



**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
APRIL 2, 2026
3:00 P.M.**

Special District Services, Inc.
27499 Riverview Center Boulevard, #253
Bonita Springs, FL 33134

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
April 2, 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. February 17, 2026 Regular Board Meeting.....,...Page 2
- G. New Business
 - 1. Presentations by District Engineer Proposers.....Page 5
 - APEX Engineering
 - LJA Engineering
 - 2. Discussion and Ranking of Proposers
- H. Old Business
- I. Administrative Reports
 - 1. Manager’s Report
 - Next Meeting Date – April 21, 2026
 - 2. Engineer’s Report
 - 3. Attorney’s Report
- J. Comments from the Public for Items Not on the Agenda
- K. Board Member Comments
- L. Adjourn

Publication Date
2026-03-23

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 April 2, 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
March 23, 202612174724

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 17, 2026**

A. CALL TO ORDER

The February 17, 2026, Regular Board Meeting of the Village Walk Community Development District (the “District”) was called to order at 3:04 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 February 6, 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	Absent
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

It was noted that District Engineer, Chris Wright was absent but might call in later.

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. January 20, 2026, Regular Board Meeting

The January 20, 2026, Regular Board Meeting minutes were presented for consideration.

A **motion** was made by Mr. Janiec, seconded by Mr. J. Robinson and passed unanimously approving the minutes of the January 20, 2026, Regular Board Meeting, as presented.

G. NEW BUSINESS

1. HOA Report Discussion

The Board reviewed the HOA memorandum and Water Quality Report. Discussion included the performance of the lake aeration system (compressors, airlines and diffusers). Mr. Ellabarger questioned the report reference that current motors are “underpowered” and whether this condition was due to age or system design. Discussion included past repairs where airline sections were cut and spliced, resulting in some diffusers being relocated from their original positions, with some reportedly near the lake banks and others frequently out of service. The Board Members discussed that the repairs appear to be largely reactive, occurring as components fail, and that low water levels may contribute to clogging or reduced performance. It was noted that motor sizing should account for intended diffuser placement if lines are extended and diffusers returned to deeper locations. Chairman Janiec stated he would follow up with HOA representatives regarding equipment replacement planning, line extensions and proposals for new motors.

Additional discussion included the entrance fountain (noted to be under warranty), torpedo grass treatment and monitoring, and littoral plantings, which were noted to be an HOA project. The Board also reviewed the Water Quality Report format and trends and requested that future reports reference the water bodies as “lakes” rather than “ponds.” A brief discussion occurred regarding irrigation restrictions and shoreline sprinkler adjustments intended to support littoral areas during low water conditions. Mr. Ellabarger also requested follow-up regarding the herbicide used for torpedo grass treatment and the availability of MSDS documentation.

H. OLD BUSINESS

There were no Old Business items to come before the Board.

I. ADMINISTRATIVE MATTERS

1. Manager’s Report

Ms. Meneely advised that the District Engineer had submitted his resignation effective at the end of March and that a Request for Qualifications for a new engineer would be published with responses due by March 20, 2026. Discussion followed regarding scheduling a meeting to review proposals and hear presentations from responding firms.

A **motion** was made by Mr. Janiec, seconded by Mr. Ellabarger cancelling the March meeting and rescheduling it for April 2, 2026, at 3:00 p.m. The **motion** passed 3-1 with Mr. J. Robinson dissenting.

Ms. Meneely also reviewed the upcoming budget schedule and noted that the budget public hearing would likely occur later in the summer to meet statutory requirements.

2. Engineer’s Report

There was no Engineer’s Report at this time.

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. CDD Ownership Map "Open Spaces" - Ellabarger

Mr. Ellabarger went over the areas identified as open space on the District ownership map and referenced the addendum to the engineer's ownership summary. Discussion included whether certain parcels should remain titled to the CDD or potentially be conveyed between the CDD and the HOA. Mr. Haber explained that any transfer would require agreement of both parties and may require survey work and legal descriptions if only a portion of a platted tract were conveyed. He also noted that CDD ownership provides sovereign immunity protections but that certain amenities owned by the CDD must remain open to the public, subject to a reasonable user fee. The Board agreed the matter should be deferred until a new District Engineer has been engaged and the ownership map can be reviewed and confirmed.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. C. Robinson, seconded by Mr. Janiec and passed unanimously adjourning the Regular Board Meeting at 4:03 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

**VillageWalk of Bonita Springs Community Development District
Request for Qualifications – District Engineer**

Score Sheet
April 2, 2026

Company Name	Ability and Adequacy of Professional Personnel (25 Points)	Consultant's Past Performance (25 Points)	Geographic Location (15 Points)	Willingness to Meet Time and Budget Requirements (20 Points)	Certified Minority Business Enterprise (5 Points)	Recent, Current and Projected Workloads (5 Points)	Volume of Work Previously Awarded to Consultant by District (5 Points)	<u>Total</u>
APEX								
LJA ENG.								

- 1) **Ability and Adequacy of Professional Personnel:** Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.
- 2) **Consultant's Past Performance:** Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent, etc.;
- 3) **Geographic Location:** Consider the geographic location of the firm's headquarters, offices, and personnel in relation to the project.
- 4) **Willingness to Meet Time and Budget Requirements:** Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.
- 5) **Certified Minority Business Enterprise:** Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.
- 6) **Recent, Current and Projected Workloads:** Consider the recent, current and projected workloads of the firm.
- 7) **Volume of Work Previously Awarded to Consultant by District:** Consider the desire to diversify the firms that receive work from the District; etc.

NOTES: