

**BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

SEPTEMBER 14, 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
David Negip, Assistant Secretary
Alessandro Rizzotti,, Assistant Secretary
Rod Still, Supervisor

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

Regular Meeting Agenda

Thursday, September 14, 2023 – 1:00 p.m.

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

Call in: Number: 1-646-838-1601 Meeting ID: 951092195#

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. **Old Business**
5. **New Business**
6. **Staff Reports**
 - A. **Engineer's Report**
 - i. Update on Lake Status Report Update
 - ii. Update on Document Recovery from Banks Engineering
 - B. **Attorney's Report**
 - C. **Manager's Report**
 - i. Approval of Minutes of August 24, 2023 Meeting
 - ii. Financials
 - iii. Follow Up Items
7. **Supervisor Requests**
8. **Audience Comments**
9. **Adjournment**

THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 12, 2023 AT 4:30 P.M.

Sixth Order of Business

6C.

6C.i.

**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, August 24, 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
Andrew Brignoni	Assistant Secretary
Alessandro Rizzotti	Assistant Secretary
Rod Still	Supervisor

Also present were:

Jacob Whitlock	Assistant District Manager
Greg Urbancic	District Counsel (via phone)
Brent Burford	District Engineer
Residents	

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of Agenda

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

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- Ms. Andrews commented on lakes, lake banks and ownership of items.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation – Ms. Carolyn Heim

On MOTION by Mr. Applegate seconded by Mr. Rizzotti, with all in favor, Ms. Heim’s resignation was accepted.

B. Discussion of Filling Vacancy – Seat 3 – Term Expires 11/2026

On MOTION by Mr. Applegate seconded by Mr. Rizzotti, with all in favor, Mr. Rod Still was appointed to Seat 3.

FIFTH ORDER OF BUSINESS

Public Hearings to Consider Adoption of the Budget for Fiscal Year 2024 and Levy of Non-Ad Valorem Assessments

On MOTION by Mr. Applegate seconded by Mr. Brignoni, with all in favor, the public hearing was opened.

A. Consideration of Resolution 2023-13 – Annual Appropriation and Adoption of the Budget

On MOTION by Mr. Applegate seconded by Mr. Rizzotti, with all in favor, Resolution 2023-13 Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date was adopted.

B. Consideration of Resolution 2023-14 – Levy of Non-Ad Valorem Assessments

On MOTION by Mr. Applegate seconded by Mr. Still, with all in favor, Resolution 2023-14 Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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.

On MOTION by Mr. Applegate seconded by Mr. Brignoni, with all in favor, the public hearing was closed.

SIXTH ORDER OF BUSINESS

Old Business

- Mr. Applegate provided updates on District lights and light poles.

SEVENTH ORDER OF BUSINESS

New Business

A. Discussion of Changing Meeting Times

On MOTION by Mr. Applegate seconded Mr. Brignoni, with all in favor, changing the meeting time to 4:30 p.m. on the second Thursday of the month starting in FY 2024 was approved.

B. Approval of FY 2024 Meeting Schedule

On MOTION by Mr. Applegate seconded by Mr. Brignoni, with all in favor, the FY 2024 meeting schedule was approved as presented.

C. Lake Maintenance Concerns Discussion

- None.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Engineer’s Report

- i. Update on Lake Status Report
- ii. Update on Document Recovery from Banks Engineering

- None.

B. Attorney’s Report

- None

C. Manager’s Report

- i. Approval of Minutes of June 8, 2023 Meeting

On MOTION by Mr. Applegate seconded Mr. Brignoni, with all in favor, the June 8, 2023 minutes were approved as presented.

- ii. Acceptance of the Fiscal Year 2022 Audit

On MOTION by Mr. Applegate seconded by Mr. Rizzotti, with all in favor, the audit for fiscal year ended September 30, 2022 was accepted.

- iii. Financials

- None

- iv. Follow Up Items

- a. Supervisor Payments

- Completed.

NINTH ORDER OF BUSINESS

Supervisor Requests

- None.

TENTH ORDER OF BUSINESS

Audience Comments

- None.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Applegate seconded by Mr. Brignoni, with all in favor, the meeting was adjourned at 2:19 p.m.

Chairman / Vice Chairman