



VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

**LEE COUNTY
REGULAR BOARD MEETING
JANUARY 20, 2026
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
January 20, 2026
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. December 16, 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
 - 1. Tilapia Removal Update – Gregory Janiec
- I. Administrative Reports
 - 1. Manager’s Report
 - Next Meeting Date – February 17, 2026
 - 2. Engineer’s Report
 - CDD Ownership Map Update.....Page 10
 - 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.....Page 15
- L. Adjourn

Publication Date
2026-01-09

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 January 20, 2026, 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

January 9,2026 11953563

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
DECEMBER 16, 2025**

A. CALL TO ORDER

The December 16, 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 December 5, 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 via phone |
| 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 the following:

Kara Blewett – Town Manager
Randy VanAlstine - 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. November 18, 2025, Regular Board Meeting

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

Mr. Janiec asked that the last sentence in Item H.1. read "...concluded that the CDD Board has completed their obligations on this project unless the HOA is required to request the approval of new littoral locations or requests specific technical assistance from the CDD Board."

He also asked that G2, the Review of the Engineering RFQ, include - Add "description of projects of similar size and scope."

Mr. Schuetz stated that under Item G the word diffusers should be "compressors."

A **motion** was made by Mr. Janiec, seconded by Mr. C. Robinson and passed unanimously approving the minutes of the November 18, 2025, Regular Board Meeting, as amended.

G. NEW BUSINESS

1. HOA Report Discussion

Mr. Schuetz thanked Ms. Blewett, stating that what was sent this month was the best communication the Board has had as of yet. Ms. Blewett handed out a map which the Board asked if the engineer's map could be used in the future so that everyone was working off the same information. Mr. VanAlstine stated that if they received a copy, he would put it in the conference room. Mr. Wright stated he would bring copies in January and would also send electronic copies. Mr. Ellabarger stated it had been a great collaborative effort on the map, and the bridge numbers were appreciated. Mr. Wright stated that all records would go to Ms. Meneely when he resigns. Mr. Janiec stated that he would get together with Ms. Blewett on the water report.

Mr. Schuetz then handed out a map of the littoral plantings. Mr. C. Robinson asked how the plants were growing and Mr. Schuetz stated it was a slow process, but they were growing. He also stated that there were to be 575 plants per location and there was not near that number. Mr. Janiec pointed out that at the last meeting it was determined that the District's role had been completed. Mr. Schuetz stated that he disagreed and felt that helping the HOA, so the vendor knows we are watching, and to stay on task. Mr. VanAlstine commented on the number of plants, noting that he would check the invoices on what was charged and see if the community was short-changed or if some had been lost. Mr. J. Robinson stated that he would like to piggyback Mr. Janiec's comments, stating that this was an HOA project and the success or failure fell on them. He continued that the District would not oversee the project but could make suggestions but then must step back. Mr. Janiec asked if the HOA was requesting assistance. Mr. VanAlstine stated they could fix it if needed, as Advanced Aquatics had been very responsive during the project.

Mr. Ellabarger made a **motion** designating Mr. Schuetz as the contact from the District and as an expert on this item. The **motion** failed for lack of a second.

Mr. Ellabarger then suggested that Mr. Schuetz be designated as liaison for the littorals in an advisory capacity, if requested by the HOA. Mr. VanAlstine stated that he would still like to work with Mr. Schuetz even if it is not formalized.

2. Water Quality Report Follow-Up with KW

Mr. Janiec stated that he would get with Ms. Blewett regarding this report.

H. OLD BUSINESS

There was no Old Business to come before the Board.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Meneely noted that the next meeting was scheduled for January 20, 2016.

2. Engineer's Report

• CDD Ownership Map Update

Mr. Wright stated there were a few things Mr. Ellabarger had mentioned during the last meeting that had been cleaned up. Regarding combining Parcels 1 & 18, he noted that the property appraiser's website and the plots show that as separate so keep it like that as it is not worth the cost to administratively change nor is there any value to change.

Mr. Ellabarger asked about the walk paths between homes in Parcel 14 and Mr. Wright indicated he would review it. Mr. Ellabarger asked about the parcel numbers on Bonita Beach Road noting that they were 19 and are now 17. Mr. Wright stated he was sure they had a reason for that and to keep at 14. Mr. Ellabarger summarized that after Mr. Wright checks out the walk paths in Parcel 14, the map will be good to go. Mr. Janiec asked for the map as a CAD file and Mr. Wright indicated he could provide it in that format. Mr. Janiec asked about receiving an electronic copy of the lake bank inspection report and Mr. Wright noted that all of that would be in the records transfer when the time comes. Ms. Meneely pointed out that when engineers turn over in districts, they are used to working together with the new engineers and the records generally transfer seamlessly.

• Update on RWA Transition Items

Mr. Wright stated that he would definitely work with the next District Engineer and sit down with them, noting that it was not a complicated process. He furthered that he was in no rush to exit so when the time comes, he will help out. He continued that he did not have a resignation date and planned to stay on until we have a new engineer.

3. Attorney's Report

There was no Attorney's Report at this time.

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. District Engineer RFQ Status - Ellabarger

Mr. Ellabarger asked for clarity on the process. Ms. Meneely explained that once Mr. Wright submits his resignation then the RFQ will be published and the responders will be given time to

submit their qualifications. Mr. Haber added that then the Board Members will rank the respondents pursuant to the Florida Statutes and authorize staff to negotiate with the highest ranking firm. If successful, an agreement will be brought back to the Board for consideration. There was general discussion on the evaluation criteria with Mr. Haber noting that there were commonly used weights. Mr. Janiec volunteered to do so in between meetings as he has done numerous types of similar processes.

A **motion** was made by Mr. C. Robinson, seconded by Mr. Schuetz and passed unanimously authorizing Mr. Janiec to review the point ranking system after the start of the new year.

2. Littoral Plant Watering Discussion

Mr. Ellabarger asked if conservation measures should be taken by the District with the water level so low. He also noted that some of the littorals looked stressed and Mr. Schuetz advised that they were in a recovery situation because they were harvested which destroys the root system. He further noted that this was a good time to plant but they would remain dormant for a while.

Mr. J. Robinson mentioned that over the last 10 years, when diffusers leaked they were cut out and patched. He suggested a program that when repairs take place that a section of line is added so that it results in being in the deeper parts of the lake.

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 4:01 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair



Village Walk of Bonita Springs Fountain Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
1/6/2026

Prepared by:
Shyloe R. Walker, Aeration Manager

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Fountain Inspection Report | Page 2

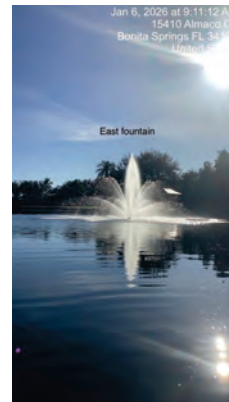
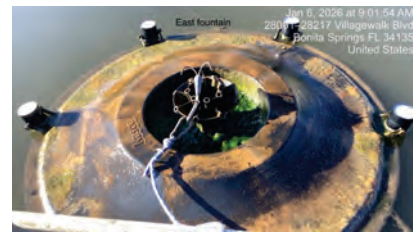
East Fountain

Comments and Pictures:

Today I pressure cleaned the fountain and the intake I also checked the control panel and made sure that everything was operating correctly. No issues were found during this inspection and cleaning.

Timer settings are 7am to 11pm

Control Panel-Before Cleaning-After Cleaning-Operational



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Fountain Inspection Report | Page 3

West Fountain

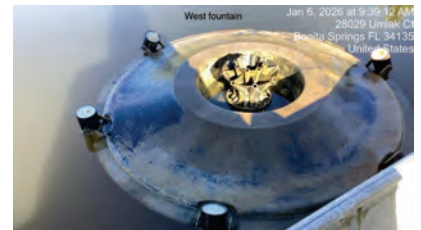
Comments and Pictures:

Today I was on site to do a quarterly fountain cleaning and maintenance check.

I started by checking the control panel looking for any issues, and I'm happy to say that none were found. However after I pressure cleaned the fountain and the intake I did find that one light had fell off the fountain. I was able to retrieve it and reinstall it back on the fountain. This fountain is working correctly and no other issues were found.

Timer settings are 7am to 11pm

Control Panel-Before Cleaning-After Cleaning-Operational



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621

Sent: Thursday, January 8, 2026 12:27 PM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Subject: Re: CDD Report

Hi Kathleen,

Here is additional information from Ad. Aq on the reported Aerators:

"I did look at 15 in December and made some a 15, which is currently running on 1 compressor am waiting on a warranty compressor to be delivered any day.

I adjusted 19 and had all the diffusers working.
Cabinet 11, I replaced 6ft of broken airline.
I also adjusted on 10."

Kara Blewett, LCAM
General Manager

KW PROPERTY MANAGEMENT & CONSULTING
VillageWalk Bonita Springs
15291 Latitude Drive
Bonita Springs, FL 34135
239-319-0779

From: Kara Blewett <kblewett@kwpmc.com>
Sent: Wednesday, January 7, 2026 5:48 PM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Subject: CDD Report

Hi Kathleen,

I am including our most recent quarterly Lake Fountain cleaning report for CDD's viewing.

As of 1/6, I have reported the following aerators to Adv. Aq, for re-inspection. Upon completion of our internal inspection on 1/5, we found they were either "low" or not bubbling.

5-3 and 5-6

10-1 and 10-3

14-4

15-5, 15-4 and 15-2

We have also initiated an exotics and Brazilian Pepper cleanup along the lake banks which will begin the last week of January. Ad. Aquatic will do the removal of the exotics, and landscaping team will dispose of the debris.

