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, April 21, 2026, at 1:00 p.m. at 27901 Bonita Village Blvd., Social Room, Bonita Springs, Florida.

Present and constituting a quorum were:

Thomas Runyon	Chairman
Lisa Farrell	Vice Chairman
Omer Dror	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager

FIRST ORDER OF BUSINESS — Oath of Office for Mr. Tom Runyon, Ms. Lisa Farrell and Mr. Omer Dror

Mr. Winkeljohn: So, I'm going to read the oath of office for you, and after I say the word "I" just state your names for the record and at the end you would just say, I do, so "I".

Mr. Dror: Omer Dror.

Mr. Runyon: Tom Runyon.

Ms. Farrell: Lisa Farrell.

Mr. Winkeljohn: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Bonita Village Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Bonita Village Community Development District, Lee County, Florida.

Mr. Dror: I do.

Mr. Runyon: I do.

Ms. Farrell: I do.

Mr. Winkeljohn: Thank you.

SECOND ORDER OF BUSINESS Roll Call

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

THIRD ORDER OF BUSINESS Organizational Matters

A. Consideration of Resolution #2026-01 Canvassing and Certifying Results of Landowners Election

Mr. Winkeljohn: Moving on to resolution #2026-01 canvassing and certifying results of the landowners election, obviously you guys were all re-elected so a motion to approve would be appreciated.

On MOTION by Mr. Dror seconded by Ms. Farrell with all in favor, Resolution #2026-01 canvassing and certifying results of the Landowners Election was approved.

B. Consideration of Appointment of Supervisors(s) to Unexpired Term(s) of Office - Seat #2 and Seat #4 (11/2027)

C. Oath of Office for Newly Appointed Supervisor(s)

Mr. Winkeljohn: And do you have anyone to appoint to your vacant seats, #4 and #2?

Mr. Dror: No.

Mr. Runyon: No.

Mr. Winkeljohn: Ok, so we can table items B and C.

D. Consideration of Resolution #2026-02 Election of Officer(s)

Mr. Winkeljohn: Then whenever we have an election which is what you did through the landowners election, resolution #2026-02 asks you to reaffirm your officers, and currently Tom Runyon is chairman, and you need a vice chairman, so it’s either Omer or Lisa, one of the two, and all others can remain the same if you state it that way. So, the motion would sound something like, I move resolution #2026-02 adding the person, whoever that is, as the vice chairman and all other remain the same.

Mr. Dror: I’ll motion to appoint Lisa Farrell as vice chairman and all others remain the same.

On MOTION by Mr. Dror seconded by Mr. Runyon with all in favor, Resolution #2026-02 election of officers, electing Lisa Farrell to serve as Vice Chairman and keeping the existing slate of officers the same was approved.

FOURTH ORDER OF BUSINESS Approval of the Minutes of the June 17, 2025 Meeting

Mr. Winkeljohn: The minutes from your June 17th meeting were in the packet, if those are ok a motion would be welcomed.

On MOTION by Mr. Dror seconded by Mr. Runyon with all in favor, the Minutes of the June 17, 2025 Meeting were approved.

FIFTH ORDER OF BUSINESS Consideration of Resolution #2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Winkeljohn: Resolution #2026-03 is approving the proposed budget and setting the public hearing date. Just a little bit of background, we've had to lean down the expenses that the District can afford to cover for the field management role of the HOA because we haven't raised our assessments in so many years, we ate up the reserves basically. So, in light of that and not proposing to increase the assessment, which I didn't think anybody wanted to do, I've offered to Tom to reduce those costs and this budget reflects those changes, so without any objections, that would be the first step. The second one would be to adopt a date for the adoption of the hearing and I'm shooting for probably your August meeting would be the best.

Mr. Dror: Ok.

Mr. Winkeljohn: Let me see what date that is, or we can just pick a date, normally it would be August 18th but, we could just say your August meeting, and we can get confirmation later as to the exact date.

Mr. Dror: Ok, so I'm motion to accept the new budget with the changes and to set the meeting for August.

On MOTION by Mr. Dror seconded by Mr. Runyon with all in favor, Resolution #2026-03 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on August 18, 2026 at 1:00 p.m. at 27901 Bonita Village Blvd. Bonita Springs, Florida was approved.

SIXTH ORDER OF BUSINESS — Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Winkeljohn: Then the next two items are for your audit, and we have an audit selection process I'll go through in a minute but, basically you preselect your auditor with a committee meeting, you've done that but, this is the last year of that process, so we have to re-start it. So, item No. 6 is the engagement letter of last year's audit, and we haven't met recently so we executed it for you but, we do need a motion on the record for that, and a "so moved" would accomplish that.

Mr. Runyon: I'll make a motion.

On MOTION by Mr. Runyon seconded by Mr. Dror with all in favor, ratifying the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

SEVENTH ORDER OF BUSINESS — Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Winkeljohn: Then your audit came back in, everything is perfectly clean, it's in your packet and if you have any questions I can take those but, your role as a Board is to accept it by motion.

On MOTION by Mr. Dror seconded by Mr. Runyon with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

EIGHTH ORDER OF BUSINESS Appointment of Audit Selection Committee

Audit Selection Committee Meeting:

- **A. Opening the Audit Selection Committee Meeting**
- **B. Roll Call**
- **C. Selection of Criteria for Evaluation**
- **D. Authorizing of RFP**
- **E. Adjournment**

Mr. Winkeljohn: So, as I was mentioning, the audit selection committee, the Board actually sits as the audit selection committee, so we basically have to call together a committee meeting in the middle of our meeting, which I'll conduct right now. So, opening the meeting, the roll call is the current three members of the Board, and the first two steps for today are to set the selection criteria for evaluation and authorize a request for proposals. So, the selection criteria are 4 criteria from the State of Florida, and a 5th one which is pricing, and that one is optional but, I've selected all of them on you behalf and a motion to approve that selection criteria is appreciated.

> On MOTION by Mr. Runyon seconded by Mr. Dror with all in favor, accepting the selection of criteria for evaluation was approved.

Mr. Winkeljohn: And now what I'll do is I will advertise that criteria and state that this District is looking for a qualified auditor reply, and right now only one is actually replying but, hopefully we'll get more than one but, they're giving 10 years of pricing now which is crazy but, the good news is it's very inexpensive that way, it holds the price down. So, that will come back when you authorize the request for proposals and we'll put that on the August meeting as well. Is there a motion to authorize the request for proposals?

> On MOTION by Mr. Runyon seconded by Ms. Farrell with all in favor, authorizing the RFP was approved.

Mr. Winkeljohn: Now we can adjourn the audit selection committee meeting, and we'll repeat this process when we get the respondents, we'll have a committee meeting to rank them, and then that ranking will be selected by the Board as your auditor.

NINTH 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.

C. Manager – Final Approval of the FY2024-FY2025 Report Performance Measures and Standards

Mr. Winkeljohn: The only thing I have under manager is the annual performance measures and standards. We put them out for you last year, you approved them, and now you're approving the report, which is basically a little check list that you did them. So, we've already done that for you, and I just need a motion accepting that report.

On MOTION by Mr. Runyon seconded by Mr. Dror with all in favor, final approval of the FY2024-FY2025 Report Performance Measures and Standards was approved.

TENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Mr. Winkeljohn: Item No. 10 is the financial records, those are as we discussed a little bit ago, we paid what we could afford in the budget for management support, and we appreciate everyone's flexibility there, in lieu of being bankrupt since we're not allowed to do that as you know, or increasing the assessment. So, with that I have no other comments on the financials, unless you have any questions, a motion is welcomed.

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

ELEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Winkeljohn: Alright, so we covered everything unless you guys have anything for me.

TWELFTH ORDER OF BUSINESS Adjournment

Mr. Runyon: We're adjourned, right?

Mr. Winkeljohn: Unless you have something else, we'll just take a motion to adjourn.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman