



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

**LEE COUNTY  
REGULAR BOARD MEETING  
DECEMBER 16, 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)

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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**  
**December 16, 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. November 18, 2025 Regular Board Meeting.....,Page 2
- G. New Business
  - 1. HOA Report Discussion.....Page 6
  - 2. Water Quality Report Follow-Up with KW
- H. Old Business
- I. Administrative Reports
  - 1. Manager’s Report
    - Next Meeting Date – January 20, 2026
  - 2. Engineer’s Report
    - CDD Ownership Map Update
    - Update on RWA Transition Items
  - 3. Attorney’s Report
- J. Comments from the Public for Items Not on the Agenda
- K. Board Member Comments
  - 1. District Engineer RFQ Status – Ellabarger
  - 2. Littoral Plant Watering Discussion
- 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 December 16, 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)

Dec 5, 2025 #11865655

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

**A. CALL TO ORDER**

The November 18, 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 November 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 was Randy Van Alstine of the HOA.

**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. October 21, 2025, Regular Board Meeting**

The October 21, 2025, Regular Board Meeting minutes were presented for consideration.

It was noted that in Section G, paragraph 2, the statement that Mr. Janiec should be J. Robinson.

Mr. Schuetz advised that the first paragraph in Section G should be removed and in the fourth paragraph, 3<sup>rd</sup> line, it should be 9/10ths plants not 9 per square foot.

A **motion** was made by Mr. Janiec, seconded by Mr. Ellabarger and passed unanimously approving the minutes of the October 21, 2025, Regular Board Meeting, as amended.

## **G. NEW BUSINESS**

### **1. HOA Report Discussion**

Mr. Janiec advised that the original compressor was mentioned in Item #2 and he would like to know what number it was. Mr. Schuetz indicated that there had been much improvement in the report with better detailed answers. However, it is difficult to use two different maps and it would be more helpful if the HOA would use the engineer's map, as it is more definitive. He asked that the missing diffusers and water sample locations be added to the map and Mr. Janiec noted that he had asked the engineer to update the map with that information. Mr. Van Alstine noted that he would get the engineer's map to Town Manager Kara Blewett. Mr. Schuetz noted that there were 10 diffusers that were not working, and the report states that 7 were repaired. He handed out a list of what he discovered was working and not working and gave Mr. Van Alstine a copy to provide to the Town Manager. Mr. Wright asked if he could meet in person with Mr. Schuetz to go over the locations of what needed to be updated. Mr. C. Robinson also asked that the date on the map and revision level be updated. Mr. Van Alstine noted that the map needed a key and Mr. Janiec advised that he had previously asked the engineer to add a legend. On the littoral planting item of the HOA report, Mr. Schuetz stated that it had been a good effort on the part of Advanced Aquatics.

## **H. OLD BUSINESS**

### **1. Littoral Project Update**

Mr. Janiec stated, for documentation purposes, he would like to review the current status of the littoral project. He noted that the HOA had assumed responsibility for the project in early spring of 2025, including the funding, responsibility and mission; whereas the District approved the initial locations along the lake banks. He continued that the HOA had completed the initial plantings using their contractor, Advanced Aquatics, and was currently in the maintenance phase, which includes additional plantings due to initial plant loss. He further stated that during the October 2025 District meeting, the Garden Club indicated they were no longer engaged in the littoral project and had moved on to future projects. He concluded by stating that the HOA would continue additional phases of the littoral project in the coming years.

### **2. Review of Engineering RFQ**

Mr. Janiec asked about contract termination of convenience for the District and cause for the engineer. Mr. Haber stated these were contract provisions and normally termination days can be spelled out, but you cannot force a contractor to work with you. He went over a 30-60 day notice period and Mr. Ellabarger suggested making it a 90-day notice period, which Mr. Haber stated had to be part of the negotiations with the proposer. Mr. Janiec asked if an on-site visit was needed and Ms. Meneely stated that it was not. Mr. Janiec suggested in Item F that all proposals follow the below order instead of a general order so that the proposals are easier to compare. He also asked that under F1 the proposers' office location that will be supporting the project be listed. In addition, he also requested that in G5, the list of references include dates and

value of projects, along with a list of experience in similar projects. Lastly, he asked the engineer to provide an electronic map of infrastructure to be attached to the RFQ to which Ms. Meneely responded it could be provided in the RFQ packet but would be cost-prohibitive to add to the actual advertisement due to the expense. Regarding the future contract, Mr. Janiec asked that the contractor be required to attend or call-in to the meetings and that their travel and per diem follow Florida's rate.

