

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

A Regular Meeting of the Parklands West Community Development District's Board of Supervisors was held on **Thursday, May 9, 2013 at 1:00 p.m.**, at **The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135.**

**Present were:**

Francis Percuoco	Chair
Robert Wyant	Vice Chair
John Patterson	Assistant Secretary
William Kaufman	Assistant Secretary
Jerry Baum	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Michelle Blackstock (via telephone)	Grau & Associates
Harvey Fontaine	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:00 p.m., and noted, for the record, that all Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

**Presentation of Audited Financial Report  
for Fiscal Year Ended September 30,  
2012, Prepared by Grau & Associates**

Ms. Blackstock thanked the Board for their confidence in allowing Grau & Associates to prepare the Audited Financial Report for the fiscal year ended September 30, 2012.

Ms. Blackstock stated that the Independent Auditor's Report indicates that this is an unqualified or clean opinion. She advised that this is the last year the term 'unqualified' will be utilized; moving forward, the opinion will be 'unmodified' or 'modified'. Next year, the District will be seeking an unmodified opinion. The Balance Sheet, on Page 8, reflects total assets of \$873,087, which exceeded liabilities of \$32,525, for a total year-end fund balance of \$840,562. The Statement of Revenues, Expenditures, and Changes in Fund Balances, on Page 10, shows

that the District had total revenues of \$983,996, which exceeded total expenditures of \$777,405; therefore, revenues exceeded expenditures by \$206,591.

Referring to the District’s other financing sources, Ms. Blackstock noted that the District had a lot of positive activity in the current year. Bond proceeds were received, in the amount of \$8,770,000, as well as a refund of prior bonds to the escrow agent of \$9,310,500. Ms. Blackstock advised that this activity is explained on the chart located in Note 6, on Page 18, which reflects the payoff of the 2001A Series bonds that were refunded by the 2012 Series bonds.

Ms. Blackstock noted that the Report on Internal Control, on Page 22, is a clean opinion. She referred to the Management Letter which is issued pursuant to the rules of the Auditor General, located on Page 23. Ms. Blackstock indicated that there were no significant current or prior year findings or general recommendations, to bring to the Board’s attention.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2013-4,  
Accepting the Audited Financial Report  
for the Fiscal Year Ended September 30,  
2012**

Mr. Adams presented Resolution 2013-4 for the Board’s consideration.

**On MOTION by Mr. Percuoco and seconded by Mr. Baum,  
with all in favor, Resolution 2013-4, Accepting the Audited  
Financial Report for the Fiscal Year Ended September 30,  
2012, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2013-5,  
Approving the District’s Proposed  
Budgets for Fiscal Year 2013/2014 and  
Setting a Public Hearing Thereon  
Pursuant to Florida Law**

Mr. Adams presented Resolution 2013-5, for the Board’s consideration. He explained that the District is required, by Florida law, to have a draft budget prepared and distributed to the local municipalities prior to June 15 of each year, followed by the advertisement of a public hearing for the purpose of adopting the final budget no sooner than 60 days from the day the

draft budget is approved. The public hearing is scheduled on September 12, 2013, at 1:00 p.m., at this location. Mr. Adams indicated that modifications can be made at the July meeting.

Mr. Adams reported that the draft budget anticipates no changes, year over year, in terms of the operating budget; the programs remain the same. The expense categories are identical to the prior year.

In response to Mr. Kaufman's question regarding the \$6,000 Trustee expenditure, Mr. Adams indicated that he will review this, as the District should have incurred trustee fees in 2013. He noted that the budgeted amount is based upon the prior year's trustee fees, which could have been absorbed as part of the 2012 refinancing and paid as a cost of issuance.

Mr. Kaufman pointed out that there are 449 registered voters and 512 units in the District.

Mr. Adams advised that there may be two (2) reasons that contribute to the discrepancy. He indicated that, in Parklands West, there may be golf course units, which would be assigned to the clubhouse. In addition, registered voters are residents whose primary residence is in Parklands West and are registered to vote in Lee County. There may be other residents who are registered to vote elsewhere.

Mr. Adams recalled that the master association approached the Parklands Lee CDD requesting termination of the facilities maintenance agreement that the District has for the facilities that it owns outside of the two (2) gatehouses, consisting of Loop Road, the right-of-way landscaping, lighting, water feature, entry signs, landscape lighting, marquee signs, asphalt and paver bricks. The Districts, who run a joint budget, have the ability to assess the Palmira residents and the D.R. Horton project for the associated expenses. The D.R. Horton project is not part of the association and is not assessed for those expenses. Mr. Adams advised that he is working to obtain the actual pricing. He explained that 20% of the overall cost will be assessed to the D.R. Horton project, which, in turn, will lower the costs to Palmira residents by 20%. Mr. Adams indicated that the pricing information should be available by the July meeting and an analysis will be presented to the Board for consideration.

A Board Member stated that, in an ideal world, everyone will pay their fair share. More importantly, from the master association's point of view, they do not wish to lose control of the landscaping. Mr. Adams advised the HOA that he has no problem with the District entering into contracts, paying the bills directly and the HOA having oversight on the contractors and setting the standards that the District adopts as part of the contract. The District utilizes the same provider as the HOA; therefore, there will only be a separation of contract and expense. Mr.

Potter indicated that this is an administrative decision by the HOA; he does not understand why they would want to relinquish control of the landscaping when they receive compliments from everyone.

A Board Member indicated that he does not want to be exposed to the HOA trying to assume control of the CDD and have their way, when the D.R. Horton project is complete. Mr. Adams advised that the potential does not exist; the Board has greater control over the larger unit.

Returning to the budget, Mr. Adams reported that the debt service fund takes into consideration the refinanced bonds and the savings that were recognized there.

**On MOTION by Mr. Wyant and seconded by Mr. Percuoco, with all in favor, Resolution 2013-5, Approving the District's Proposed budgets for Fiscal Year 2013/2014 and Setting a Public Hearing for September 12, 2013 at 1:00 p.m., was adopted.**

**FIFTH ORDER OF BUSINESS**

**Approval of January 10, 2013 Regular Meeting Minutes**

Mr. Adams presented the January 10, 2013 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Patterson and seconded by Mr. Baum, with all in favor, the January 10, 2013 Regular Meeting Minutes, as presented, were approved.**

**SIXTH ORDER OF BUSINESS**

**Other Business**

Mr. Fontaine advised that the owner of the empty lot on Chianti Terrace should be contacted and advised that approximately two (2) to three (3) yards of the bank was washed out into the pond. Mr. Kaufman will email the address to Mr. Adams, who will obtain the owner's information from public records and contact him. It was noted that this has occurred two (2) or three (3) times. The vegetation was removed and the water dug trenches.

A Board Member inquired about the list of bank plantings. Mr. Adams noted that costs are under \$40,000 versus a budget of \$100,000.

**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. Approval of Unaudited Financial Statements as of March 31, 2013**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2013 and reported that on-roll assessment collections were at 97% and expenditures were at 34%. He noted that a one (1)-time seasonal expense, for aquatic plantings, will occur during the rainy season.

**ii. 449 Registered Voters in District as of April 15, 2013**

Mr. Adams indicated that there were 449 registered voters residing within the boundaries of the District, as of April 15, 2013.

**iii. NEXT MEETING DATE: July 11, 2013 at 1:15 P.M.**

Mr. Adams reported that the next meeting will be held on July 11, 2013 at 1:15 p.m.

**EIGHTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

Mr. Harvey Fontaine, a resident, advised that he is on the Architectural Review Committee for Palmira. Regarding the empty lot on Chiante Terrace, Mr. Fontaine explained that the issue was caused by Lions Construction, who built the adjacent house. They disturbed the vegetation and did not replace, in kind. Mr. Fontaine indicated that, in his view, it is the builder's problem, not the owner's. Mr. Adams advised that the property owner must pursue Lyons Construction.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Mr. Percuoco and seconded by Mr. Potter,  
with all in favor, the meeting adjourned at 1:20 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair