



VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

**LEE COUNTY
REGULAR BOARD MEETING
AUGUST 18, 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
August 18, 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. July 21, 2026 Regular Board Meeting & Public Hearing.....Page 2
- G. New Business
 - 1. HOA Report Discussion.....Page 6
 - 2. Lake Bank HOA Committee Update
 - 3. Discussion on Two-Way Sign Replacement
 - 4. Discussion on Torpedo Grass
- H. Old Business
- I. Administrative Reports
 - 1. Manager’s Report
 - Next Meeting Date – September 15, 2026
 - 2. Engineer’s Report
 - Update on Erosion Study
 - 3. Attorney’s Report
- J. Comments from the Public for Items Not on the Agenda
- K. Board Member Comments
- L. Adjourn

Publication Date
2026-08-07

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 August 18, 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

Aug 7, 202612525238

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JULY 21, 2026**

A. CALL TO ORDER

The July 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 July 1, 2026, and July 8, 2026, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors present:

Chairman	Greg Janiec	Present
Vice Chairman	Jerry Robinson	Present
Supervisor	Dan Ellabarger	Absent
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

Also present were David Butterworth, Kelley Short, Paul Rockenstyre, Marty Sibiga and Mary McIntire.

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. June 16, 2026, Regular Board Meeting

The June 16, 2026, Regular Board Meeting minutes were presented for consideration.

The following revisions were requested by Chair Janiec:

- Under Item G.1, add “not pond” after the referenced lake numbers.
- Under Item G.2, revise the final sentence to reflect Mr. Jerry Robinson rather than Mr. Janiec.
- Under Item G.3.a, add the word “insurance” before “indemnification.”

A **MOTION** was made by Mr. Janiec, seconded by Mr. Jerry Robinson and unanimously passed approving the minutes of the June 16, 2026, Regular Board Meeting, as amended.

G. PUBLIC HEARING
1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in the *Naples Daily News* on July 1, 2026, and July 8, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

Chair Janiec opened the public hearing at 3:01 p.m.

Kelley Short asked whether the cost of addressing lake erosion would be funded by the CDD or the HOA. The Board explained that the work and associated study were District responsibilities funded through the District budget.

There being no further comments, the public hearing was closed.

3. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-03 was presented, entitled:

RESOLUTION 2026-03
[FY 2026/2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Mr. Janiec, seconded by Mr. Jerry Robinson and unanimously passed adopting Resolution No. 2026-03, adopting the Fiscal Year 2026/2027 Final Budget, as presented.

4. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Annual Assessment

Resolution No. 2026-04 was presented, entitled:

**RESOLUTION 2026-04
[FY 2026/2027 ASSESSMENT RESOLUTION]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026/2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Haber reviewed the annual assessment resolution explaining the operation and maintenance and debt assessments, certification to the tax roll, and that the assessments were non-ad valorem and would not be affected by potential changes to Florida property taxes. The Board briefly discussed the matter.

A **MOTION** was made by Mr. Janiec, seconded by Mr. Jerry Robinson and unanimously passed adopting Resolution No. 2026-04, as presented.

H. NEW BUSINESS

1. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-05 was presented, entitled:

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Mr. Janiec, seconded by Mr. Schuetz and unanimously passed adopting Resolution No. 2026-05, as presented.

2. HOA Report Discussion

The Board reviewed the HOA report and agreed that the current semiannual water quality reporting schedule continues to provide adequate trend information.

3. J. Robinson Report on Lake Tour with Engineer

Mr. Jerry Robinson summarized his tour of the community with the District Engineer to review erosion conditions, previous remediation efforts, and areas of concern. Following the tour, the engineer expressed confidence that the erosion study could be completed within budget. The Board also discussed the impacts of the recent drought on lake bank erosion.

4. Presumptive Remedy for Deep Erosion Gullies

The Board discussed developing a standard engineered repair method for significant erosion gullies to provide consistent and economical repairs while avoiding riprap where practical.

I. OLD BUSINESS

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

J. ADMINISTRATIVE MATTERS

1. Manager's Report

It was noted that the next Regular Board Meeting was scheduled for August 18, 2026. A quorum is expected.

2. Engineer's Report

The engineering proposal for the erosion study was included in the agenda package and had been discussed earlier in the meeting.

3. Attorney's Report

Mr. Haber reported that the neighboring CDD responsible for Bonita Beach Road had acknowledged responsibility for roadway repairs, authorized an engineering evaluation, and intends to pursue permanent repairs following completion of the study.

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

Kelley Short requested additional information regarding responsibility for Bonita Beach Road and related improvements. The Board explained that those facilities were maintained by the neighboring CDD and discussed why VillageWalk had not assumed that responsibility.

L. BOARD MEMBER COMMENTS

Mr. Janiec reported that he had met with members of the HOA Lake Bank Committee on July 1 to discuss lake management responsibilities and the respective roles of the HOA and the CDD.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Janiec, seconded by Mr. Jerry Robinson and passed unanimously adjourning the Regular Board Meeting at 3:18 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

From: Kara Blewett <kblewett@kwpmc.com>
Sent: Thursday, August 6, 2026 2:51 PM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Subject: CDD - 8.16.26.

Hi Kathleen,

I will not be able to attend the Aug 18th meeting - I will be off property that afternoon. But, here is my report:

Fountains: Light and motor repair were under warranty and reinstalled. Both fountains were cleaned and running upon departure.

Aerators: Requested additional maintenance and/or replacement for aerators 3,10 and maybe 15 as well. No happy with their performance or reliability.

Met with Adv. Aqu and Brightview to discuss weeds bordering the grass and lake banks. Confirmed the area with both vendors and came to an agreement on how to address. As soon as grass starts/touches the sandy lake bank is the dividing line. Expressed that I would like to manually cut down the very tall fennel weeds and other growth to address the eye-sore but also to aid in the erosion control efforts.

Additional crews were on property July 30th to address what was discussed. Boats are back in service, although water levels remain lower than normal, and crews are here every Thursday.

Greg is sharing updates about when the crews are on property for the erosion study - thank you! I'd be curious to see any report that have shared so far. There was an email exchange where Ted T had indicated he had an attachment, but it didnt make it to me through the forwards.

Thanks!

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: Friday, August 7, 2026 12:35 PM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Subject: Managers report follow up

Hi Kathleen,

I have something to add for the meeting on the 18th.

We are redoing our pickleball area, including the fencing. I've had a couple people mention that you can use fencing for erosion control efforts. We already have rolls and rolls of this black link fencing, so I would like to inquire if the CDD board would be interested in considering that as we work to address some of these washouts?

Could you help me relay the request to them please?

Kara Blewett, LCAM
General Manager

KW PROPERTY MANAGEMENT & CONSULTING
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