



**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
FEBRUARY 17, 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
February 17, 2026
3:00 p.m.

A. Call to Order	
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C. Establish Quorum	
D. Additions or Deletions to Agenda	
E. Comments from the Public for Items on the Agenda	
F. Approval of Minutes	
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H. Old Business	
I. Administrative Reports	
1. Manager’s Report	
• Next Meeting Date – March 17, 2026	
2. Engineer’s Report	
3. Attorney’s Report	
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L. Adjourn	

Publication Date
2026-02-06

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 February 17, 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
February 6,2026 12046542

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 20, 2026**

A. CALL TO ORDER

The January 20, 2026, 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 January 9, 2026, 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	Absent

Staff members in attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
General Counsel	Wes Haber (via phone)	Kutak Rock

It was note that District Engineer, Chris Wright was absent due to a death in the family.

Also present Bill Kirby.

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. December 16, 2025, Regular Board Meeting

The December 16, 2025, Regular Board Meeting minutes were presented for consideration.

A **motion** was made by Mr. J. Robinson, seconded by Mr. Schuetz and passed unanimously approving the minutes of the December 16, 2025, Regular Board Meeting, as presented.

G. NEW BUSINESS

1. HOA Report Discussion

The Board discussed the Homeowners' Association Report, including water quality monitoring, diffuser performance, and erosion observations. The Board Members commented on the consistency of reporting formats, diffuser maintenance progress, and the importance of coordinated efforts amongst contractors, particularly during low water conditions.

2. Water Quality Report Follow-Up with KW

The Board discussed water quality reporting formats and consistency amongst service providers. Discussion included concerns regarding differing report formats between vendors and a preference for standardized reporting. Chairman Janiec stated that he would communicate with the Homeowners' Association regarding these matters.

H. OLD BUSINESS

1. Tilapia Removal Update

The Board discussed ongoing tilapia removal efforts, including attempted fishing methods and coordination with other communities that have conducted fishing events. Seasonal conditions affecting effectiveness were discussed.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Meneely confirmed that the next Regular Board Meeting was scheduled for February 17, 2026. The Board discussed the upcoming budget schedule planning and Supervisor availability. Mr. Schuetz stated he would not be available for a meeting in June, and Mr. Ellabarger indicated he would also be unavailable from June through September.

2. Engineer's Report

Mr. Ellabarger reviewed three open items related to the District ownership map. Discussion included the walk path located along Bone Fish Trail, the need to add a clarifying description for Parcel 18 to the District Ownership Summary of Findings, and the correction of color coding on the map for areas located inside the east and west walls and outside the north and west walls. Documentation of these clarifications for consistency and future reference was also discussed.

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 and Related Matters

Mr. Ellabarger noted that he had placed this item on the agenda to discuss the status of the District Engineer and the Request for Qualifications process. Mr. J. Robinson suggested terminating the current District Engineer’s contract in order to move forward with the RFQ process. Mr. Haber advised that the current District Engineer could resign and still provide limited services, if needed, during the transition. By a consensus of the Board, it was agreed that the CDD Ownership Map items would be removed as tasks for the current District Engineer and transferred in their entirety to the incoming District Engineer.

Mr. Ellabarger also indicated that he had observed torpedo grass blooms in Lake 38, which he previously pointed out to Randy VanAlstine of the Homeowners’ Association.

Mr. Schuetz commented on water level line conditions and noted limitations faced by mowing equipment as water levels fluctuate.

Mr. J. Robinson went over concerns regarding diffuser outages, low water conditions, and the potential impact on fish populations.

Chairman Janiec stated that these matters would be included in his upcoming meeting with Kara of the Homeowners’ Association.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Schuetz, seconded by Mr. J. Robinson and passed unanimously adjourning the Regular Board Meeting at 3:53 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair



Analysis of Village Walks January 2026 Water Test Results

Introduction:

Season: Winter

Sampling Date: 1/28/2026

Sampling Sites: Pond 40 (NW), Pond 2 (Central), Pond 12 (SE)

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



Results Summary

Total Phosphorus (TP)

- Reasonable range = 100 µg/L
- All 3 ponds came back with TP values of “zero” or as “undetectable”
- Pond 12 phosphorus concentrations have decreased since our last sampling. This is good news, but we will continue to monitor this pond.
- The values of “zero” or “undetectable” doesn’t mean there is no phosphorus in the water, it simply means the value is outside the limits of the lab equipment.
- It could also possibly mean these nutrients were taken up by any submersed aquatic vegetation (SAV), or phytoplankton at the time of water sampling.

Total Nitrogen (TN)

- Reasonable range= 2 mg/L
- All three ponds were within range.
- These values have steadily increased when compared to October’s testing.
- All ponds together had values between the ranges of 0.81 and 0.98 mg/L.

Chlorophyll-A (Chl-a)

- Reasonable Range= 40 mg/L
- 2 of 3 ponds were within the reasonable range.
- Ponds 2 and 12 have increased since October.
- Pond 12 is above the reasonable range with a value of 42.7 mg/L. While this is only slightly over the threshold, we will continue monitoring this for potential algae blooms as temperatures increase moving into wet season.
- The ponds had values that ranged between 12.5 and 42.7 mg/L.

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Fecal Coliform

- Reasonable range= 70 CFU/100ml
- All ponds were on the lower end of the reasonable range.
- Fecal coliform in all ponds has decreased since October.
- Pond 12 had the most drastic decrease with a value of 36 in October 2025 and 16 in January 2026.
- Ranges were 10 to 16 CFU/100ml

pH

- Reasonable Range= 6.5- 8.5
- All ponds were within the reasonable range.
- Ponds 40 and 2 were borderline exceeding the range, with both values being above 8.5. This just means the ponds are more basic than normal. This is typical for Florida ponds, especially during the dry season.
- No action is warranted yet; we will continue to monitor this.

Temperature

- Reasonable range = 60-75°F
- All three ponds were within the reasonable range, measuring between 63.2 and 64.3°F
- These cooler readings are expected for winter sampling and represent a season decline from fall. There are no concerns with these values, and temperatures should rise heading into spring.

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1-800-491-9621



Turbidity

- Reasonable range = 0-5 NTU
- 2 out of 3 ponds were within the reasonable range.
- Pond 12 exceeded the reasonable range with a value of 9.91 NTU. While this is above the range, it is not excessively high. There is no concern with this value.
- Higher turbidity can be caused by sediment disturbance from fish activity, wind and wave action, stormwater inputs, or low water levels.
- Values range from 3.71-9.91 NTU.

Electrical Conductivity

- Reasonable range= 0-800 μ S
- All of the ponds are within reasonable range.
- Conductivity has increased this quarter, but this tends to fluctuate seasonally with rainfall, evaporation, and biological productivity.
- Values range from 411-558 μ S.

Dissolved Oxygen

- Reasonable range= 5-11 mg/L
- All ponds were within the reasonable range.
- Due to the water levels, testing in October was completed differently than this quarter. Testing was done in approximately the same location based on our map, but we did not get as deep readings at some ponds.
- With increased depth there is reduced light penetration, wind mixing, and photosynthesis which leads to decreased oxygen. These values remain well above anoxic conditions (<4 mg/L), indicating healthy oxygen availability.
- Values range from 7.72-11.0 mg/L.

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1-800-491-9621



Conclusions/ Recommendations

Overall, the ponds are healthy.

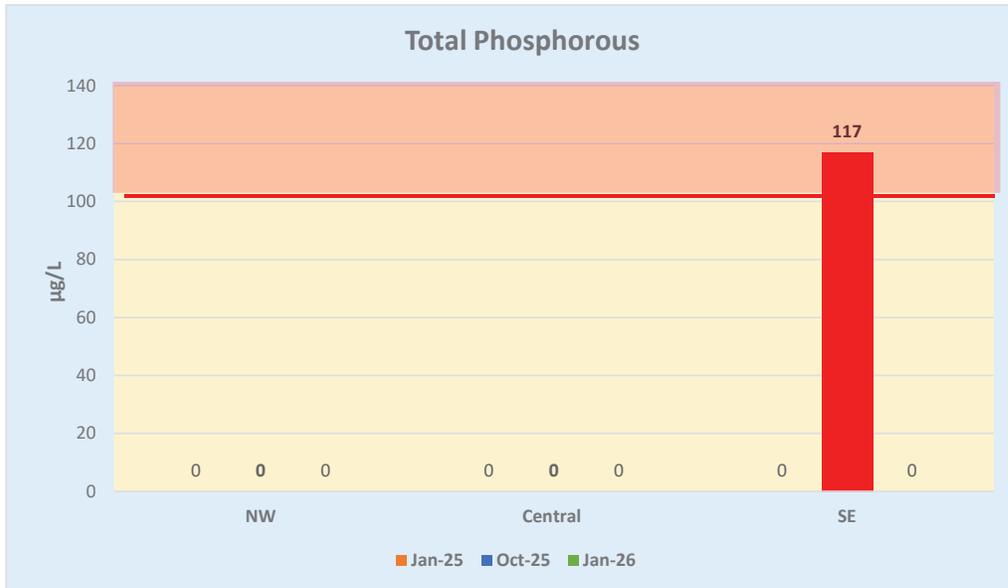
All ponds were within the reasonable range for total phosphorus. This could be due to the low water levels and lack of excess nutrients from rain or runoff. The concentration at Pond 12 has drastically decrease, so we will continue to monitor this as we get closer to wet season.

Ponds 2 and 40 were slightly above the reasonable range on the pH scale. This just means the pond is more basic than normal. No action is needed right now; we will see what the results are next quarter and make a plan if needed.

