

Men's Coffee Group Minutes – August 13, 2013

The meeting commenced at 9:00am.

John Adams introduced our guest speaker - Chris Hasty from Pulte Homes. Chris is also a member of the Board of the Village Walk Home Owner's Association (HOA), and a member of the Board of our Community Development District (CDD).

Chris opened with a discussion on our lakes and our Flood Water Management System. All our lakes, excluding the two "entry" lakes at the front of our community, are interconnected through a series of bridges and transit pipes. The level of these lakes or retention ponds rise and fall depending on the level of our aquifer system.

Chris explained that our lakes drain out through a transit pipe and drain box located in the berm near our construction gate. (Our normal lake high levels are about 14 feet above sea level and drain at about 16 feet above sea level as previously reported in Men's Coffee Notes). These levels are based on two different criteria: (1) The three day maximum rainfall rate (calculated from data from the last 25 years) (i.e. the rainfall over a the "worst" 3 day period in the last 25 years), and (2) the 100 year historical high rate. Our homes are built at about 18 feet above sea level (also according to previous Men's Coffee Notes). Chris advised that even if the rainfall exceeded these rates, our homes should not flood. It was explained that we have a "gravity system" with no pumps. We are not permitted any pumps as the law requires that the lakes not drain any faster than the natural rate.

Chris went on to explain that the two entry lakes are linked with a plastic lining to maintain a high water level. Both lakes have a circulation pump that takes water from our main lakes when needed.

A member asked Chris if any "Recreational Boating" is allowed on our lakes. He explained that because of the liability issues, boating is not permitted.

Another member asked about sink holes in our area. Chris explained that he has not seen any problems. He explained that here at Village Walk, bore holes are dug on every third lot to take soil samples. He also reminded us that we do have a 10 year structural guarantee through Pulte.

Chris then addressed issues involving the CDD.

Chris immediately addressed the issue of "Who owns Bonita Beach Road Outside of our Community". It was explained that the CDD owns the property from our wall, owns the property under Bonita Beach Road, and owns the property north of the road (approximately to the power lines). The CDD transferred ownership of this property from the HOA to the CDD to limit liability, as the CDD is a quasi government agency, and as such, cannot be sued or has limited liability.

Ronto and its subsidiary, Bonita Beach Development LLC must maintain the roadway, and not Village Walk. Lee County at this time has no interest in claiming this road, and there are no provisions in any documents to have them do so.

Kathryn Halas stated that our HOA has maintained and cut the grass in the past. However, after she contacted City of Bonita Officials, Ronto has cut the grass the last two times it was in need.

Chris explained that the sole responsibility of the CDD is the ownership and maintenance of the Storm Water System. He also explained over the course of the next several years, the CDD Board will transfer over to the residents of VillageWalk.

The meeting was adjourned at 10:12 am.