

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

The Board of Supervisors of the Bonita Landing Community Development District held a Regular Meeting on January 13, 2020, at 12:45 p.m., at the Bonita National Golf and Country Club, 2<sup>nd</sup> Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135.

**Present at the meeting were:**

Russell Smith	Chair
Ashley Kingston	Vice Chair
Alex Hinebaugh	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 12:54 p.m. Supervisors Smith, Hinebaugh and Kingston were present, in person. Supervisors Negip and Drake were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Continued Discussion: Consideration of  
Bonita Landing Encroachment Request**

Referencing photographs and documents from the last meeting, along with an aerial view from the Property Appraiser website showing the setback of the property from the water's edge, Mr. Adams stated the Lot #188 homeowner wants to extend his pool deck 14'; 6' on his property and 8' into the CDD's easement. The homeowner recognizes that the extension into the easement would affect the irrigation main along the rear of the property and that he would be responsible for all costs. The homeowner received a Consent to Use of Easement Agreement that would hold the CDD harmless and indemnify it such that, if any of the improvements ever need to be removed, the CDD would have no liability or responsibility. The

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Agreement would be recorded with the property, in perpetuity. The Association asked Mr. Adams to make sure the homeowner realizes that the HOA would not pay for relocation of the irrigation mains or enter into a formal agreement. The homeowner was briefed on the stipulations and previously notified the City and the Design Review Committee (DRC).

**On MOTION by Mr. Smith and seconded by Ms. Kingston, with all in favor, the Bonita Landing Encroachment Request for Lot #188, was approved.**

**FOURTH ORDER OF BUSINESS**

**Update: Potential Bonita Beach Road Street Lighting Project**

Mr. Adams stated that the electrical engineer’s photometric survey outlining setbacks in spacing was forwarded to the Florida Power & Light (FPL) engineering department. The suggestion was to install 40 concrete poles on the north side of the road and 43 on the south side, each with an 8’ arm and an LED lighting fixture, which would meet the City’s dark sky ordinance requirements. As the power supply on the south side would be below ground, there would be an initial boring cost of \$55,000, plus a 20% contingency. He reviewed a table reflecting what the percentages of the shared costs and the cost breakdown would be by community. In response to a Board Member’s question, Mr. Adams stated that the costs include the concrete poles on both sides and the monthly fee includes the 35’ concrete poles with the brackets and the lights. It has a minimum 10-year contract requirement and the monthly cost per pole would be \$25; the annual costs for both sides of the road would be \$24,000. The costs were not currently budgeted for any of the four communities and the project must still be presented to and be approved by the other parties before it is programmed into the budgets. Mr. Adams would garner a consensus with the other parties and present it at another time.

**FIFTH ORDER OF BUSINESS**

**Update: Lake Bank Erosion Repair Project**

Mr. Adams provided the following update:

- The Developer agreed to contribute \$40,000 to the District for the next two years, for a total of \$80,000, to offset the cost of lake bank erosion repairs.

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➤ The Beach Road Golf Estates (BRGE) CDD was looking to commence the bidding process in the next few weeks and this District would mostly likely piggyback off of BRGE, which has a significantly sized project to complete.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2019**

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

**SEVENTH ORDER OF BUSINESS**

**Approval of November 18, 2019 Regular Meeting Minutes**

Mr. Adams presented the November 18, 2019 Regular Meeting Minutes.

**On MOTION by Mr. Hinebaugh and seconded by Ms. Kingston, with all in favor, the November 18, 2019 Regular Meeting Minutes, as presented, 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: February 17, 2020 at 12:45 P.M.**

- **QUORUM CHECK**

**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 1:05 p.m.

**On MOTION by Mr. Smith and seconded by Mr. Hinebaugh, with all in favor, the meeting adjourned at 1:05 p.m.**

**BONITA LANDING CDD**

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DocuSigned by:  
*Chuck Adams*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Russell Smith*  
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Chair/Vice Chair