City of Bonita Springs. The Development is located off of Bonita Beach Road.

A five-person Board of Supervisors governs the District. Members are elected by the landowners on a one vote per acre basis during the annual landowner's meeting for two and four-year terms. The District may borrow money, issue bonds, and levy taxes and/or special assessments, user fees and charges.

The District is governed by a five (5) member Board of Supervisors. The Board meets on certain Tuesdays at 3:00 p.m. in the Town Center at VillageWalk of Bonita Springs, Bonita Springs, Florida 34135.

C) Purpose of Request

The District is soliciting proposals pursuant to section 287.055, Florida Statutes (CCNA) from qualified engineering firms to serve as its District Engineer pursuant to the requirements of Chapter 190, Florida Statutes. Any firm interested in serving as the District Engineer should submit a proposal pursuant to the terms and conditions set forth herein and the attached Legal Advertisement of the RFQ.

The District's Board of Supervisors (the "Board") has authorized the Request for District Engineer Qualifications ("RFQ") and will appoint an Engineering Selection Committee (the "Committee") to review the proposals and make a preference recommendation of no less than three (3) firms to the Board (or as determined).

The District's Staff will thereafter enter into negotiations with the firm chosen by the Board to provide the services requested. Assuming an agreement is successfully negotiated, the selected firm will be engaged by the District as its District Engineer.

D) Proposal Submittal Instructions

Six (6) hard copies of the proposal must be submitted to the office of VillageWalk of Bonita Springs Community Development District, District Manager, Special District Services, Inc., 2501 Burns Road,

Suite A, Palm Beach Gardens, Florida 33410, by no later than 4:00 p.m., EST, on Friday, January 9, 2026, and be identified as "Response to Request for District Engineer Qualifications for VillageWalk of Bonita Springs CDD". It is the applicant's obligation to ensure that confirmation of timely receipt is obtained. Late proposals will not be accepted and a reply marked "TOO LATE" will be electronically sent.

Any corrections to a proposal prior to the Submittal Deadline must be submitted by the firm using the same PDF format methodology. No changes or corrections will be allowed after the Submittal Deadline.

Each applicant should carefully examine the attached Legal Advertisement of the RFQ and this Proposal Packet and make an electronic request to the District's Manager for interpretations or corrections of any ambiguity, inconsistency or error. Only electronic responses issued by the District Manager should be relied upon, and all such responses will be distributed to each firm that receives a copy of the RFQ Proposal Packet.

Responses should be prepared simply, economically and provide straightforward and concise responses which satisfy the requirements of the RFQ. Emphasis should be placed on the completeness and clarity of the content. The District shall not be liable for any expenses incurred in the preparation or presentation of the responses.

E) **Timetable**

The District has established the following timetable for selection of its District Engineer; however, the schedule is subject to change at the sole discretion of the District: (i) Proposals are due by 4:00 p.m., on Friday, January 9, 2026, and Board consideration is scheduled for January 20, 2026, during the Board Meeting. Board Members may appoint themselves the Selection Committee for selecting the District Engineer or they may appoint a Selection Committee.

F) **Proposal Content**

Responses should contain the following information and be organized generally in the same order as presented below, namely:

(1) **Transmittal Letter.** Each response should include a letter of transmittal not exceeding one (1) page which must identify an officer of the firm authorized to commit to the firm's proposal. The transmittal letter must also identify the Engineer in the firm who will serve as the firm's primary contact if the firm is selected as the District Engineer.

(2) **Firm Qualifications.** Briefly discuss the qualifications of your firm for the subject District Engineer position. Applicants should identify the structure of their firm (i.e., corporation, partnership, etc.) and provide the names of officers, partners or principals.

(3) **Personnel.** Provide a list of the proposed personnel that will be available for District Engineer related services and brief description of their qualifications. Provide a resume for only those Engineer(s) that would likely be in charge of a District project.

(4) **Standard Form 254 & 255 OR 330.** Provide a current Standard Form 254 & 255 or 330 with appropriate supporting documentation as required.

(5) **Client References.** Provide between three (3) to no more than five (5) client references, with names, addresses, phone numbers and a contact person.

(6) **Insurance.** Each response should contain a statement setting forth the amount of the firm's current General Liability insurance and Professional Errors and Omissions insurance. The response should provide proof of Workers Compensation Insurance and on all insurances the District shall be "A NAMED ADDITIONAL INSURED" on all Declarations of Insurance.

(7) **Business Ethics.** Disclose (i) any circumstance whereby the professional conduct of your firm or any of its engineers is currently being investigated judicially or by an administrative agency or qualification board and (ii) any prior adverse decision or settlement relating to a violation of ethical standards by your firm or one of its engineers, if any.

G) **Legal Requirements and Disclosure**

PLEASE NOTE THAT ALL RESPONSES TO THIS RFQ WILL BE A MATTER OF PUBLIC RECORD.

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for construction or repair of a public building or public works, may not be awarded or perform work as a contractor, supplier, subcontractor or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for Category Two, for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

Federal, State, County and local laws, ordinances, rules and regulations that in any manner affect the District Engineer services covered herein shall apply. Lack of such knowledge by an applicant shall in no way be cause for relief from responsibility. Applicants must be aware of their need to comply with the following State laws: (i) Chapter 286, Florida Statutes, regarding "Government in the Sunshine" and (ii) Chapter 119, Florida Statutes, involving Florida's Public Records Law. The selected firm will be prohibited from discriminating against any employee, applicant, or client because of race, creed, national origin, sex or age with regard to but not limited to employment practices, rates of pay or other compensation methods and training selection.

The District reserves the right to accept or reject any or all proposals and to select the proposal(s) which, in the opinion of the District, will be in the best interest of the District and its taxpayers. The District also reserves the right to reject the response of any applicant which has previously failed in the proper performance of services of a similar nature.

H) **Selection Criteria**

The selection criteria shall include, but is not limited to:

1. **Ability of Professional Personnel.** Consideration will be given to firms that possess a high degree of qualification in civil and hydrologic engineering. Consideration will also be given to firm's procedures for quality control, adequacy of personnel and areas of expertise.
2. **Past Performance.** Consideration will be given to the amount of work recently performed by the firm in Lee County and the Southwest part of Florida. Consideration will also be given to firms that have previous experience with other similar taxing districts (i.e., Chapter 298 districts, community development districts and other independent special districts).
3. **Ability to Meet Time and Budget Requirements.**
4. **Location.** Consideration will be given to firms with offices within close proximity to the District, which is located in Lee County. Therefore, firms should provide the location of their Lee County office, if any, and indicate whether it is the main office, the only office, branch office, etc.
5. **Recent, Current and Projected Workloads.**
6. **Quality of Responses to the RFQ.** Consideration will be given to firms which clearly and concisely respond to this RFQ.
7. **Established Business.** Consideration will be given to the history of the firm and the number of years the firm has been doing business in Florida.

VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REQUEST FOR DISTRICT ENGINEER QUALIFICATIONS

NOTICE IS HEREBY GIVEN that VillageWalk of Bonita Springs Community Development District ("District") is soliciting Professional Service Proposals from Engineering Firms for their service in the role as the Engineer for the District. Any qualified Engineering Firm interested in providing services must submit a proposal pursuant to the terms and conditions set forth herein and in the hereinafter referenced Proposal Packet.

It is the District's intent to select one (1) District Engineer pursuant to the provisions of Section 287.055, Florida Statutes, (the "Consultant's Competitive Negotiations Act").

The services to be provided by the District Engineer may include but are not limited to: Engineering Services on behalf of the District's Board of Supervisors pursuant to applicable provisions of Chapter 189 and 190, Florida Statutes, (the District's enabling legislation); attendance at one or more monthly District Board of Supervisor public meetings and various Staff meetings in order to coordinate, consult and provide professional engineering advice on an "as needed" basis; preparation and provision of engineering studies, environmental studies, permitting, required annual reports, facility maintenance programs, Public Facility Reports, Plans of Improvement and related Reports of Engineer; design, bidding and construction phase services for such construction activity as is needed in order to implement a Plan of Improvement or Report of Engineer and the provision of assistance, review and recommendation services regarding construction payments, change orders and certifications of completions of construction activities; provision of and consultation on technical engineering standards and specifications; technical representations before and with other governmental agencies and entities and the provision of such other engineering services as may be authorized by the District's Board of Supervisors.

Engineering Firms interested in submitting a proposal may contact the District's Manager, Kathleen Meneely, Special District Services, Inc., at its offices located at 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410, toll free telephone (877)737-4922, e-mail: kmeneely@sdsinc.org between the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday if there are any questions regarding this matter.

Proposals are required to be delivered to the office of CDD District Manager, Special District Services, Inc., 2501 Burns Road, Suite A, Palm Beach Gardens, FL 33410 no later than 4:00 p.m., Eastern Time, on **January 9, 2026**. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Bid on a Contract to provide any goods or services to a public entity, may not submit a Bid on a Contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a Contractor, Supplier, Subcontractor, or Consultant under a Contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for Category Two for a period of 36 months from the date of being placed on the convicted vendor list.

The District reserves the right to reject any or all proposals, to waive informalities and to re-advertise. There will be no fees paid to any firm for answering this RFQ.

BOARD OF SUPERVISORS

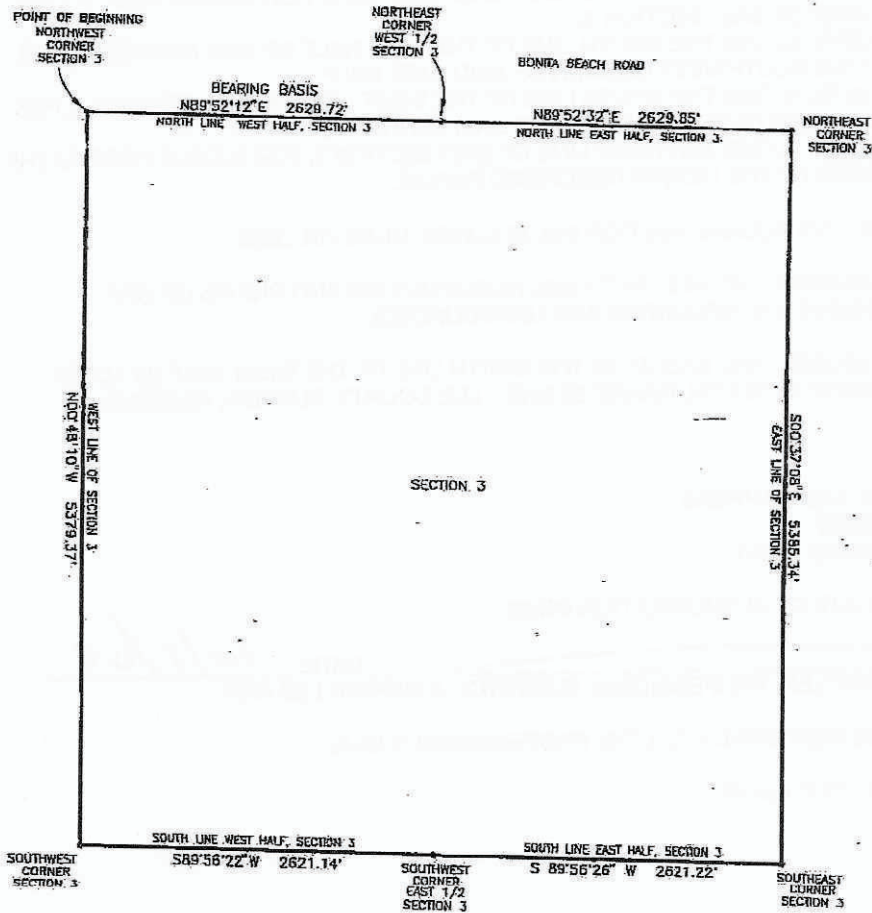
VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

