

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

A Public Hearing and Regular Meeting of the Parklands West Community Development District's Board of Supervisors was held on **Thursday, September 12, 2013 at 1:00 p.m.**, at **The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135.**

Present and constituting a quorum were:

Francis Percuoco	Chair
Robert Wyant	Vice Chair
William Kaufman (<i>via telephone</i>)	Assistant Secretary
John Patterson (<i>via telephone</i>)	Assistant Secretary
Jerry Baum	Assistant Secretary

Also present were:

Chuck Adams	District Manager
-------------	------------------

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 Supervisors Percuoco, Wyant and Baum were present, in person. Supervisors Patterson and Kaufman were attending via telephone.

SECOND ORDER OF BUSINESS

Affidavit of Publication

Mr. Adams presented the affidavit of publication for today's public hearing and regular meeting.

THIRD ORDER OF BUSINESS

**Public Hearing to Consider Resolution
2013-6, Adopting the Final Budget for the
Fiscal Year Beginning October 1, 2013
and Ending September 30, 2014,
Pursuant to Florida Law**

Mr. Adams presented Resolution 2013-6 for the Board's consideration. He noted that the budget is exactly the same as presented at the May meeting. Mr. Adams recalled that the

Parklands West and Parklands Lee Boards elected to utilize fund balance to keep the assessments and appropriations the same as the prior fiscal year.

Mr. Adams reported that the budget includes an aggressive approach to the water management program, including lake maintenance, aeration and aquascaping. He noted that the budgeted amount for aquascaping is \$90,000, which includes \$25,000 for the golf course lake bank maintenance; as well as an appropriation for lake bank erosion.

Mr. Adams stated that the debt service fund remains the same. He recalled that the prior year's bond refinancing produced the Series 2012 Bonds. The District will continue with the same amortization schedule and savings that were recognized during the refinancing.

Mr. Adams indicated that Page 6 reflects the "Debt Service Assessment", by product type, and the "O&M Assessment", which is the same amount across all product types. He noted that the "Total Assessment", for the current year, is compared to the "Total Assessment" for the prior year. Mr. Adams explained that the slight reductions, in the assessments, resulted from excess revenues in the Debt Service Fund Budget.

*****Mr. Adams opened the Public Hearing.*****

Mr. Adams noted, for the record, that no members of the public were present.

*****Mr. Adams closed the Public Hearing.*****

On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, Resolution 2013-6, Adopting the Final Budget for the Fiscal Year Beginning October 1, 2013 and Ending September 30, 2014, Pursuant to Florida Law, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2013-7, Levying a Non Ad Valorem Maintenance Assessment for the General Fund and a Non Ad Valorem Assessment for the Debt Service Fund for Fiscal Year 2013/2014

Mr. Adams presented Resolution 2013-7 for the Board's consideration. He explained that this resolution recognizes the adopted budget, the assessment levels from the appropriation levels in the budget, directs Staff to finalize and certify the lien roll and transmit it to the county for placement of the assessments on the property tax bills.

On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, Resolution 2013-7, Levying a Non Ad Valorem Maintenance Assessment for the General Fund and a Non Ad Valorem Assessment for the Debt Service Fund for Fiscal Year 2013/2014, was adopted.

FIFTH ORDER OF BUSINESS

Approval of May 9, 2013 Regular Meeting Minutes

Mr. Adams presented the May 9, 2013 Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following changes were made:

Line 119: Change “Mr. Potter” to “Mr. Percuoco”

Line 139: Change “Mr. Kaufman” to “Mr. Fontaine”

Line 140 and throughout: Change “Kiane” to “Chiante”

Line 172: Add “owner” after “property”

Lines 170 and 172: Change “Lions” to “Lyons”

On MOTION by Mr. Percuoco and seconded by Mr. Baum, with all in favor, the May 9, 2013 Regular Meeting Minutes, as amended, 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. Approval of Unaudited Financial Statements as of July 31, 2013

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2013 and highlighted that assessments were fully collected, year-to-date. Expenses were below the

prorated budget amount, at about 58%, through the end of July. Mr. Adams reported that the aquatic plantings were completed the prior week and that expenditure will be included in the Fiscal Year 2013 budget.

ii. Fiscal Year 2014 Proposed Meeting Schedule

Mr. Adams presented the Fiscal Year 2014 Proposed Meeting Schedule for the Board’s consideration. He indicated that the schedule was kept virtually the same as the prior year’s schedule.

On MOTION by Mr. Baum and seconded by Mr. Wyant, with all in favor, the Fiscal Year 2014 Proposed Meeting Schedule, as presented, and directing Staff to advertise, accordingly, was approved.

EIGHTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors’

Mr. Percuoco asked what the impact of the Sorrento project will be on the District. Mr. Adams explained that there will be no impact on the District, other than their drainage system will be tied into the District’s system and the District will assume maintenance of the pond when it is turned over from construction to operational. In response to Mr. Percuoco’s inquiry, Mr. Adams indicated that Sorrento is already assessed for that improvement.

Mr. Adams reported that the sale of the Benecio right-of-way will take place soon. He recalled prior discussions regarding preparing an agreement between the District and D.R. Horton designating the second entrance an emergency exit only. Mr. Adams advised that Mr. Steve Hagenbuckle, of TerraCap Management Corp (TerraCap), was part of that initial discussion and felt that it was more appropriate for the agreement to be between D.R. Horton and the District. Mr. