

MINUTES OF MEETING BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bonita Village Community Development District was held on Tuesday, June 17, 2025, at 1:00 p.m. at 27901 Bonita Village Blvd., Social Room, Bonita Springs, Florida.

Present and constituting a quorum were:

Thomas Runyon
Alyssa Averill
Omer Dror

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Paul Winkeljohn

District Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the roll and stated we have a quorum.

SECOND ORDER OF BUSINESS

Organizational Matters

- A. Consideration of Appointment of Supervisors(s) to Unexpired Term(s) of Office - Seat #1 and Seat #3 (11/2025)**
- B. Oath of Office for Newly Appointed Supervisor(s)**
- C. Election of Officer(s)**

Mr. Winkeljohn: Item No. 2, you normally have an opening but, you haven't filled it, so I'm assuming you're not going to fill those vacancies today?

Mr. Runyon: Correct.

Mr. Winkeljohn: Ok, so we can move passed that item.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 18, 2025 Meeting

Mr. Winkeljohn: Your minutes from the February 18th meeting were circulated, and a motion would be welcomed.

June 17, 2025

Bonita Village CDD

On MOTION by Mr. Runyon seconded by Mr. Dror with all in favor, the Minutes of the February 18, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution
#2025-03 Appointing Sharyn
Henning as Assistant Treasurer**

Mr. Winkeljohn: Item No. 4 is an appointment of an assistant treasurer, my company has added a little depth to this role just in case somebody is out of town or whatever we can still process checks and everything. Sharyn Henning is the person we're asking you to appoint by motion for resolution #2025-03.

On MOTION by Mr. Dror seconded by Ms. Averill with all in favor, Resolution #2025-03 appointing Sharyn Henning as Assistant Treasurer was approved.

FIFTH ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2026 Budget**

A. Motion to Open the Public Hearing

Mr. Winkeljohn: Obviously, our big event is the budget hearing, can I have a motion to open today's budget hearing?

On MOTION by Mr. Runyon seconded by Ms. Averill with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2025-04 Annual Appropriation Resolution

Mr. Winkeljohn: At this point we would take public comment, and I've received no public comments and there's no one in attendance from the public in today's meeting, so we can move to the budget and the assessment level. Resolution #2025-04 repeats the previous year's assessment, there's no recommendation to change unless you have something I'd ask for a motion to approve resolution #2025-04 as presented.

On MOTION by Mr. Dror seconded by Mr. Runyon with all in favor, Resolution #2025-04 the Annual Appropriation Resolution was approved.

June 17, 2025

Bonita Village CDD

D. Consideration of Resolution #2025-05 Levy of Non Ad Valorem Assessments

Mr. Winkeljohn: Resolution #2025-05 is the assessment collection method on the Non Ad Valorem tax roll, and resolution #2025-05 accomplished that by motion.

On MOTION by Ms. Averill seconded by Mr. Runyon with all in favor, Resolution #2025-05 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Winkeljohn: That closes the public hearing portion for today, is there a motion to close?

On MOTION by Mr. Runyon seconded by Mr. Dror with all in favor, closing the Public Hearing was approved.

SIXTH ORDER OF BUSINESS

**Discussion of Procedures for
Landowners Election –
November 18, 2025**

Mr. Winkeljohn: One piece of information I need to pass on, and Tom, and you've done this many times of course which is the landowners election, and that's a meeting like this where you just cast votes for your units, it will be held on November 18th, so if you could put that on your calendar.

Mr. Runyon: Yes.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

June 17, 2025

Bonita Village CDD

C. Manager

- 1) Number of Registered Voters in the District – 20
- 2) Consideration of Proposed Fiscal Year 2026 Meeting Schedule
- 3) Form 1 Financial Disclosure Due July 1, 2025
- 4) Reminder to Complete Annual Ethics Training by December 1, 2025

Mr. Winkeljohn: Item No. 7C, just a reminder your financial disclosures would have been in your inbox as an email from the state, it's pretty simple, just click through it and fill it out like last year, and it's much easier online, so a reminder there. I also just miss one item, we need to accept the meeting schedule, is there a motion for that?

On MOTION by Mr. Runyon seconded by Mr. Dror with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule was approved.

EIGHTH ORDER OF BUSINESS**Financial Reports**

- A. Approval of Check Run Summary
- B. Acceptance of Unaudited Financials

Mr. Winkeljohn: Moving on to the financial register and the financial statement. Nothing of interest to point out to you and staff recommends approval by motion.

On MOTION by Mr. Dror seconded by Mr. Runyon with all in favor, the Check Run Summary and Unaudited Financials were approved.

NINTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

Mr. Winkeljohn: That's all I have for you today.

TENTH ORDER OF BUSINESS**Adjournment**

Mr. Winkeljohn: Unless you have anything for me, a motion to adjourn.

On MOTION by Mr. Runyon seconded by Mr. Dror with all in favor, the Meeting was adjourned.

DocuSigned by:

*Paul Winkeljohn*7E743FF03E08419...
Secretary / Assistant Secretary

Signed by:

*RCB*AECFF47D57EA4C3...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 5B37E090-760F-859A-8167-0C8DEABB8715		Status: Completed
Subject: Bonita Village: Complete with Docusign: 2024-2025 Performance Measures.pdf, Resolution 2026-01.doc,		
Source Envelope:		
Document Pages: 14	Signatures: 10	Envelope Originator:
Certificate Pages: 2	Initials: 0	Ellen Acosta
AutoNav: Enabled		1001 Bradford Way
Envelopeld Stamping: Enabled		Kingston, TN 37763
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		eacosta@gmssf.com
		IP Address: 162.199.192.217

Record Tracking

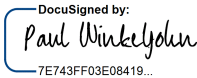
Status: Original	Holder: Ellen Acosta	Location: DocuSign
6/9/2026 7:54:35 AM	eacosta@gmssf.com	

Signer Events

Paul Winkeljohn
pwinkeljohn@gmssf.com
Executive Director

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

7E743FF03E08419...

Signature Adoption: Pre-selected Style
Using IP Address:
2600:1700:2085:1100:94c8:8ab7:98d9:240f
Signed using mobile

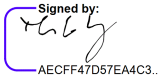
Timestamp

Sent: 6/9/2026 8:02:32 AM
Viewed: 6/9/2026 8:16:35 AM
Signed: 6/9/2026 8:16:43 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Tom Runyon
tom.runyon@bonitavillage.com
Security Level: Email, Account Authentication (None)

Signed by:

AECFF47D57EA4C3...

Signature Adoption: Drawn on Device
Using IP Address: 65.48.216.21
Signed using mobile

Sent: 6/9/2026 8:02:33 AM
Resent: 6/15/2026 10:26:32 AM
Resent: 6/16/2026 5:31:37 AM
Resent: 6/17/2026 6:05:28 AM
Resent: 6/22/2026 8:50:22 AM
Viewed: 6/22/2026 1:14:32 PM
Signed: 6/22/2026 1:15:03 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	6/9/2026 8:02:33 AM
Certified Delivered	Security Checked	6/22/2026 1:14:32 PM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	6/22/2026 1:15:03 PM
Completed	Security Checked	6/22/2026 1:15:03 PM
Payment Events	Status	Timestamps