PUBLISH: NEWS-PRESS

**** THIS IS NOT A SURVEY ****



0 500 1000
GRAPHIC SCALE
1" = 1000'



SEE SHEET 1 OF 2 FOR DESCRIPTION

RWA INC.
CONSULTING

Engineers,
Surveyors & Mappers,
Planners, Project Managers

1918 Carlson Street
Fort Myers, Florida 33901
Phone: (239) 278-5224
Fax: (239) 278-5419

Florida Certificate of Authorization # 3052

DATE:
10-04-06

SCALE:
1"=1000'

DRAWN BY:
PTN

CHECKED BY:
RVN

SEC. 3 DWP. 26 RDS.

CLIENT: VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT

TITLE:
SKETCH TO ACCOMPANY DESCRIPTION

PROJECT NUMBER: 05-0018

SHEET NUMBER: 2 of 2

FILE NUMBER: 05-SK1

From: Haber, Wesley S. <Wesley.Haber@KutakRock.com>
Sent: Tuesday, November 11, 2025 10:26 AM
To: Kathleen Meneely <kmeneely@sdsinc.org>; Clay Robinson <crobinsonvwbcdd@gmail.com>
Cc: Clay Robinson <crobinsonvwbcdd@gmail.com>
Subject: FW: Repairs to Bonita Beach Road - Village Walk of Bonita Springs CDD

Hi Kathleen and Clay. Below is the response from the District Manager for the Beach Road Golf Estates CDD, which is the CDD for the Bonita National project, regarding the repairs to Bonita Beach Road.

It sounds like the issues are a priority and they are trying to figure out how to address. Please feel free to distribute the below response to the rest of the Board, or include it in an updated version of the agenda package.

Please let me know if you have any questions or would like to discuss.

Thanks.

Wesley S. Haber

Kutak Rock LLP – Tallahassee Office
wesley.haber@kutakrock.com
p: 850.692.7305 m: 850.566.3413

From: shane willis <williss@whhassociates.com>
Sent: Monday, November 10, 2025 7:45 AM
To: Haber, Wesley S. <Wesley.Haber@KutakRock.com>; Chuck Adams <adamsc@whhassociates.com>
Subject: RE: Repairs to Bonita Beach Road - Village Walk of Bonita Springs CDD

[CAUTION - EXTERNAL SENDER]

Good Morning Wes,

The BRGE Board is in the middle of a long term capital review which the asphalt along Bonita Beach Rd is currently the top priority.

Much like the Wildblue project, they are trying to get clarity on the scale of cost involved and a funding mechanism once that decision is made.

The engineer was at the meeting last made and made it clear that a road maintenance project should be planned but there are NO emergency repairs needed at this time. They are looking into some patches but the BOS is reluctant to spend money on patches in the event they repave a portion of the entire road.

Their next meeting is scheduled for 11/17/25, I will let you know after how that went, thanks Wes!

Respectfully,
Shane Willis
Operations Manager
Wrathell, Hunt, & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 259-4299 ©

Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

October 31, 2025

RE: Village Walk Of Bonita Springs Community Development District – Budget & Assessments Narrative

The Board Of Supervisors approves a Proposed Budget for the District each year. The Budget is for the following Fiscal Year, which is for the period beginning on October 1st and ending on September 30th. The Proposed Budget is usually presented to the Board in the spring (typically March, April or May). The Proposed Budget is for the Districts' Operating Expenditures (General Fund) and the District's Annual Bond payment requirements (Debt Service Fund). The Budget is used to determine the Assessment Rates that appear on the Annual Property Tax Bills.