Once the CDD has selected a new preferred engineer, I would love to initiate another erosion study in 2026.

Thank you,

Kara Blewett, LCAM
General Manager

CDD OWNERSHIP MAP OPEN ITEMS

1.Bone Fish Trail Walk Path with Lake Access

2.Parcel 18 Description

3.Confirm Village Walk Perimeter Ownership

1



Email from RWA (dated 17 Dec 2025) indicates the Bone Fish Trail “sliver” (walk path with lake access) does not exist per actual CAD plat

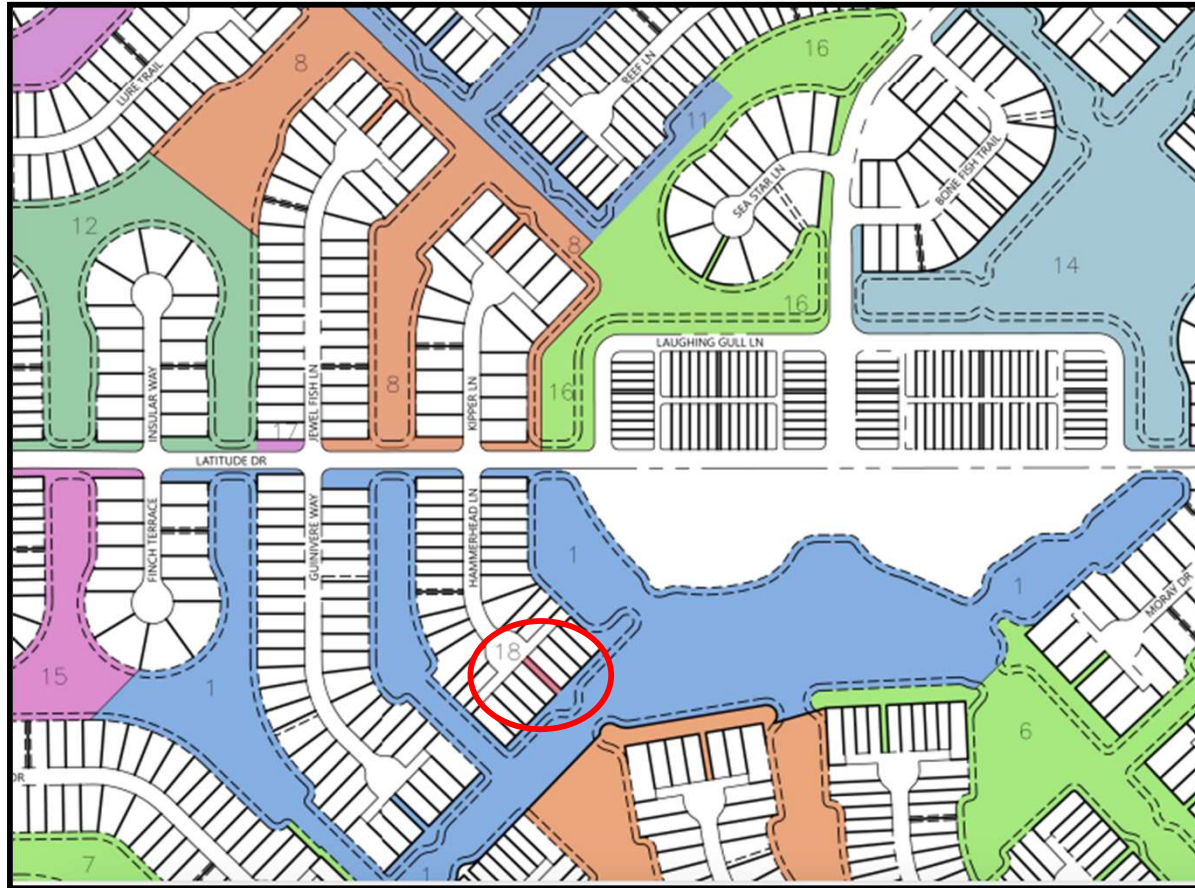
- On site tour of Bone Fish Trail indicates that the “sliver” does exist
- **Action:** Should the Bone Fish Trail “sliver” be a separate parcel or part of 14?



BONE FISH TRAIL “SLIVER”

Walk Path with Lake Access

2



Action: RWA to add description of Parcel 18 to the “CDD Ownership Summary of Findings” addendum dated 7 Aug 2025:

“Parcel 18 is represented as a separate tract by the Property Appraiser”

3

- A. Inside east wall (Parcel 13?)
- B. Inside west wall (should it be consistent with Parcel 13?)
- C. Outside West Wall (Ownership to middle of storm ditch?)
- D. Outside north wall (Parcel 19):
 - 1) How far north?
 - 2) Legend color incorrect

RFQ CHRONOLOGY

RWA Resignation

Date?

RFQ Released

Jan (EOM)

RFQ(s) Received

Feb (EOM)

Presentation(s) / Selection in CDD

Mar 17 Meeting