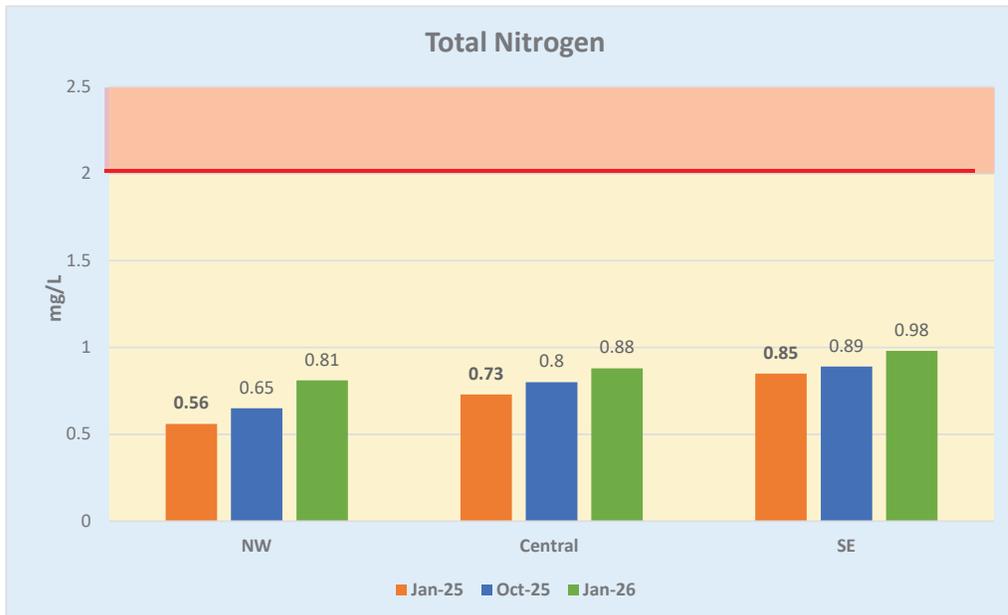
The turbidity in Pond 12 is increasing; the value is exceeding the reasonable range for turbidity. This could be caused by wind and wave action or fish. The levels are not high enough to cause concern yet. We will continue to monitor this.

We will continue to monitor the water quality, and offer recommendations if values keep trending upward. As of right now, almost everything is within reasonable range and the values that are out of range are not exceedingly high to warrant immediate action.

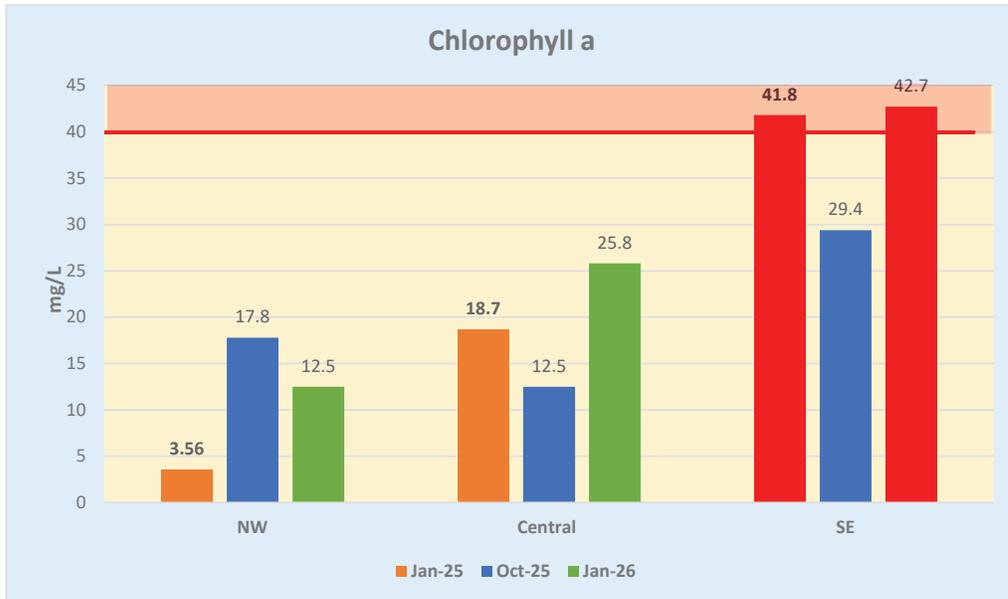
Thank you,
Carly Centnarowicz
Carly Centnarowicz
Aquatic Biologist



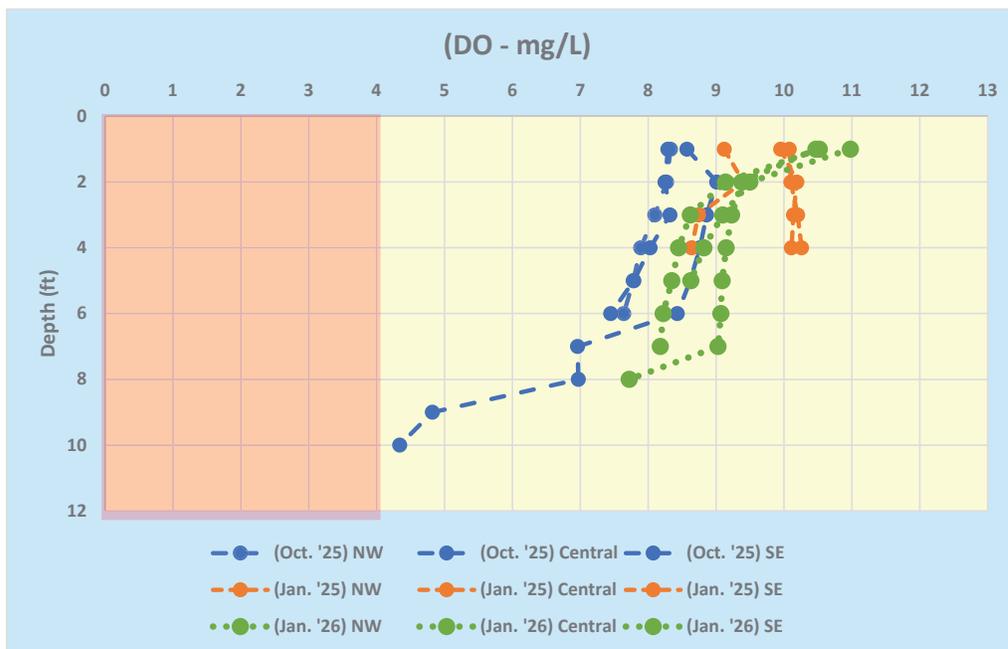
A measurement of both inorganic and organic forms of phosphorous.