The General Fund section of the Budget includes the activity for the prior Fiscal Year, the prior year budget and the current year proposed amounts. The amounts for the current year are based on prior year activity and anticipated activity for the following year.

The Debt Service section of the Budget includes the activity for the prior Fiscal Year, the prior year budget, the current year (proposed) budget amounts, the original Bond amounts, the current Bond balances and the interest rates of the Bonds. The amounts for the current year are for Principal & Interest payments based on the current Bond Amortization schedules.

The General Fund and Debt Service expenditures are reflected in the Assessment rates. Although the General Fund Operations & Maintenance (O&M) rate can change each year, the Assessment rate has been \$60.46 per unit since 2013. Management working with the Board Of Supervisors does their best to control costs and avoid Assessment increases.

The Debt Service Fund rates are determined by the Assessment Methodologies approved by the Board Of Supervisors at the time of the Bond Issuances. The rates are based on lot sizes, with the smaller lots being assessed less than the larger lots. These amounts are locked in; they cannot increase from year to year. And, if the Bonds are refinanced, the Debt Assessments could decrease.

Once the Proposed Budget is approved by the Board Of Supervisors, a Public Hearing is set to consider the Final Budget. The Public Hearing must be legally advertised in a local newspaper and held at least sixty days after the Proposed Budget is approved. The State Of Florida deadline to approve the Final Budget is September 30th. But this date is too late for the District to approve the Final Budget. The Lee County deadline for submitting the Assessment Roll is August 31st. So, the Final Budget hearing needs to be held no later than late August.

At the Public Hearing, the Board Of Supervisors can make changes to the General Fund Proposed Budget; but the O&M Assessment rates cannot be increased from the Proposed Budget. The O&M Assessment rates can only either stay the same or be decreased.

Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Once the Final Budget is approved, the Annual Assessment Roll for the District can be submitted to the County. The Assessments for the District appear as Non-Ad Valorem Assessments on the Annual Property Tax Bills. During the year, the County distributes District Assessments that have been paid on the Property Owners Tax Bill. When the District receives the Distributions, the applicable Debt Assessments are forwarded to the Trustee. The Trustee uses these funds to make the May Bond Principal payments and the May and November Bond Interest payments. The remainder of the Distributions received from the County are used to operate the District for the Fiscal Year.

Special Districts are required to approve an Amended Budget no later than two months after the close of the Fiscal Year. Typically, between September 15th through November 30th, the Amended Budgets are presented for approval to the Districts' Board Of Supervisors.

Districts' actual total General Fund expenditures cannot exceed the adopted total Amended Budget expenditures. If this occurs, this is an audit finding. In addition, the Amended Budget Total Fund Balance needs to be a positive amount.

The Amended Budget for the General Fund includes the Original approved Budget, the actual amount and the Amended Budget amount for all Revenue and Expenditure line items on the budget. The expenditures need to be projected, because in many instances, not all expenditures for each of the line items have been received (may not be received until October, November or even later).

In addition to the General Fund, the Amended Budget includes a Debt Service Budget. The format for the Amended Debt Service Budget includes the Original approved Budget, the Actual amounts and the Amended Budget amounts for the Debt Service categories – Interest Earned, Non Ad Valorem Tax Receipts, Bond Interest Paid and Bond Principal Paid.

In addition to this information; the Debt Service Budget also includes the original Bond (or Bonds) amounts, the current Bond (or Bonds) balances, the Bond(s) interest rates, the current balances in the Trustee Accounts and the amount of the November Bond payments.

Also, per statutory requirements, the District is required to have an Audited Financial Statement done by an accredited Public Accounting CPA Firm.

Highlights of the most recent (Fiscal Year 2023/2024 - Fiscal Year ending 9/30/2024) Audit included:

The District had a positive fund balance as of 9/30/2024.

The District was in compliance with all Debt Service requirements.

The District's Final Budgeted Expenditures exceeded the actual Expenditures.

There were no findings in the audit or recommendations made by the auditors.