

**MINUTES OF MEETING  
PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT**

A Special Meeting of the Parklands Lee Community Development District's Board of Supervisors was held on **Wednesday, February 8, 2012 at 4:30 p.m.**, at **The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135.**

**Present and constituting a quorum were:**

Jim Reinders	Chair
Francis Percuoco	Vice Chair
Russell Rupp	Assistant Secretary
Emmet Potter	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Jon Kessler	FMS Bonds

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Reinders called the meeting to order at 4:52 p.m. Supervisors Reinders, Percuoco, Rupp and Potter were present, in person. Supervisor Gainey was not present.

**SECOND ORDER OF BUSINESS**

**Discussion of Bond Refinancing Matters  
and Consideration of Related Actions**

Mr. Adams explained that Parklands West is considering the possibility of refinancing their bonds; therefore, an analysis was performed to determine if it made sense to consider refinancing Parkland Lee's bonds, as well. Because the District is in its premium call period, refinancing is not a consideration until after May 1, 2012 and, then, for the next year, until May 1, 2013, the District will be in 101% redemption period. To assist in reducing principal, during refinancing, debt service reserve funds may be utilized. Funds equal to one (1) year's principal and interest payments are kept as a security for the bondholders. When considering a refinancing, the status of the District and the bonds improves considerably, so there is less credit risk, compared to the early years. Mr. Adams recalled the foreclosure of Parcel 14, specifically,

the bondholders' rightful use of a portion of the District's debt service reserve funds to pay for legal expenses, surveys, etc. These costs reduced the reserve, significantly. As a part of restructuring the bonds after the foreclosure, the District was not required to replenish the debt reserve but was advised that, at its current state, it would have to remain at that level for the duration of the restructured bond period. Regarding Parklands Lee, being the younger of the Districts, actually had less risk at the time its bonds were issued and received a 5.8% coupon rate, compared to Parklands West's coupon rate of 6.9% when their bonds were issued. Right off the top, Parklands Lee realized a savings of 110%. The difference may be attributed to the differences in the market, at the time each District's bonds were issued.

Mr. Adams introduced Mr. John Kessler, from FMS Bonds, advising that Mr. Kessler's presentation will assist the District in determining whether to proceed with refinancing. Mr. Kessler referred to Page 5 of the analysis and stated it is a good time to consider refinancing because municipal bond rates are at a record low. Since the reserve fund was depleted during the foreclosure, the District cannot use reserve funds towards the cost of issuance. In terms of savings, on a percentage basis, every resident will save about 7%, which equates to about \$25,000. The costs associated with these transactions are approximately \$200,000. Mr. Kessler believes the bonds will receive an A- rating, which will save the District about 120 basis points; however, due to the state of the reserve funds, the high costs and the fact that the District is starting from a lower coupon, the absolute savings are not much. Mr. Kessler recommended approaching a bank for the refinancing. He suggested the District monitor the market for a few months and prepare a summary package, which may be shopped around to determine which bank is interested. Mr. Adams stated SunTrust and Wells Fargo may show some interest.

Mr. Adams reminded the Supervisors that the District will be in the non-premium call period in May 1, 2013, which he believes is a trigger point. Mr. Kessler stated a deal this size would be better executed by a bank; furthermore, if rates continue to drop, there could be additional savings. Mr. Kessler and Mr. Adams agreed that the level of savings on this deal will be minimal.

Mr. Reinders thanked Mr. Kessler for his presentation. Mr. Reinders opined that the deal is marginal. Mr. Adams stated since he is already in communication with SunTrust bank on two (2) other deals, he will speak to them about Parklands Lee and see what type of reaction they have. The bank may offer a better savings of private placement and lower overhead costs. Since

the bank's fees are lower, the costs may be in the \$40,000 to \$50,000 range. Mr. Kessler added that the bank's rates will be more competitive and they may accept a lower reserve fund.

**THIRD ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

There being no audience comments or Supervisors' requests, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned.

**On MOTION by Mr. Reinders and seconded by Mr. Rupp,  
with all in favor, the meeting adjourned at 5:05 p.m.**



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Secretary/Assistant Secretary



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Chair/Vice Chair