

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

The Board of Supervisors of the Bonita Landing Community Development District held a Public Hearing and a Regular Meeting on August 11, 2022 at 1:00 p.m., at Bonita Springs Fire Control, 27701 Bonita Grande Drive, Bonita Springs, Florida 34135.

**Present were:**

Ashley Kingston	Vice Chair
Alex Hinebaugh	Assistant Secretary
Dalton Drake	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Jonathan Ehret (via telephone)	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:00 p.m. Supervisors Drake, Kingston and Hinebaugh were present, in person. Supervisors Smith and Negip were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Resident Jon Ehret asked if the Board or Staff approved removal of the handicapped parking spaces and requested updates on the streetlights and on the turnover of the lake bank.

Mr. Hinebaugh stated he had discussions with the City regarding removing the handicap parking spaces near the tennis courts, playground and park but did not know who approved the removal. Those parking spaces were incorrectly built, which caused the City to hold up an inspection and, if the CDD wants to turn them into normal parking spaces, the City indicated that it can do so without affecting any Americans with Disabilities Act (ADA) requirements.

Regarding the streetlights, Mr. Adams stated Banks Engineering is finishing the first phase of the LDO, which is the testing phase, and hopes to complete it within a few days. Afterwards, all the associations will be contacted to discuss approving the scheduled testing and, once that is satisfied, it will be submitted to the City. If approved, Staff will proceed with the testing schedule.

Regarding the turnover, Mr. Adams stated the Developer has not yet transferred the lake bank over to the CDD for operational purposes. Mr. Hinebaugh stated the Board selected a contractor to perform the lake bank repairs and is setting them up as a vendor and making sure the insurance requirements are met. The contractor gave a two-month completion time to repair the lake banks in Phases I and II, with the hope of commencing in mid to late September. Asked which properties will be affected by the work, Mr. Hinebaugh stated most of the work will be within Phases I and II.

**THIRD ORDER OF BUSINESS**

**Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Grau & Associates**

Mr. Adams presented the Audited Financial Report for the Fiscal Year Ended September 30, 2021 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021**

Mr. Adams presented Resolution 2022-07.

**On MOTION by Mr. Drake and seconded by Ms. Kingston, with all in favor, Resolution 2022-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2022/2023 Budget**

**A. Proof/Affidavit of Publication**

The proof of publication was included for informational purposes.

**B. Consideration of Resolution 2022-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams stated the proposed Fiscal Year 2023 budget is unchanged from the version presented at the May meeting. The strategy is to keep assessments the same, year-over-year.

**Mr. Adams opened the Public Hearing.**

Mr. Ehret asked if the CDD's expenditures decreased since all the operations were transferred to Bonita National.

Mr. Adams stated, through the cost-sharing outlined in the Interlocal Agreement, the CDD shares all expenses related to Bonita Beach Road with Bonita National, Seasons and Valencia of Bonita, including the operations and Maintenance (O&M) and the off-site Panther Mitigation property, which allowed for the development of all four communities. The cost sharing is based on the number of door fronts in each community; the CDD's portion of the overall expense is 7%.

**Mr. Adams closed the Public Hearing.**

Mr. Adams presented Resolution 2022-08.

**On MOTION by Mr. Hinebaugh and seconded by Ms. Kingston, with all in favor, Resolution 2022-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal**

Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2022-09.

**On MOTION by Mr. Drake and seconded by Mr. Hinebaugh, with all in favor, Resolution 2022-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2022**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2022. The financials were accepted.

**EIGHTH ORDER OF BUSINESS**

**Approval of May 12, 2022 Regular Meeting Minutes**

Mr. Adams presented the May 12, 2022 Regular Meeting Minutes.

**On MOTION by Ms. Kingston and seconded by Mr. Hinebaugh, with all in favor, the May 12, 2022 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

There was no report.

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

Mr. Adams stated that Mr. Willis confirmed with the Fire Station that the conference room will be available for the regular meeting schedule, through April 2023, with the exception of December 2022.

- **NEXT MEETING DATE: September 8, 2022 at 1:00 P.M.**
  - **QUORUM CHECK**

The next meeting will be held on September 8, 2022.

**TENTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

There were no audience comments or Supervisors' requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned.

**On MOTION by Mr. Drake and seconded by Ms. Kingston, with all in favor, the meeting adjourned at 1:18 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
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Secretary/Assistant Secretary

  
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Chair/Vice Chair