## **I. ADMINISTRATIVE MATTERS**

### **1. Manager's Report**

Ms. Meneely noted that the next meeting was scheduled for December 16, 2025.

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

- **Report on Map Updates** – Mr. Wright advised that this morning he sent Ms. Meneely the ownership map and Ms. Meneely indicated she would forward it to the Board Members.

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

- **Pothole Update**

Mr. Haber went over the response received from the BRGE Board, noting that they were working on a long-term capital program. Mr. C. Robinson noted that nothing was deteriorating enough to be a pressing issue and Mr. Van Alstine opined, and the Board agreed. The community could be patient if the Beach Road Golf Estates CDD was working on a bigger plan.

## **J. 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.

## **K. BOARD MEMBER COMMENTS**

### **1. Financial Narrative Board Approval for CDD Website Posting**

Mr. Ellabarger advised that he had worked with Jeff Walker of SDS who put together a supplemental narrative regarding the budget and assessments that he would like to have placed on the website. Ms. Meneely reiterated that she does not recommend the posting due to ADA restrictions but will certainly do what the Board wishes. Mr. Ellabarger requested that it be put in both formats like other documents on the website. Ms. Meneely suggested taking out the last portion of the document that is specific to this year's budget, as that will make it a standing document that will not need annual updates.

A **motion** was made by Mr. Ellabarger, seconded by Mr. Schuetz and passed unanimously directing staff to post the Financial Narrative on the District's website with the changes indicated above.

Mr. Janiec asked Mr. Van Alstine if the HOA could get the sampling report format changed to how it used to be: tables that compared seasons of sampling, noting that it was easy to see historical trends by season and parameters. Mr. Van Alstine stated he would ask Advanced Aquatics to do this, as it might be an oversight.

Mr. C. Robinson thanked Mr. Van Alstine for attending the meetings and noted his presence was appreciated by the Board.

**L. 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 5:07 p.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**From:** Kara Blewett <[kblewett@kwpmc.com](mailto:kblewett@kwpmc.com)>  
**Sent:** Wednesday, December 3, 2025 4:55 PM  
**To:** Kathleen Meneely <[kmeneely@sdsinc.org](mailto:kmeneely@sdsinc.org)>  
**Subject:** Re: [EXTERNAL] Fw: Village Walk November Manager's Minutes

Hi Kathleen,

Advanced Aquatic has completed the installation of 2000 new littorals in lakes 2 and 21 - warranty. We are moving forward with the 2<sup>nd</sup> phase of plant installations around lakes 37,35,36,38,32,34,29,30,54,53,16,18,22,25. We have updated our Maintenance agreements to support.

Several aerators are down at the moment - I have relayed to Ad. Aquatic. As of this note, I am not 100% sure the causes for this. Aerator 15 - diffusers 2-5 were not bubbling properly, Aerator 18-3 - not bubbling properly. Aerator 19- diffusers 2-4 were on, but very very low pressure and Aerator 8-2 was very low pressure. Aerator 5, diffusers 4-6 were not bubbling properly, and Aerator 10-3 was not bubbling properly. I acknowledge this needs attention and is not satisfactory.

I am working on combining the maps to meet the needs of the CDD members. I understand a single map with all the lake numbers, aerator numbers, and the diffuser numbers is requested? So one map can be referenced for all needs?

No update on the water sampling - Per an email exchange on 11/19, I was waiting for Greg's guidance on how they wanted the information presented so I could relay to Ad. Aquatics. Ad. Aquatics is happy to manipulate the report however we need.

Thank you!

**Kara Blewett, LCAM**  
***General Manager***

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