

**MINUTES OF MEETING
BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Bonita Landing Community Development District held a Regular Meeting on November 18, 2019, at 12:45 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135.

Present at the meeting were:

Russell Smith	Chair
Alex Hinebaugh	Assistant Secretary
David Negip	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Dave Underhill	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 12:57 p.m. Supervisors Smith, Negip and Hinebaugh were present, in person. Supervisors Kingston and Drake were not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Bonita Landing
Encroachment Request**

Mr. Adams presented a request from the Lot 188 homeowner seeking permission to expand their pool deck by 14', which would result in a 7.5' encroachment into the District's lake maintenance easement. The homeowner was aware that there was an irrigation main in the area in question and that, should the encroachment be allowed, he would bear all costs for

relocating the irrigation main and drafting and recording an agreement between the homeowner and the District.

Mr. Smith asked whether the homeowner applied for approval from the Architectural Review Committee (ARC). Mr. Adams stated the ARC gave approval but retracted it until CDD approval was obtained; the City approved the expansion contingent upon District approval. Discussion ensued regarding moving the irrigation line, the easement, indemnifying the District, the drawing and setting a precedent.

Mr. Smith stated more information was needed and suggested the matter be considered at the next meeting. He expressed concern that some stipulations on the easement may not be acceptable to a homeowner building a screen enclosure. A draft agreement would be sent to the homeowner.

FOURTH ORDER OF BUSINESS

Update: Lake Bank Erosion Repairs

Discussion of this agenda item was deferred to the Beach Road Golf Estates CDD meeting, immediately following this meeting.

FIFTH ORDER OF BUSINESS

Update: Potential Bonita Beach Road Street Lighting Project

Discussion of this agenda item was deferred to the Beach Road Golf Estates CDD meeting, immediately following this meeting.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2019

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2019. The financials were accepted.

SEVENTH ORDER OF BUSINESS

Approval of August 19, 2019 Public Hearings and Regular Meeting Minutes

Mr. Adams presented the August 19, 2019 Public Hearings and Regular Meeting Minutes.

The following change was made:

Line 120: Change "Beach Road Golf Estates" to "Bonita Landing"

On MOTION by Mr. Smith and seconded by Mr. Negip, with all in favor, the August 19, 2019 Public Hearings and Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*

There being no report, the next item followed.

B. District Engineer: *Banks Engineering, Inc.*

There being no report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: December 16, 2019 at 12:45 P.M.**

- **QUORUM CHECK**

Mr. Adams stated the December meeting would likely be cancelled.

NINTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

There being no audience comments or Supervisors' requests, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 2:05 p.m.

On MOTION by Mr. Negip and seconded by Mr. Hinebaugh, with all in favor, the meeting adjourned at 1:08 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair