

**BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

JUNE 8, 2023

The meeting will be held at:
Anchor Christian Church, 11651 E. Terry Street, Bonita Springs, FL



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Bonita Landing Community Development District

Board of Supervisors

Christopher Applegate, Chairman
Andrew Brignoni, Assistant Secretary
Carolyn Heim, Assistant Secretary
David Negip, Assistant Secretary
Alessandro Rizzotti, Supervisor

Justin Faircloth, District Manager
Greg Urbancic, District Counsel
Joseph DeBono, District Engineer

Regular Meeting Agenda

Thursday, June 8, 2023 – 1:00 p.m.

**The meeting will be held at the Anchor Christian Church, 11651 E. Terry Street,
Bonita Springs, Florida**

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Audience Comments on Agenda Items**
- 4. Organizational Matters**
 - A. Consideration of Resolution 2023-11 Designation of Officers
- 5. Old Business**
- 6. New Business**
 - A. Presentation of FY 2024 Budget - Resolution 2023-12 Approval of Budget and Setting Public Hearing (*budget under separate cover*)
 - B. Bonita Beach Road Streetlight Discussion
- 7. Staff Reports**
 - A. Engineer’s Report**
 - i. SFWMD ERP Permit Update
 - ii. Johnson Engineering Contract Update
 - iii. Johnson Engineering Lake Review Proposal Update
 - B. Attorney’s Report**
 - C. Manager’s Report**
 - i. Approval of Minutes of May 11, 2023 Meeting
 - ii. Report on Number of Registered Voters – 385
 - iii. CDD Email Discussion
 - iv. Follow Up Items
- 8. Supervisor Requests**
- 9. Audience Comments**
- 10. Adjournment**

THE NEXT REGULAR MEETING IS SCHEDULED FOR JULY 13, 2023 AT 1:00 P.M.

District Office:
210 N. University Drive Suite 702
Coral Springs, Florida
239-245-7118

Meeting Location:
Anchor Christian Church
11651 E. Terry Street
Bonita Springs, Florida

Fourth Order of Business

4A.

RESOLUTION 2023-11

A RESOLUTION DESIGNATING OFFICERS OF BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of Bonita Landing Community Development District at a regular business meeting desires to designate the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons were appointed to the offices shown, to wit:

- _____ Chairman
- _____ Vice Chairman
- Justin Faircloth Secretary
- Stephen Bloom Treasurer
- Justin Faircloth Assistant Treasurer
- _____ Assistant Secretary
- _____ Assistant Secretary
- _____ Assistant Secretary

PASSED AND ADOPTED THIS, 8th DAY OF JUNE 2023.

Chairman

Secretary

Sixth Order of Business

Budget to be Sent Under Separate Cover

6A.

RESOLUTION 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2024; a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT;

1. The budget proposed by the District Manager for Fiscal Year 2024 is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: August 24, 2023
Hour: 1:00 p.m.
Place: Anchor Christian Church
11651 E. Terry Street
Bonita Springs, Florida

Notice of this public hearing shall be published in the manner prescribed in Florida Law.

Adopted this 8th day of June 2023.

Chairman

Secretary

Seventh Order of Business

7Ci.

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

The regular meeting of the Board of Supervisors of the Bonita Landing Community Development District was held Thursday, May 11, 2023 at 1:00 p.m. at the Anchor Christian Church, 11651 E. Terry Street, Bonita Springs, Florida.

Present and constituting a quorum were:

Christopher Applegate	Chairman
Carolyn Heim	Assistant Secretary
Andrew Brignoni	Assistant Secretary
David Negip	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
Greg Urbancic	District Counsel
Jacob Whitlock	Inframark
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Faircloth called the meeting to order and took the roll.

A. Letter of Resignation from Mr. Alex Hinebaugh

On MOTION by Ms. Heim seconded by Mr. Brignoni, with all in favor, Mr. Hinebaugh was accepted.

SECOND ORDER OF BUSINESS

Approval of Agenda

- Mr. Faircloth discussed communication received from SFWMD regarding the District's ERP (Environmental Resource Permit) that should be discussed under the Engineer's Report.
- Mr. Faircloth noted that the FY 2024 Budget should be discussed under item 12Aiii.

On MOTION by Mr. Applegate seconded by Mr. Brignoni, with all in favor, the agenda was approved as amended.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- Residents commented on the lake erosion noted the City of Bonita Springs Phase I and II permits that are currently open.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, Appointing and Fixing the Compensation of the District Manager

- Mr. Faircloth noted the Management Agreement would be effective April 1, 2023 if approved today.
- Mr. Urbancic noted it is the same form contract he has worked with Inframark on previously.

On MOTION by Heim seconded Mr. Applegate, with all in favor, Resolution 2023-06 Appointing and Fixing the Compensation of the District Manager was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Appointing and Removing Officers of the District

On MOTION by Ms. Heim seconded Mr. Brignoni, with all in favor, Resolution 2023-07 Appointing and Removing Officers of the District was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-08, Directing the District Manager to Appoint Signors on the Local Bank Account

On MOTION by Ms. Heim seconded Mr. Brignoni, with all in favor, Resolution 2023-08 Directing the District Manager to Appoint Signors on the Local Bank Account was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-09, Designating the Primary Administrative Office and Principal Headquarters of the District

On MOTION by Mr. Brignoni seconded Ms. Heim, with all in favor, Resolution 2023-09 Designating the Primary Administrative Office and Principal Headquarters of the District was adopted subject to using Johnson Engineering’s principal headquarters for purposes of establishing proper venue within Lee County.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-10, Designating a Registered Agent and Registered Office of the District

On MOTION by Mr. Brignoni seconded Mr. Applegate, with all in favor, Resolution 2023-10 Designating a Registered Agent and Registered Office of the District was adopted.

NINTH ORDER OF BUSINESS

Consideration of Response to Request for Qualifications (RFQ) for Engineering Services

- A. **Affidavit of Publication**
- B. **RFQ Package**
- C. **Respondent: Johnson Engineering, Inc.**
- D. **Competitive Selection Criteria/Ranking**
- E. **Award of Contract**
- Mr. Faircloth reported one response was received.

On MOTION by Mr. Brignoni seconded Ms. Heim, with all in favor, Johnson Engineering was ranked #1 authorizing staff to begin contract negotiations.

TENTH ORDER OF BUSINESS

Old Business

- None.

ELEVENTH ORDER OF BUSINESS

New Business

- A. **Consideration of Contract for Website Auditing, Remediation, & Maintenance**

On MOTION by Ms. Heim seconded Mr. Applegate, with all in favor, the Innersync Studio, LLC contract for website auditing, remediation & maintenance services subject to approval by District Counsel was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. **Manager’s Report**

i. Approval of Minutes of February 9, 2023 Meeting

On MOTION by Ms. Heim seconded Mr. Brignoni, with all in favor, the February 9, 2023 minutes were approved.

** Appointment to Seat 1

On MOTION by Mr. Applegate seconded by Mr. Heim, with all in favor, Mr. Alessandro Rizzotti was appointed to fill the remaining term of Seat 1.

ii. Acceptance of January 2023 Financial Statements

On MOTION by Mr. Applegate seconded Ms. Heim, with all in favor, the January 2023 financial statements were approved.

**iii. FY 2024 Budget Discussion

- Mr. Faircloth discussed the process of developing the fiscal year 2024 budget and the need for a public hearing as well. The Board requested moving the planning August 10, 2023 meeting to August 24, 2023 and agreed that the public hearing on the FY2024 budget would be held at the same meeting.

B. Attorney’s Report

- Mr. Urbancic discussed legislation regarding required supervisor ethics training that had recently passed and noted it would like be signed by the governor. Mr. Urbancic will update the Board as more details become available regarding specifics of this legislation.

C. Engineer’s Report

- Mr. Faircloth discussed communication from SFWMD regarding the District’s ERP.

On MOTION by Mr. Brignoni seconded by Ms. Heim, with all in favor, to allow the Chairman to review and approve the rate schedule and execute the final contract with Juli Engineering was approved.

THIRTEENTH ORDER OF BUSINESS Supervisor Requests

- Mr. Brignoni discussed the need to replace the Vice Chairman.

- Mr. Faircloth noted we would have a resolution at the next meeting to designate officers.

FOURTEENTH ORDER OF BUSINESS Audience Comments

- Residents commented on the ability to use Pondwatch as a free service to test the lake water and the need to have the new engineer review the condition of the lake.

On MOTION by Ms. Heim seconded by Mr. Brignoni, with all in favor, a not to exceed amount of \$5,000 for the engineer to review the lake was approved.

FIFTEETH ORDER OF BUSINESS Adjournment

- It was noted the next meeting would be June 8, 2023 at 1:00 p.m. and that Mr. Whitlock would be present for the meeting in Mr. Faircloth’s absence.

There being no further business,

On MOTION by Mr. Applegate seconded by Mr. Brignoni, with all in favor, the meeting was adjourned at 1:56 p.m..

Chairman / Vice Chairman

7Cii.

INFRAMARK MANAGEMENT SERVICES

210 N UNIVERSITY DR #702
CORAL SPRINGS FL 33071

Lee County – Community Development Districts
FLORIDA

04/15/2023

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2023
Bonita Landing	385
Gateway	11,838
Vasari	750

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

Send to: Sandra DeMarco sandra.demarco@inframark.com Phone: 954-603-0033 ext 40532

Cc: Justin Faircloth justin.faircloth@inframark.com Phone: 239-245-7118

7Ciii.

From: nromasanta@godaddy.com <nromasanta@godaddy.com>
Sent: Thursday, June 1, 2023 8:20 AM
To: Faircloth, Justin <justin.faircloth@inframark.com>
Cc: george4529@godaddy.com
Subject: Fw: Office 365 pricing for 6 mailbox with archiving

fw

Noel Romasanta , TM

GoDaddy Guides | Productivity Team



nromasanta@godaddy.com

www.godaddy.com/contact-us

www.godaddy.com/help

From: George Bautista (Vendor) <george4529@godaddy.com>
Sent: Thursday, 1 June 2023 8:18 pm
To: Noel Romasanta <nromasanta@godaddy.com>
Subject: Office 365 pricing for 6 mailbox with archiving

Checkout

Cart Items (1) ^

Item Information ⓘ

Microsoft 365 Email Essentials

Bundle

36 Months

\$1,507.68

~~\$2,371.68~~

36% off

What's in this plan? ▾

Users

-

6

+

Renews June 2026 for \$35.94/mo (\$1,293.84 total) 🗑

Item Information ⓘ

Email - Archiving

Renews June 2026 for \$4.99/mo (\$179.64 total)

Billing Information ✓

Justin Faircloth [Edit](#)

7997 Bristol Circle, Apartment 203, Naples, Florida 34120, United States

Order Summary ⋮

12 items

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Subtotal \$1,507.68

Taxes & Fees \$0.00

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Total **\$1,507.68** USD ▾

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