



**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
MAY 19, 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
May 19, 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. April 21, 2026 Regular Board Meeting.....Page 2
- G. New Business
 - 1. HOA Report Discussion.....Page 7
 - 2. Discussion Regarding HOA Improvements on CDD Parcels.....Page 9
 - 3. Discussion Regarding Open Space Studies.....Page 11
- H. Old Business
 - 1. Update on Engineering Contract & Initial Scope of Work
- I. Administrative Reports
 - 1. Manager’s Report
 - Next Meeting Date – July 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
2026-05-08

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 May 19, 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.

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

5/8/26 #12307564

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 21, 2026**

A. CALL TO ORDER

The April 21, 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 March 23, 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 | 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 Ted Tryka of LJA Engineering was present in the audience.

Also present were Lori Shields of the HOA and District resident 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. April 2, 2026, Regular Board Meeting

The April 2, 2026, 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 April 2, 2026, Regular Board Meeting, as presented.

G. NEW BUSINESS

1. HOA Report Discussion

Mr. Janiec reported on a recent coordination meeting with the HOA and its management team.

A discussion ensued regarding the water quality report. The Board expressed concern that the report lacked meaningful technical analysis and appeared overly generalized. It was recommended that future reports include more substantive consultant input and clearer professional conclusions.

Discussion continued regarding deteriorating plastic sheeting located along the lake bank near the tennis courts. The material appears to be a remnant of a prior erosion control effort and is now degrading. Concerns were raised regarding potential environmental impacts, including the release of microplastics into the lake, as well as interference with fishing activities. It was noted that portions of the material were exposed due to erosion and could potentially be removed. The HOA indicated it would review the issue.

The Board discussed improper swimming pool discharge practices observed within the community. It was noted that in certain instances, pool water was being discharged onto turf areas, resulting in erosion channels and the migration of sediment into the lake system. The Board discussed the need for improved enforcement and oversight, including whether the HOA or ACC should play a role in monitoring the initial discharge setup.

Further discussion addressed torpedo grass, an invasive species. It was noted that the plant spreads through rhizomes and that mechanical disturbance, including cutting, may accelerate its spread. The Board emphasized the importance of continued chemical treatment and monitoring, particularly as rainfall returns and growth increases.

The Board also discussed internal bridge ownership and inspection responsibilities. Based on input from Counsel, it was the consensus of the Board that the bridges were likely not owned by the CDD due to the gated nature of the community, which limits the District's authority to maintain such infrastructure. Counsel indicated additional review would be conducted.

Finally, the Board discussed coordination with the HOA regarding a future lake bank erosion study. It was noted that such a study would assist in prioritizing remediation efforts based on available funding and severity of conditions.

2. Update on Chair Meeting (April 9 with KW)

This item was discussed in conjunction with Item G.1 under HOA Report Discussion.

3. Consider Removal of Plastic in Lake by Tennis Courts

This item was discussed in conjunction with Item G.1 under HOA Report Discussion.

4. Discussion Regarding Enforcement of Swimming Pool Discharges

This item was discussed in conjunction with Item G.1 under HOA Report Discussion.

5. Discussion Regarding Engineering Contract and Scope of Work

Mr. Janiec led a discussion regarding the engineering contract, including insurance requirements, rate structure, and contract terms. He noted that a draft agreement had been prepared and was under review and emphasized the importance of ensuring appropriate insurance limits and clarity in classification of personnel within the rate schedule.

Mr. Janiec further advised that he had distributed to the Board a proposed scope of work for a comprehensive lake bank erosion evaluation. He explained that the scope included physically walking the lake system, documenting erosion areas, photographing and mapping locations, and ranking the most severe areas requiring remediation. He noted that the intent of the evaluation was to provide the HOA with a prioritized “rank and stack” of erosion issues so that available funding could be directed efficiently.

A discussion ensued regarding the scale of the lake system, estimated at approximately 680 acres, and the importance of completing the evaluation while water levels remain low to allow for full visibility of erosion conditions.

Mr. Ellabarger then reviewed the additional materials included in the agenda packet outlining anticipated engineering tasks, including outfall inspections and overall system evaluation. He explained that the goal was to utilize remaining funds within the current fiscal year to initiate priority work and establish a framework for future budgeting.

