

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, February 18, 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 (by phone)

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. Consideration of Resolution #2025-01 Election of Officer(s)**

Mr. Winkeljohn: Item No. 2 we usually table this because of the situation with not very many people around but, if you wanted to add a person to the Board you have two open seats, so if you have somebody in mind we can do that, or we can pass on this.

Mr. Runyon: We're good right now.

Mr. Winkeljohn: Ok.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 21, 2024 Meeting

Mr. Winkeljohn: The minutes from the May 21st, which was your last meeting, are in your packets, and if those are ok, a motion would be appreciated.

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On MOTION by Mr. Runyon seconded by Ms. Averill with all in favor, the Minutes of the May 21, 2024 Meeting were approved.

Mr. Winkeljohn: Actually, I missed one thing under item No. 2C, which was the election of officers, and I know you didn't change any members of the Board but, my company had a little earned retirement of your current secretary, so we need to fill that vacancy of secretary, and I would actually fill that position.

Mr. Runyon: Ok.

Mr. Winkeljohn: So, can we have a motion for resolution #2025-01 affirming the existing officers, changing Rich Hans, to myself as secretary.

Mr. Runyon: Sure, I'll make that motion.

On MOTION by Mr. Runyon seconded by Ms. Averill with all in favor, Resolution #2025-01 election of officers, keeping the existing slate of officers the same and replacing Rich Hans with Paul Winkeljohn as secretary was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2025-02 Approving the Propose Fiscal Year 2026 Budget and Set the Public Hearing

Mr. Winkeljohn: Item No. 4, is the 2026 budget cycle and we've all been very comfortable with the budget and the assessment level, so unless there's something I don't know about that's going to change, we have a few years before the new property will affect our maintenance costs but, probably not. So, I'm presenting the same budget as the prior year, the biggest challenge is to pick a date when you all want to adopt, and I have a date from a meeting coincides with today, and they're going to have their budget hearing on April 22nd, and if that date is ok with this time.

Mr. Runyon: Sure.

Mr. Winkeljohn: You have to make sure on your calendars because we have to advertise the public hearing.

Ms. Averill: I probably won't be here.

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Mr. Runyon: Ok.

Mr. Winkeljohn: Ok, so we could pick another date, your normal meeting time.

Mr. Runyon: Well, I think she's out April and May.

Ms. Averill: Yes, April and May.

Mr. Winkeljohn: Ok, so what about June?

Mr. Runyon: I'm fine with that.

Ms. Averill: June should be good.

Mr. Winkeljohn: Ok, so let's pick our meeting date, and let me see what that meeting date is so I can put it in the record, ok so it would probably be June 17th, yes, June 17th.

Mr. Runyon: Ok.

Mr. Winkeljohn: So, if everything is ok with the budget we would approve resolution #2025-02 with a June 17th date option public hearing.

Mr. Runyon: Ok, I'll make that motion.

On MOTION by Mr. Runyon seconded by Ms. Averill with all in favor, Resolution #2025-02 approving the proposed Fiscal Year 2026 Budget and setting the Public Hearing on Jun 17, 2025 at 1:00 p.m. at 27901 Bonita Village Blvd., Bonita Springs, Florida was approved.

FIFTH ORDER OF BUSINESS

Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2024

Mr. Winkeljohn: Item No. 5 is to kick off the audit cycle, a motion to engage with our auditor, Grau & Associates would be welcomed.

On MOTION by Ms. Averill seconded by Mr. Runyon with all in favor, ratifying the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2024 was approved.

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SIXTH ORDER OF BUSINESS

**Acceptance of Audit for
Fiscal Year Ending
September 30, 2024**

Mr. Winkeljohn: And likewise we do these together, your audit is presented for acceptance by motion, there were no findings, nothing from management to bring to your attention.

On MOTION by Mr. Runyon seconded by Ms. Averill with all in favor, accepting the audit for Fiscal Year ending September 30, 2024 was approved.

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.

**C. Manager - Consideration of Performance Measures and Standards as
Required by Florida Statute 189.0694**

Mr. Winkeljohn: Item C is at statutory change, the state passed a rule, and it's sort of mirroring what cities have to do which is a performance measures and standards which means you have to have them, that's it. That's all the statute says is that sentence, so we put together some drafts which are present your budget, and all the basic operations of the District that you would anyway, so nothing that would be unobtainable, or require any effort or costs.

Mr. Runyon: Ok.

Mr. Winkeljohn: So, we've provided that for you and your role then would be just to accept these as your performance measures and standards by motion.

Mr. Runyon: Ok, I'll make a motion.

On MOTION by Mr. Runyon seconded by Ms. Averill with all in favor, accepting the Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

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Mr. Winkeljohn: And for future reference we'll just roll this into an attachment of the budget, so it will all happen at the same time.

Mr. Runyon: Ok, sure.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Winkeljohn: Your check run summary, balance sheet and acceptance of the unaudited financials are in your agenda package, if those are ok a motion is welcomed.

Ms. Averill: I'll make a motion.

On MOTION by Ms. Averill 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, are there any Supervisor's requests or comments?

Mr. Runyon: No.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Winkeljohn: Just a motion to adjourn would be welcomed.

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

DocuSigned by:

Paul Winkeljohn

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x Secretary / Assistant Secretary

Signed by:

Tom Runyon

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x Chairman / Vice Chairman