



Bonita Landing Community Development District

**April 9, 2026
Agenda Package**

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Bonita Landing Community Development District

Board of Supervisors

Dr. Christopher Applegate, Chairperson
Andrew Brignoni, Vice Chairperson
Louis Forster, Assistant Secretary
Alessandro Rizzotti, Assistant Secretary
Christine Strange, Assistant Secretary

Jennifer Goldyn, Regional Director
Lisania Brito, District Manager
Guy Shir, District Counsel
Eric Howard, District Engineer
Howard Neal, Field Services Director
Sandra MacGregor, District Accountant
Janice Swade, Administrative Assistant

Regular Meeting Agenda

Thursday, April 9, 2026 – 4:30 p.m.

**The meeting will be held at the Anchor Christian Church, 11651 East Terry Street,
Bonita Springs, Florida 34135**

ATTENDEES:

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

- 1. Call to Order and Roll Call**
- 2. Approval of Agenda**
- 3. Audience Comments – (3) Minute Time Limit**
- 4. Staff Reports**
 - A. District Accountant
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - i. Distribution of the Proposed Budget for Fiscal Year 2027, and Consideration of Resolution 2026-06, Approving the Budget and Setting the Public Hearing
 - ii. Follow-Up Items
- 5. Business Items**
- 6. Business Administration**
 - A. Consideration of Minutes of March 19, 2026 Meeting.....Page
- 7. Supervisor Requests**
 - A. Supervisor Brignoni
 - B. Supervisor Forster
 - C. Supervisor Rizzotti
 - D. Supervisor Applegate
 - E. Supervisor Strange
- 8. Audience Comments – (3) Minute Time Limit**
- 9. Adjournment**

The next Regular Meeting is scheduled to be held Thursday, May 14, 2026 at 4:30 p.m.



Bonita Landing
Community Development District

FISCAL YEAR 2027

Proposed Budget

3/17/2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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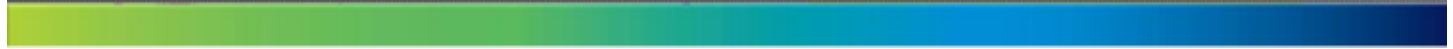
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Bonita Landing
Community Development District

Operating Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$3,483.00	\$0.00	\$3,483.00	0%	\$0.00
Special Assmnts- Tax Collector	\$187,630.00	\$179,573.00	\$8,057.00	\$187,630.00	0%	\$194,850.73
Special Assmnts- Discounts	-\$7,505.00	-\$7,066.00	\$0.00	-\$7,066.00	-6%	-\$7,794.03
Developer Contribution	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Other Miscellaneous Revenues	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest - Tax Collector	\$0.00	\$86.00	\$0.00	\$86.00	0%	\$0.00
TOTAL REVENUES	\$180,125.00	\$176,076.00	\$8,057.00	\$184,133.00	2%	\$187,056.70
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	\$12,000.00	\$6,400.00	\$5,600.00	\$12,000.00	0%	\$12,000.00
FICA Taxes	\$900.00	\$275.00	\$0.00	\$275.00	-69%	\$0.00
ProfServ-Dissemination Agent	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
ProfServ-Engineering	\$5,200.00	\$24.00	\$5,176.00	\$5,200.00	0%	\$5,200.00
ProfServ-Legal Services	\$8,500.00	\$30,784.00	\$44,123.73	\$74,907.73	781%	\$13,000.00
ProfServ-Mgmt Consulting	\$44,558.00	\$18,566.00	\$25,992.00	\$44,558.00	0%	\$46,790.00
ProfServ-Property Appraiser	\$219.00	\$219.00	\$0.00	\$219.00	0%	\$250.00
ProfServ-Trustee Fees	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	0%	\$7,000.00
Auditing Services	\$4,200.00	\$4,200.00	\$0.00	\$4,200.00	0%	\$4,200.00
Postage and Freight	\$500.00	\$15.00	\$485.00	\$500.00	0%	\$500.00
Insurance - General Liability	\$7,590.00	\$7,702.00	\$0.00	\$7,702.00	1%	\$8,500.00
Shared Maintenance Costs	\$9,500.00	\$1,384.00	\$8,116.00	\$9,500.00	0%	\$9,500.00
Printing and Binding	\$1,000.00	\$24.00	\$976.00	\$1,000.00	0%	\$500.00
Legal Advertising	\$1,500.00	\$57.00	\$1,443.00	\$1,500.00	0%	\$2,000.00
Other Current Charges	\$700.00	\$567.00	\$133.00	\$700.00	0%	\$1,500.00
Misc-Web Hosting	\$1,552.00	\$388.00	\$1,164.00	\$1,552.00	0%	\$1,552.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
ProfServ-Tax Collector	\$329.00	\$226.00	\$103.00	\$329.00	0%	\$389.70
ProfServ-Legal Litigation	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$30,000.00
Total Administrative	\$106,423.00	\$71,006.00	\$101,311.73	\$172,317.73	62%	\$144,056.70
<i>Field</i>						
Misc-Contingency	\$73,702.00	\$0.00	\$0.00	\$0.00	-100%	\$43,000.00
Total Field	\$73,702.00	\$0.00	\$0.00	\$0.00	-100%	\$43,000.00
TOTAL EXPENDITURES	\$180,125.00	\$71,006.00	\$101,311.73	\$172,317.73	-4%	\$187,056.70



ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$105,070.00	-\$93,254.73	\$11,815.27	0%	\$0.00
Net change in fund balance	\$0.00	\$105,070.00	-\$93,254.73	\$11,815.27	0%	\$0.00
FUND BALANCE, BEGINNING	\$142,059.00	\$142,059.00	\$0.00	\$142,059.00	0%	\$153,874.27
FUND BALANCE, ENDING	\$142,059.00	\$247,129.00	-\$93,254.73	\$153,874.27	8%	\$153,874.27



Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$142,059.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$11,815.27
Estimated Funds Available - 9/30/2026	\$153,874.27

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$153,874.27
Less: First Quarter Operating Reserve	-\$46,764.18
Less: Designated Reserves for Capital Projects	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	\$107,110.09

District Name

Community Development District

General Fund

Budget Narrative
Fiscal Year 2027

REVENUES

Interest Investments

The District earns interest on the monthly average collected balance for their operating accounts, money market accounts and certificates of deposits.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments

EXPENDITURES

Financial and Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon five supervisors attending all meetings.

FICA Taxes

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2 – 12(b) – (5), which relates additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives management, accounting and administrative services as part of a management agreement with Inframark Infrastructure Management Services. Also included are costs for information technology charges to process the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark Infrastructure Management Services in accordance with the management contract. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

ProfServ-Property Appraiser

The District reimburses the Lee County Property Appraiser for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The property appraiser's fee is \$1.00 per parcel.

District Name

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2027**Financial and Administrative** (continued)**ProfServ-Tax Collector**

The District reimburses the Lee County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The tax collector's fee is \$1.50 per parcel.

Professional Services-Trustee Fees

The District issued this Series of 2016 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is estimated based on historical cost.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium due to market uncertainty.

Shared Expenses – Other Local Units

Starting in Fiscal Year 2017, the District started participating in the responsibility for the maintenance and monitoring of the panther mitigation property in Labelle. The establishment and perpetual responsibility to maintain the property and provide a five year monitoring and reporting program (which ended in 2020) is a development order requirement for not only this District but also for 3 other neighboring communities. Additionally in Fiscal Year 2018, the District began participating in the costs of maintaining the common infrastructure along Bonita Beach Road serving the same communities, including landscaping, roadway, storm water maintenance and streetlighting which was added in 2021. All of the costs will be shared with the other communities by interlocal agreement and based upon previously agreed upon percentages.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

Bank charges and other miscellaneous expenses incurred throughout the year.

Miscellaneous-Web Hosting

Costs associated with web services provided by Inframark Infrastructure Management Services and ADA compliance services provided by Innersync Studio, Ltd

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Bonita Landing
Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2016 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$3,509.00	\$0.00	\$3,509.00	0%	\$0.00
Special Assmnts- Tax Collector	\$147,637.00	\$141,297.00	\$6,340.00	\$147,637.00	0%	\$170,723.75
Special Assmnts- CDD Collected	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Discounts	-\$5,905.00	-\$5,560.00	\$0.00	-\$5,560.00	-6%	-\$6,828.95
TOTAL REVENUES	\$141,732.00	\$139,246.00	\$6,340.00	\$145,586.00	3%	\$163,894.80
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,414.48
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,414.48
<i>Debt Service</i>						
Principal Debt Retirement	\$55,000.00	\$0.00	\$55,000.00	\$55,000.00	0%	\$55,000.00
Interest Expense	\$87,081.00	\$0.00	\$87,081.00	\$87,081.00	0%	\$84,981.26
Total Debt Service	\$142,081.00	\$0.00	\$142,081.00	\$142,081.00	0%	\$139,981.26
TOTAL EXPENDITURES	\$142,081.00	\$0.00	\$142,081.00	\$142,081.00		\$143,395.74
Excess (deficiency) of revenues Over (under) expenditures	-\$349.00	\$139,246.00	-\$135,741.00	\$3,505.00	-1104%	\$20,499.07
Net change in fund balance	-\$349.00	\$139,246.00	-\$135,741.00	\$3,505.00	-1104%	\$20,499.07
FUND BALANCE, BEGINNING	\$214,111.00	\$214,111.00	\$0.00	\$214,111.00	0%	\$217,616.00
FUND BALANCE, ENDING	\$213,762.00	\$353,357.00	-\$135,741.00	\$217,616.00	2%	\$238,115.07

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2016 Bonds	\$1,995,000.00	\$1,945,000.00	\$1,895,000.00	\$1,840,000.00

Special Assessment Bonds
AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Coupon	Principal	Interest	Debt Service
12/15/2026	\$1,895,000.00	4.000%	\$55,000.00	\$43,040.63	\$98,040.63
6/15/2027	\$1,840,000.00	4.000%	\$0.00	\$41,940.63	\$41,940.63
12/15/2027	\$1,840,000.00	4.000%	\$55,000.00	\$41,940.63	\$96,940.63
6/15/2028	\$1,785,000.00	4.500%	\$0.00	\$40,840.63	\$40,840.63
12/15/2028	\$1,785,000.00	4.500%	\$55,000.00	\$40,840.63	\$95,840.63
6/15/2029	\$1,730,000.00	4.500%	\$0.00	\$39,603.13	\$39,603.13
12/15/2029	\$1,730,000.00	4.500%	\$60,000.00	\$39,603.13	\$99,603.13
6/15/2030	\$1,670,000.00	4.500%	\$0.00	\$38,253.13	\$38,253.13
12/15/2030	\$1,670,000.00	4.500%	\$60,000.00	\$38,253.13	\$98,253.13
6/15/2031	\$1,610,000.00	4.500%	\$0.00	\$36,903.13	\$36,903.13
12/15/2031	\$1,610,000.00	4.500%	\$65,000.00	\$36,903.13	\$101,903.13
6/15/2032	\$1,545,000.00	4.500%	\$0.00	\$35,440.63	\$35,440.63
12/15/2032	\$1,545,000.00	4.500%	\$70,000.00	\$35,440.63	\$105,440.63
6/15/2033	\$1,475,000.00	4.500%	\$0.00	\$33,865.63	\$33,865.63
12/15/2033	\$1,475,000.00	4.500%	\$70,000.00	\$33,865.63	\$103,865.63
6/15/2034	\$1,405,000.00	4.500%	\$0.00	\$32,290.63	\$32,290.63
12/15/2034	\$1,405,000.00	4.500%	\$75,000.00	\$32,290.63	\$107,290.63
6/15/2035	\$1,330,000.00	4.500%	\$0.00	\$30,603.13	\$30,603.13
12/15/2035	\$1,330,000.00	4.500%	\$80,000.00	\$30,603.13	\$110,603.13
6/15/2036	\$1,250,000.00	4.500%	\$0.00	\$28,803.13	\$28,803.13
12/15/2036	\$1,250,000.00	4.500%	\$80,000.00	\$28,803.13	\$108,803.13
6/15/2037	\$1,170,000.00	4.500%	\$0.00	\$27,003.13	\$27,003.13
12/15/2037	\$1,170,000.00	4.500%	\$85,000.00	\$27,003.13	\$112,003.13
6/15/2038	\$1,085,000.00	4.500%	\$0.00	\$25,090.63	\$25,090.63
12/15/2038	\$1,085,000.00	4.625%	\$90,000.00	\$25,090.63	\$115,090.63
6/15/2039	\$995,000.00	4.625%	\$0.00	\$23,009.38	\$23,009.38
12/16/2039	\$995,000.00	4.625%	\$95,000.00	\$23,009.38	\$118,009.38
6/15/2040	\$900,000.00	4.625%	\$0.00	\$20,812.50	\$20,812.50
12/15/2040	\$900,000.00	4.625%	\$95,000.00	\$20,812.50	\$115,812.50
6/15/2041	\$805,000.00	4.625%	\$0.00	\$18,615.63	\$18,615.63
12/15/2041	\$805,000.00	4.625%	\$100,000.00	\$18,615.63	\$118,615.63
6/15/2042	\$705,000.00	4.625%	\$0.00	\$16,303.13	\$16,303.13
12/15/2042	\$705,000.00	4.625%	\$105,000.00	\$16,303.13	\$121,303.13
6/15/2043	\$600,000.00	4.625%	\$0.00	\$13,875.00	\$13,875.00
12/16/2043	\$600,000.00	4.625%	\$110,000.00	\$13,875.00	\$123,875.00
6/15/2044	\$490,000.00	4.625%	\$0.00	\$11,331.25	\$11,331.25
12/15/2044	\$490,000.00	4.625%	\$115,000.00	\$11,331.25	\$126,331.25
6/15/2045	\$375,000.00	4.625%	\$0.00	\$8,671.88	\$8,671.88
12/15/2045	\$375,000.00	4.625%	\$120,000.00	\$8,671.88	\$128,671.88
6/15/2046	\$255,000.00	4.625%	\$0.00	\$5,896.88	\$5,896.88
12/15/2046	\$255,000.00	4.625%	\$125,000.00	\$5,896.88	\$130,896.88
6/15/2047	\$130,000.00	4.625%	\$0.00	\$3,006.25	\$3,006.25
12/15/2047	\$130,000.00	4.625%	\$130,000.00	\$3,006.25	\$133,006.25
			\$1,995,000.00	\$1,283,522.03	\$3,278,522.03