Discussion included causes of erosion, including improper grading from prior pool construction, discharge issues, and structural inconsistencies. The Board acknowledged that some historical conditions may not be correctable but emphasized the importance of identifying and prioritizing current problem areas.

The Board discussed short-term versus long-term repair strategies and indicated a preference for practical recommendations that include both immediate remediation and future planning considerations.

The Board expressed a strong preference for natural stabilization methods, including littoral plantings and grading improvements, and indicated opposition to the use of riprap due to the cost, the ineffectiveness in this environment, and aesthetic concerns.

Additional discussion addressed the outfall system, including the potential installation of protective grates to prevent debris from entering underground piping. It was noted that such improvements may require permitting and further engineering evaluation.

The Board reached a consensus on the scope and direction of engineering services and directed staff to proceed with finalizing the contract and issuing work authorizations.

6. Consider Resolution No. 2026—1 – Adopting a Fiscal Year 2026/2027 Proposed Budget

The District Manager Resolution No. 2026-01, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

A discussion ensued regarding the use of reserve funds to balance the budget. It was noted that while assessments remain unchanged, continued reliance on reserves may not be sustainable long-term.

The Board acknowledged the need to monitor financial conditions and consider future adjustments, as necessary.

A Public Hearing was scheduled for July 21, 2026.

A **motion** was made by Mr. Janiec, seconded by Mr. C. Robinson and unanimously passed adopting Resolution No. 2026-01, adopting the Fiscal Year 2026/2027 Proposed Budget and setting a Public Hearing for July 21, 2026.

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 next meeting was scheduled for May 19, 2026.

2. Engineer's Report

This item was included under New Business.

3. Attorney's Report

Mr. Haber provided an update regarding the pothole condition on Bonita Beach Road. He advised that the roadway was under the responsibility of another community development district. He further noted that the responsible district was addressing the issue and evaluating jurisdictional considerations, including potential transfer to a municipal entity. The Board discussed the importance of ensuring that repairs were completed in a timely manner.

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

Public comments were received and addressed during the meeting.

K. BOARD MEMBER COMMENTS

Mr. Schuetz went over the District's littoral program and recommended focusing on enhancing existing littoral areas rather than expanding into new locations. He suggested utilizing more

effective plant species and improving the timing of plantings to maximize performance and erosion control.

Mr. Janiec commented that the Board should consider distancing itself from direct involvement in the littoral project and instead allow it to be handled through an advisory-type structure. He suggested that Mr. Schuetz would be well suited to participate in such an advisory role given his knowledge and involvement.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Janiec, seconded by Mr. Ellabarger and passed unanimously adjourning the Regular Board Meeting at 4:32 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Village Walk – Bonita Lake Water Quality Sampling

Scope of Work/Report Outline

Laboratory Analytical Parameters

- Total Nitrogen
- Total Phosphorus
- Chlorophyl A
- Fecal Coliform

Field Measurement Parameters

- Dissolved Oxygen
- pH
- Turbidity
- Conductivity
- Water Temperature
- Sampling Depth
- Lake Water Level – measured at main gauge
- Weather

Sampling Sheets

- Sampling locations and depth should be consistent. Sampling sheets should be completed in the field for each sample location by the sampling team and included in the report. Data sheets should include weather conditions.
- Indicate the instrument used to measure field parameters (e.g., Horiba, Model X).

Report Tables

- Tables need to be organized by sampling season so positive or negative trending of total nitrogen, total phosphorus, Chlorophyl A, dissolved oxygen by season can be observed. It would be useful to have a trend line diagram showing sampling dates by season along the horizontal axis and concentration along the vertical axis with a line indicating the regulatory standard or established acceptable levels. Negative trending by season should be addressed in conclusions.
- Tables should list units (e.g., mg/L) and regulatory or target value.
- Exceedances should be displayed in bold red text.

Report Format

- Introduction – indicate the season represented and include sampling dates and common lake numbering.
- Target Levels/Regulatory Standards with source (can be merged with Results Summary).
- Results Summary – organize results in bullets by analytical parameter stating the results against established standard or acceptable range, a statement on positive or negative trending and a sentence or two on potential causation for out-of-range results or trends.
- Conclusions/Recommendations – Potential causation of results or trends out of standard or moving toward non-compliance and recommendations to bring the levels to acceptable ranges.
- Attachments – plotted data over time by season for total Nitrogen, total Phosphorus, Chlorophyll and DO, lab report with chain of custody sheets, field sampling data sheets, sample location map.
- Use established lake numbering system

DISCUSSION TOPIC:

“HOA Improvements” on CDD parcels

PRODUCT:

Provide direction regarding ownership and maintenance responsibility for “HOA Improvements” on CDD parcels



CDD PARCEL 1:

- **LAKES**
- **REAL PROPERTY
(BERM AND COMMON)**

“HOA IMPROVEMENTS”:

- **WALK PATH**
- **BRIDGE**
- **BENCH**

DISCUSSION TOPIC:

Provide a review of the “Open Space” potential studies defined in RWA’s CDD Ownership Summary of Findings (“Memorandum”) dated 7 August 2025

PRODUCT:

- High level review indicates no apparent benefit to the VW homeowner for either study**
- CDD concurrence not to pursue “Open Space” studies**

POTENTIAL “OPEN SPACE” STUDIES DEFINED IN THE RWA MEMORANDUM:

1. Selected CDD Parcels Retitled to the HOA:

- CDD holds title to a large amount of open space that is not directly a part of the storm water system**
 - **This includes open spaces for walk paths, bridge landing areas, and general open open areas**
- Reduce total area of CDD ownership from 10.5M SF to ~8.4M SF**

OR

2. HOA Land Retitled to the CDD:

- If CDD retains open areas, certain HOA tracts (6) could be retitled to the CDD for consistency**
- This would increase total area of CDD ownership by ~48,000 SF**

PURPOSE WOULD BE TO BENEFIT THE VW HOMEOWNER

EXAMPLE OF "OPEN SPACE" STUDIES

2.
HOA
PROPERTY
RETITLED TO
CDD PARCEL 10



1.
CDD PARTIAL
PARCEL 13
RETITLED TO HOA

“HIGH LEVEL” CONCLUSIONS:**1. Selected CDD Parcels Retitled to the HOA:**

- Surveyor / Legal / Retitling / Other expense for ~2.1M SF
- Potential increase in HOA liability insurance
- No apparent advantage for the VW homeowner**

2. HOA Land Retitled to the CDD:

- Surveyor / Legal / Retitling / Other expense for ~48,000 SF
- “Sovereign Immunity” for newly created CDD parcels could potentially reduce HOA liability insurance savings but would come with significant business / security risk
- No apparent advantage for the VW homeowner**

CURRENT AND PROPOSED "SCOPE OF WORK" LINE ITEMS

CONTRACTOR: LJA

| NO. | DESCRIPTION | FY 2026 | | | | | FY2027 | | | | | | | | | | | |
|---------------|---|---------|---|---|---|---|--------|---|---|---|---|---|---|---|---|---|---|---|
| | | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S |
| | MONTHLY CDD MEETINGS | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ |
| 1 | EROSION STUDY / RECOMMENDATION | █ | █ | █ | | | | | | | | | | | | | | |
| 2 | OUTFALL ASSESSMENT | █ | █ | █ | | | | | | | | | | | | | | |
| 2A | CDD OWNERSHIP MAP "DUE DILIGENCE" | | | | | | | | | | | | | | | | | |
| 2B | CDD OWNERSHIP "OPEN SPACE" STUDY | | | | | | | | | | | | | | | | | |

← (1)

NO APPARENT ADVANTAGE TO VW HOMEOWNERS, REMOVE 2.B FROM ENGINEERING "SOW"

CONTRACTOR: TBD

| | | | | | |
|--|--|--|--|--|--|
| VW INTERIOR BRIDGE ASSESSMENT (2) | | | | | |
|--|--|--|--|--|--|

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- (1) IF SKILL SET (SURVEYING?) REQUIRED TO REVIEW CDD PARCEL OWNERSHIP DOES NOT IMPACT EROSION AND OUTFALL ASSESSMENT, COULD MOVE 2A INTO FY 2026?
- (2) BRIDGE OWNERSHIP REVIEW IN PROGRESS (HOA OR CDD?)

NOTE: HOA MIGHT CONSIDER LJA AS A CONTRACTOR FOR FUTURE VW INTERIOR ROAD WORK