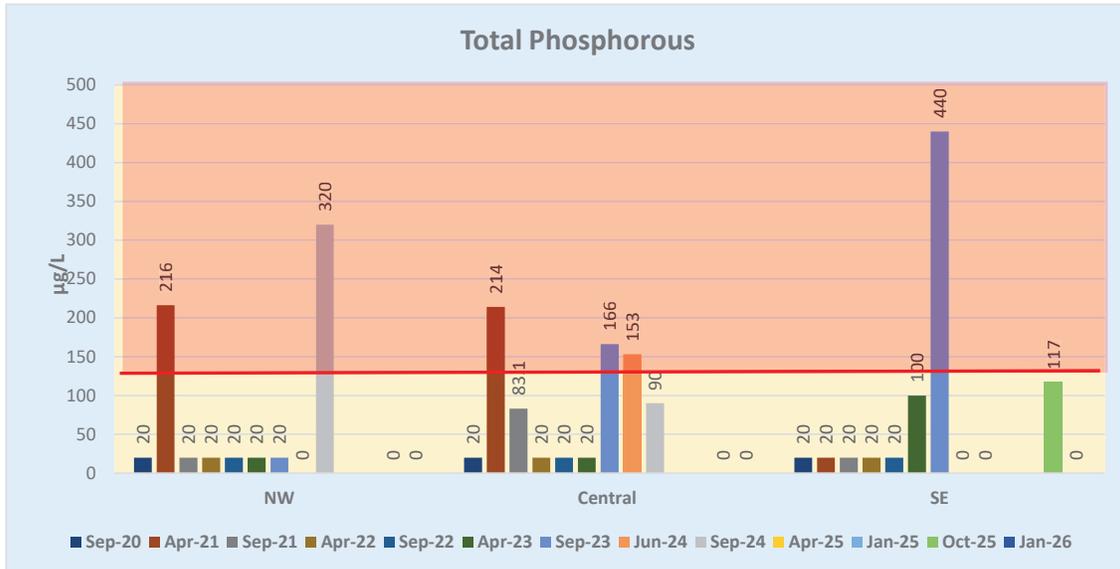
A measurement of both organic and inorganic forms of nitrogen.



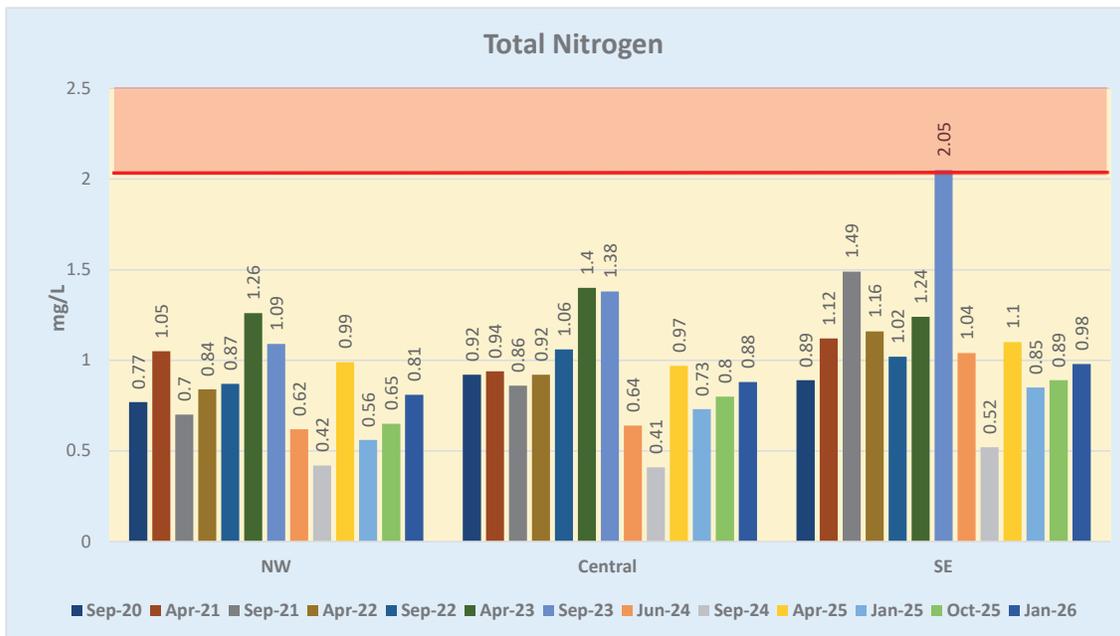
A measurement of the phytoplankton in a waterbody.



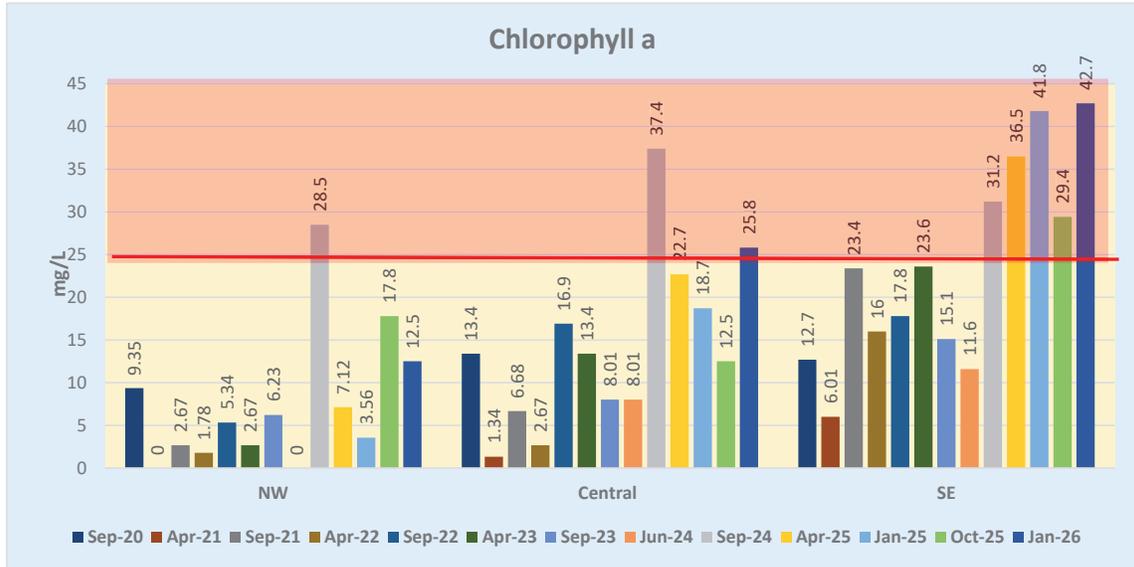
A measure of the amount of dissolved oxygen dissolved in a waterbody.



A measurement of both inorganic and organic forms of phosphorous.



A measurement of both organic and inorganic forms of nitrogen.



A measurement of the phytoplankton in a waterbody.

CLIENT: Advanced Aquatics
Project: Advanced Aquatics - Village Walk

Lab Order: 2601828

Lab ID: 2601828-001

Collection Date: 1/28/2026 10:00:00 AM

Client Sample ID: Site: NW

Matrix: SURFACE WATER

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
FECAL COLIFORM				SM9222D		Analyst: DH Labcode SL002	
Coliform, Fecal	10.0	2.00	2.00		CFU/100ml	2	01/28/2026 13:30
TOTAL NITROGEN				EPA 351.2/353.2		Analyst: GC Labcode SL001	
Nitrogen, Total	0.880	0.0300	0.120		mg/L	1	02/03/2026 11:40
TOTAL PHOSPHOROUS				EPA 365.4		Analyst: GC Labcode SL001	
Phosphorus, Total (As P)	ND	0.100	0.400	U	mg/L	1	02/03/2026 11:40
CHLOROPHYLL A				SM10200H		Analyst: GC Labcode SL001	
Chlorophyll A, Corrected	12.5	1.00	1.00	J	mg/m ³	1	01/29/2026 9:23
TURBIDITY				EPA 180.1		Analyst: BP Labcode SL002	
Turbidity	3.71	0.100	0.100		NTU	1	01/29/2026 13:56

Qualifiers:
 H Holding times for preparation or analysis exceeded
 PL Permit Limit
 U Samples with CalcVal < MDL

ND Not Detected at the Reporting Limit
 RL Reporting Detection Limit
 W Sample container temperature is out of limit as specified at testcode

Original
 Page 3 of 7

CLIENT: Advanced Aquatics
Project: Advanced Aquatics - Village Walk

Lab Order: 2601828

Lab ID: 2601828-002

Collection Date: 1/28/2026 9:40:00 AM

Client Sample ID: Site: Central

Matrix: SURFACE WATER

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
FECAL COLIFORM							
							Analyst: DH Labcode SL002
Coliform, Fecal	ND	2.00	2.00	U	CFU/100ml	2	01/28/2026 13:30
TOTAL NITROGEN							
							Analyst: GC Labcode SL001
Nitrogen, Total	0.810	0.0300	0.120		mg/L	1	02/03/2026 11:40
TOTAL PHOSPHOROUS							
							Analyst: GC Labcode SL001
Phosphorus, Total (As P)	ND	0.100	0.400	U	mg/L	1	02/03/2026 11:40
CHLOROPHYLL A							
							Analyst: GC Labcode SL001
Chlorophyll A, Corrected	25.8	1.00	1.00	J	mg/m ³	1	01/29/2026 9:23
TURBIDITY							
							Analyst: BP Labcode SL002
Turbidity	3.88	0.100	0.100		NTU	1	01/29/2026 13:56

Qualifiers:
H Holding times for preparation or analysis exceeded
PL Permit Limit
U Samples with CalcVal < MDL

ND Not Detected at the Reporting Limit
RL Reporting Detection Limit
W Sample container temperature is out of limit as specified at testcode

Original
Page 4 of 7

CLIENT: Advanced Aquatics
Project: Advanced Aquatics - Village Walk

Lab Order: 2601828

Lab ID: 2601828-003

Collection Date: 1/28/2026 9:12:00 AM

Client Sample ID: Site: SE

Matrix: SURFACE WATER

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
FECAL COLIFORM							
							Analyst: DH Labcode SL002
Coliform, Fecal	16.0	2.00	2.00		CFU/100ml	2	01/28/2026 13:30
TOTAL NITROGEN							
							Analyst: GC Labcode SL001
Nitrogen, Total	0.980	0.0300	0.120		mg/L	1	02/03/2026 11:40
TOTAL PHOSPHOROUS							
							Analyst: GC Labcode SL001
Phosphorus, Total (As P)	ND	0.100	0.400	U	mg/L	1	02/03/2026 11:40
CHLOROPHYLL A							
							Analyst: GC Labcode SL001
Chlorophyll A, Corrected	42.7	1.00	1.00	J	mg/m ³	1	01/29/2026 9:23
TURBIDITY							
							Analyst: BP Labcode SL002
Turbidity	9.91	0.100	0.100		NTU	1	01/29/2026 13:56

Qualifiers: H Holding times for preparation or analysis exceeded
 PL Permit Limit
 U Samples with CalcVal < MDL

ND Not Detected at the Reporting Limit
 RL Reporting Detection Limit
 W Sample container temperature is out of limit as specified at testcode

Original
 Page 5 of 7

CHAIN OF CUSTODY RECORD

Workorder # (Lab Use Only) **2601828**

Client ID: _____
 Project Name: _____
 Project Location: Village Walk
 Permit #/PWS ID: _____

Report To Email: **Carlye@advancedaquatic.com**
 Bill to Email: _____
 P.O. #: _____

Client Address _____
 Advanced Aquatic _____
 Address _____

Matrix	Sample Description	Sample Collection		pH (Lab use only)	Bottle Type	Bottle Lot #	Preservative	Chem ID	Chem Exp	# Bottles	Analysis				Sample ID #
		Date	Time								Type G=grab C=comp.	Chloro A	Turbidity	TN / TP	
SW	NW	1/28/26	10:00	42	1L GA	4-081-004	Ice	n/a	n/a	1	X				A
					250 ml PL	3235002	Ice	n/a	n/a	1	X				B
					250 ml PL	3235002	H2SO4	1412E07	9/3/2028	1		X			C
					Micro - Flip	4-190-001	Thio	STT10001	1/1/2027	1		X			D
SW	Central		9:40		1L GA	4-081-004	Ice	n/a	n/a	1	X				A
					250 ml PL	3235002	Ice	n/a	n/a	1		X			B
					250 ml PL	3235002	H2SO4	1412E07	9/3/2028	1		X			C
					Micro - Flip	4-190-001	Thio	STT10001	1/1/2027	1		X			D

Kit Number _____
 Comments: _____
 Relinquished Signature & Affiliation: *[Signature]* Date: 1/28/26
 Okay to Run As Is...
 Samples On Ice: Yes No
 Temp. °C: 16.7
 Preservative Key Code: HCL = H, HNO3 = N, Na2S2O3 = ST or Thio, H2SO4 = S, NaOH = SH, NH4Cl = AC, Ascorbic Acid = AA
 Infrared Therm Serial # FM: E808202973, NOK: DT-8806C
 Bottle Type Key Code: PL = HDPE, UN = Unpreserved, GA = Glass Amber, V = Vial
 Volume = 250, 500, 1000 mL, 1L, 2L
 Micro = Flip, SC = Screw Cap

By signing the Chain of Custody, the client, acknowledges, and authorizes analysis of the parameters listed above.
 1050 Endeavor Ct, Nokomis, FL 34275 (941)488-8103 fax: (941)484-6774 E84380 10090 Bavaria Rd., Fort Myers, FL 33913 (239)590-0337 fax: (239)590-0536 E86457
 Form # RCF-02 Approved KS 9/14/2023

CHAIN OF CUSTODY RECORD

Workorder # (Lab Use Only) **2601828**

Client ID: _____
 Project Name: _____
 Project Location: Village Walk
 Permit #/PWS ID: _____

Report To Email: **Carly@advancedaquatic.com**
 Bill to Email: _____
 P.O. #: _____

Client Address: _____
 Address: _____
 Phone: _____

Matrix	Sample Description	Sample Collection		pH (Lab use only)	Bottle Type	Bottle Lot #	Preservative	Chem ID	Chem Exp	# Bottles	Analysis				Sample ID #	(Lab Use Only)
		Date	Time								Type G=grab C=comp.	Chloro A	Turbidity	TN / TP		
SW	SE	1/28/26	9:12		1L GA	4-081-004	Ice	n/a	n/a	1	X				3	A
					250 ml PL	3235002	Ice	n/a	n/a	1	X				1	B
					250 ml PL	3235002	H3504	1412E07	9/3/2028	1	X				1	C
					Micro - Flip	4-190-001	Thio	STT10001	1/1/2027	1		X			1	D

Kit Number: _____

Comments: _____

Relinquished Signature & Affiliation: *[Signature]* 1/28/26

Time Relinquished: 10:52

Signature: *[Signature]*

Date: 1/28

Time Accepted: 10:52

Signature: *[Signature]*

Date: 1/28

Time: 10:52

By signing the Chain of Custody, the client, acknowledges, and authorizes analysis of the parameters listed above.
 1050 Endeavor Ct, Nokomis, FL 34275 (941)488-8103 fax (941)484-6774 E84380 Form # RCF-02 Approved KS 9/14/2023
 10090 Bavaria Rd., Fort Myers, FL 33913 (239)590-0337 fax (239)590-0536 E86457

Community: Village Walk of Bonita Q-1 2026

Date: 1/28/26

Water Tests Data Sheet					
Pond	Sample Site	Time	EC	pH	Temp (°F)
Northwest (P 39 & 40)	SS NW	10:00 am	411 $\mu\text{s/cm}$	8.6	63.2
Central (P 2 & 3)	SS Central	9:40 am	472 $\mu\text{s/cm}$	8.5	64.3
Southeast (P 12 & 13)	SS SE	9:12 am	558 $\mu\text{s/cm}$	8.3	63.3
Weather Conditions: 60°, Clear skies					
Instruments Used: Thermo Scientific Eutech Elite PCTS					

*surface readings

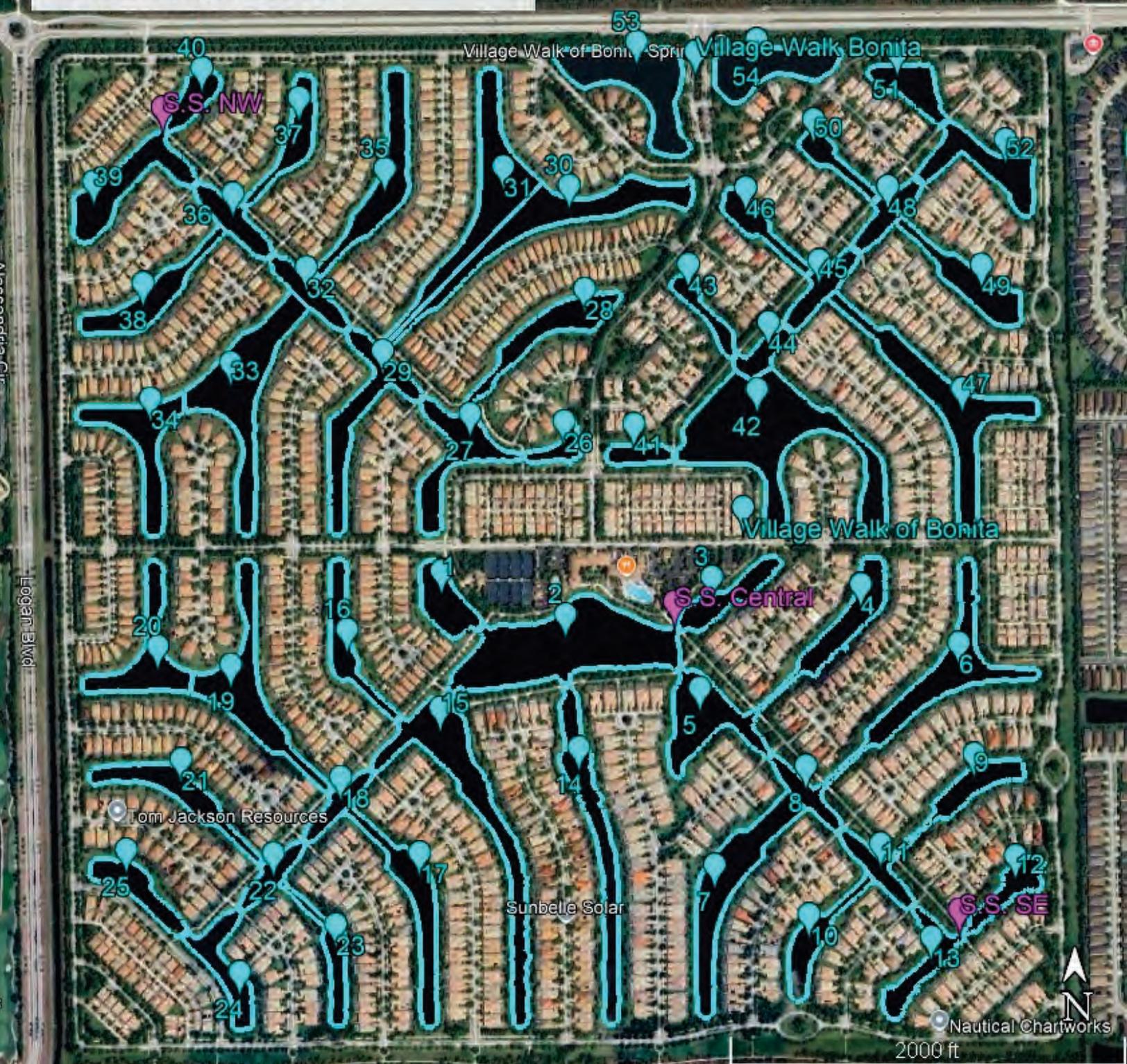
Village Walk of Bonita Springs

Sampling sites are shown in pink

S.S. NW= Sampling Site Northwest

S.S. Central= Sampling Site Central

S.S. SE= Sampling Site Southeast



Kimely–Horn and RWA FAQ

Purpose

This FAQ addresses common questions about Christopher Wright, P.E., and RWA Engineering's transition and what it means for our continued work together.