District Name

Community Development District

*Debt Service Fund***Budget Narrative**
Fiscal Year 2027**REVENUES****Interest - Investments**

The District earns interest income on their trust accounts with Regions Bank.

Special Assessment - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Miscellaneous-Assessment Collection Costs**

The District reimburses the Lee County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service**Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

Bonita Landing

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One- Series 2016												
Product	Units	General Fund				Debt Service Series 2016			Total Assessments per Unit			
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change
SF 50'	125	\$889.73	\$856.76	\$32.97	3.85%	\$621.04	\$621.04	\$0.00	\$1,510.77	\$1,477.80	\$32.97	2.23%
SF 60'	94	\$889.73	\$856.76	\$32.97	3.85%	\$744.75	\$744.75	\$0.00	\$1,634.48	\$1,601.51	\$32.97	2.06%
	219											

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR 2027 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 2027; 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 2027 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 location:

Date: _____
Hour: 4:30 p.m.
Location: Anchor Christian Church
11651 East Terry Street
Bonita Springs, Florida 34135

Notice of this Public Hearing shall be published in the manner prescribed in Florida Law.

Adopted this 9th day of April 2026.

Chairperson/Vice Chairperson

Secretary/Assistant Secretary

**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, March 19, 2026, at 4:30 p.m. at the Anchor Christian Church, located at 11651 East Terry Street, Bonita Springs, Florida 34135.

Present and constituting a quorum were:

Dr. Christopher Applegate	Chairperson
Andrew Brignoni	Vice Chairperson
Louis Forster	Assistant Secretary
Alessandro Rizzotti	Assistant Secretary
Christine Strange	Assistant Secretary

Also present, either in person or via electronic communications, were:

Liz Brito	District Manager
Michael Perez	Senior District Manager
Guy Shir	District Counsel
Sandra MacGregor	District Accountant
Audience Members	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Brito called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of Agenda

There being no amendments,

On MOTION by Dr. Applegate, seconded by Mr. Brignoni with all in favor, the Agenda for the meeting was approved, as presented. (5-0)

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THIRD ORDER OF BUSINESS **Audience Comments – (3) Three Minute Time Limit**

Ms. Nancy McCormick (16164 Bonita Landing Circle) asked why the Board was paid \$1,800 instead of \$1,000 in February financials. It was explained as two meetings that day (\$200 per meeting). She also asked about the 2027 budget, and was directed to wait for Board discussion.

FOURTH ORDER OF BUSINESS **Special Business Item**

A. Consideration of Resolution 2026-03, Designation of Officers

On MOTION by Mr. Forster, seconded by Ms. Strange, with all in favor, Resolution 2026-03, Designating Officers of the District, with Dr. Applegate as Chairperson, Mr. Brignoni as Vice Chairperson, Ms. Goldyn as Secretary, Mr. Bloom as Treasurer, Ms. Montagna as Assistant Treasurer, and Ms. Brito, Mr. Rizzotti, Ms. Strange and Mr. Forster as Assistant Secretaries, was adopted. (5-0)

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

Assessments are 97.96% collected as of February. Expenditures at 39% of budget. Legal services are high and should be monitored.

B. District Engineer

C. District Counsel

There being no reports, the next item followed.

D. District Manager

i. Discussion of Preliminary Fiscal year 2027 Budget

The next meeting of April 9, 2026 at 4:30 p.m. the Board will formally set proposed Fiscal Year 27 Budget (presented as “high mark” – can be lowered in July/August, cannot be increased). It was recommended to separate legal litigation line item to track current litigation costs apart from standard legal services. Current legal spent through Feb ≈ \$30,000–37,000 versus. \$8,500 budget. The amount of \$75,000 for Miscellaneous/Field Contingency line not being used (previously covered litigation). There will be a \$33 per resident annual increase for the entire year (≈ \$3/month per household). O&M portion increase = 3.85%. Management fee up ≈5% (\$44,600 → \$46,600). Insurance increased to \$8,500. Printing & Binding budget reduced from \$1,000 to \$500. No charge for laptops if Board uses electronic iPads. Black & white printing is sufficient.

118 **D. Consideration of Resolution 2026-05, for the FY 2026 General Election**
119 Three seats are expiring, Seat 2 – Dr. Applegate, Seat 3 – Ms. Strange and Seat 4 – Mr.
120 Brignoni).

121 There being no further discussion,

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123 On MOTION by Mr. Brignoni, seconded by Ms. Strange, with all in
124 favor, Resolution 2026-05, Implementing Section 19.006(3),
125 Florida Statutes, and Requesting that the Lee County Supervisor of
126 Elections Conduct the District’s General Elections; Providing for
127 Compensation; Setting Forth the terms of Office; Authorizing Notes
128 of the Qualifying Period; and Providing for Severability and an
129 Effective Date, was adopted (5-0)

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132 **EIGHTH ORDER OF BUSINESS**

Supervisor Requests

133 **A. Supervisor Brignoni**

134 **B. Supervisor Forster**

135 **C. Supervisor Rizzotti**

136 **D. Supervisor Applegate**

137 There being no requests, the next item followed.

138 **E. Supervisor Strange**

139 Ms. Strange commented on removal of barbed wire on Bonita Beach Road (previously
140 discussed). Barbed wire is frowned upon due to liability, and may be replaced with different
141 fencing.

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143 **NINTH ORDER OF BUSINESS**

**Audience Comments – (3) Minute Time
Limit**

144 An audience member expressed concern over legal/litigation costs (lawsuit vs. Lennar) and
145 asked the Board not to increase the CDD fee, and suggested using contingency funds. The Board
146 clarified only one increase last year, \$33 per year increase is mainly management/insurance (not
147 legal), and budget must be maintained because the District will eventually be responsible for all
148 lake maintenance. Further discussion ensued regarding projected 2027 legal cost ≈ \$13,000;
149 current litigation spent is *way under* the budgeted amount. The speaker noted transition from W-2
150 to 1099 for Board members.

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153 **TENTH ORDER OF BUSINESS**

Adjournment

154 There being no further business,

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On MOTION by Dr. Applegate, seconded by Mr. Forster, with all in favor, the meeting was adjourned at 5:14 p.m. (5-0)

Dr. Christopher Applegate
Chairperson