

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

A Regular Meeting of the Parklands Lee Community Development District's Board of Supervisors was held on **Thursday, May 10, 2012 at 1:15 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
Emmet Potter	Assistant Secretary
John Gainey	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Robert "Bob" Patterson	Parklands West BOS/Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Reinders called the meeting to order at 1:25 p.m. Supervisors Reinders, Percuoco, Gainey and Potter were present, in person. Supervisor Rupp was not present.

SECOND ORDER OF BUSINESS

**Consideration of Resolution 2012-2,
Approving the District's Proposed Budget
for Fiscal Year 2013 and Setting a Public
Hearing Thereon Pursuant to Florida
Law**

Mr. Adams presented the proposed budget for Fiscal Year 2013. In comparison to the last two (2) years, the budget is essentially status quo. The significant adjustment is related to water management contractual services, with an increase of \$10,000 for Parklands Lee's portion of a total \$20,000 increase shared with Parklands West. This is primarily due to an increase in lake maintenance and aquascaping. The reason for the increase in lake maintenance is for the introduction of a more proactive preventative maintenance program with regard to aeration versus a reactionary program, which is what the District currently has and is creating issues the

aging equipment. The increase will fund a quarterly preventative program on the aeration systems and allows the District to become more aggressive with plantings around the lakes.

Mr. Adams reported that the Parklands West Board approved increasing aquascaping to \$100,000; Parklands West's shared portion will be subsidized by their fund balance and will keep assessments at the current level.

Directing the Board to Page 2, Mr. Adams referred to the year-end fund balance of approximately \$183,000, against its annual budget of nearly \$160,000. He reminded the Board that, generally, no less than 25% of the annual budget is targeted in fund balance. The District has a very healthy fund balance and, therefore, has the ability to increase the appropriations for aquascaping to \$100,000 and offset the amount utilizing fund balance. Mr. Adams felt that this is a good approach and recommended approval.

On MOTION by Mr. Gainey and seconded by Mr. Potter, with all in favor, increasing the aquascaping line item to \$100,000, to be offset utilizing fund balance, was approved.

Mr. Adams reiterated that the remainder of the budget is status quo. Staff will roll up enough fund balance to bring assessments slightly below the current year assessment level and avoid any noticing requirements, as a result.

On MOTION by Mr. Percuoco and seconded by Mr. Potter, with all in favor, Resolution 2012-2, Approving the District's Proposed Budget for Fiscal Year 2013, as amended, and Setting a Public Hearing for September 13, 2012 at 1:15 p.m., at this location, was adopted.

THIRD ORDER OF BUSINESS

**Notice of Landowners' Meeting:
November 8, 2012 [Seat 1]**

Mr. Adams stated that this is an election year and explained that the District met the general election thresholds of being at least six (6) years of age and having qualified electors living within the boundaries of the District exceeding 250. This year, the District has 264 registered voters. Seats 1, 3 and 4 are up for election. Per Florida Statute, one (1) seat will be the final landowner elected seat, with the other two (2) seats being elected through the general

election. Seat 1, currently held by Mr. Reinders, will be the final landowner elected seat; therefore, today, the District is making the public legal disclosure, in a public meeting, at least 90 days in advance of the landowners' election to be held on November 8, 2012.

- a. **Election Instructions**
- b. **Official Ballot**
- c. **Landowners' Proxy**

Mr. Adams indicated that copies of the official election instructions, official ballot and proxy were provided in the agenda package.

In response to Mr. Reinders' inquiry, Mr. Adams stated that the legal requirement is, in that first year, with the three (3) seats, one (1) seat must be the final landowner elected seat. If no one qualifies for that seat, the Board will appoint a replacement to the vacant seat.

FOURTH ORDER OF BUSINESS

Notice of General Election - November 6, 2012 [Seats 3 & 4]

- **Candidate Qualifying Dates**
 - **Noon, Monday, June 4, 2012 through Noon, Friday, June 8, 2012**
 - **Pre-Qualifying Begins on May 21, 2012**
- **Consideration of Resolution 2012-3, Placing Special District Candidates on General Election Ballot**

Mr. Adams explained that Seats 3 and 4 will go to general election. Florida election and CDD laws require a public disclosure, within a public meeting, which is being done today, and by resolution directing and authorizing Staff to work with the Supervisor of Elections office in publishing the required legal notice advising that Seats 3 and 4 of the Parklands Lee CDD, are up for general election this year. The candidate qualifying period is noon June 4, 2012 through noon June 8, 2012, pre-qualifying begins on May 21, 2012.

On MOTION by Mr. Potter and seconded by Mr. Gainey, with all in favor, Resolution 2012-3, Placing Special District Candidates on General Election Ballot, was adopted.

In response to a question, Mr. Adams reiterated that pre-qualification begins on May 21, 2012.

Mr. Percuoco asked for the names of the Supervisors that currently hold Seats 3 and 4. Mr. Adams replied that Seat 3 is held by Mr. Percuoco and Seat 4 is held by Mr. Gainey. Mr. Percuoco will not qualify for Seat 3, as he does not live within the boundaries of the District. Mr. Adams explained that Seat 3 may not have a qualifier unless the Board locates someone who lives within the boundaries of Parklands Lee and is a registered voter within Lee County. Mr. Reinders asked if Mr. Percuoco qualified for the landowners' seat. Mr. Adams replied affirmatively and explained the qualifications and the nomination process.

FIFTH ORDER OF BUSINESS

Approval of Minutes

- **January 12, 2012 Regular Meeting**

Mr. Reinders presented the January 12, 2012 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Potter and seconded by Mr. Gainey, with all in favor, the September 8, 2011 Regular Meeting Minutes, as presented, were approved.

- **February 8, 2012 Special Meeting**

Mr. Reinders presented the February 8, 2012 Special Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Percuoco and seconded by Mr. Potter, with all in favor, the February 8, 2012 Special Meeting Minutes, as presented, were approved.

- **March 21, 2012 Special Meeting**

Mr. Reinders presented the March 21, 2012 Special Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Potter and seconded by Mr. Percuoco, with all in favor, the March 21, 2012 Special Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

SEVENTH ORDER OF BUSINESS

Staff Reports

a. Attorney

There being no report, the next item followed.

b. Engineer

There being no report, the next item followed.

c. Manager

i. Unaudited Financial Statements as of March 31, 2012

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2012 and asked for any questions or comments.

ii. 264 Registered Voters in District as of April 15, 2012

He reported that there were 264 registered voters residing within the boundaries of the District as of April 15, 2012, which triggered the general elections process this year.

iii. NEXT MEETING DATE: July 12, 2012 at 1:15 P.M.

The next meeting date is July 12, 2012.

EIGHTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

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


NINTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Gainey and seconded by Mr. Percuoco,
with all in favor, the meeting adjourned at 1:36 p.m.**


Secretary/Assistant Secretary


Chair/Vice Chair