1. What is changing?

RWA Engineering's founder, **Christopher Wright**, along with select members of the RWA team, will be joining **Kimley-Horn**, a nationally recognized engineering and consulting firm. As part of this transition, RWA will be sunset as a standalone firm.

2. Is this a merger or acquisition?

No. This is **not a merger or acquisition**. Kimley-Horn is hiring Chris Wright and select RWA employees. RWA itself is not being acquired.

3. How does this affect my current projects?

Your projects will continue **without disruption**. The same professionals you work with today will remain engaged, now supported by Kimley-Horn's expanded technical resources and national platform.

4. Will my contracts change?

Current contracts and work-in-progress will continue under Kimley-Horn. If any administrative updates are needed, they will be communicated clearly and coordinated with you in advance.

5. Will my points of contact change?

No immediate changes are expected. You will continue working with the same trusted team members who know your projects and priorities.

6. Why Kimley-Horn?

Kimley-Horn was selected because it closely aligns with the values that built RWA:

- Relationship-driven client service
- Technical excellence

- Long-term partnerships
- A strong, people-focused culture

This alignment ensures continuity while expanding our capabilities.

7. What are the benefits to me as a client?

Clients gain:

- Expanded service offerings and multidisciplinary expertise
- Deeper bench strength for complex or accelerated schedules
- Broader geographic reach for regional and national programs
- Long-term stability backed by a well-established firm

8. Will the level of service change?

Our commitment to exceptional service **does not change**. What changes is the **scale of support and resources** available behind the team serving you.

9. What happens to RWA's philosophy and approach?

RWA's relationship-first philosophy and commitment to doing our very best every day remains central to how we work. These values are fully aligned with Kimley-Horn's long-standing culture.

10. Who should I contact with questions?

Please contact your existing project team or reach out directly to Christopher Wright. Open communication remains a top priority throughout this transition.

PURPOSE:

CDD Board and RWA / Legal to review and discuss “open space” area topics identified in RWA’s “CDD Ownership Summary of Findings” (Addendum)

Note: Discussion prior to engagement of new District Engineer

PROCESS:

- Revisit Village Walk perimeter ownership topic**

Source: CDD Meeting 20 Jan 2026

- Review “open space” excerpts from RWA’s Addendum**
- Identify options for potential future action**

PRODUCT:

Concurrence with recommendation

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

RWA ADDENDUM EXCERPTS (1 OF 2)



Memorandum

September 27, 2016 (Revised August 07, 2025)

Subject: VillageWalk of Bonita Springs CDD - Ownership Map

General comments and noted areas of interest:

Review of all the various legal descriptions for the individual parcels reveals that the CDD currently holds title to a large amount of open space that is not directly a part of the storm water system. These areas are:

RWA ADDENDUM EXCERPTS (2 OF 2)

OPTION 1

1. Map items 10 and 13 both contain considerable open space areas. In addition, all of the other map items contain open spaces for walkways, paths, bridge landing areas, and general open areas. A quick calculation shows that the removal of these open space areas and limiting the CDD ownership to the actual lakes and lake maintenance easements, could reduce the total area of CDD ownership and maintenance responsibility to approximately 8,447,419 SF or 193.93 Acres.

OPTION 2

If it is the intention of the CDD to retain the open spaces referenced in the above item 3 then it would probably be best for the CDD to stay consistent throughout the project and incorporate those open areas adjacent to the storm water system that are currently owned by the VWBS HOA. Those areas are:

- Tract L2, VWBS Phase 2, (appears on sheet 4 of recorded plat) which is the open space tract located at the southwest corner of the intersection of Latitude Drive and Moray Drive. Approximately 10,009 SF.
- Tract L4, VWBS Phase 2, (appears on sheet 17 of recorded plat) which is the open space tract located at the northwest corner of VillageWalk Circle and Wahoo Drive. Approximately 2,205 SF.
- Tract C3, VWBS Phase 4G, (appears on sheet 8 of recorded plat) which is the open space tract located at the southwest corner of VillageWalk Boulevard and Reef Lane. Approximately 23,529 SF.
- Tract C2, VWBS Phase 3, (appears on sheet 9 of recorded plat) which is the walkway and bridge landing area at the northerly end of Xenon Way. Approximately 4,014 SF.
- Tract C3, VWBS Phase 3, (appears on sheet 11 of recorded plat) which is the walkway and bridge landing area at the northerly end of Yellowfin Trail. Approximately 4,014 SF.
- Tract C4, VWBS Phase 3, (appears on sheet 13 of recorded plat) which is the walkway and bridge landing area at the northerly end of Zamora Court. Approximately 4,014 SF.

RECOMMENDATION:

For the 17 Mar 2026 CDD meeting, study team (CDD / Legal / RWA) to identify and review advantages or disadvantages of revising ownership vs. status quo?

- **Option 1: CDD retitled to HOA**
- **Option 2: HOA retitled to CDD**

Study Team Considerations:

- Property tax implications?**
- Legal and other fees to revised ownership?**
- Maintenance Agreement (CDD and HOA)?**
- Other?**

Assumption: Current “open space” ownership map is correct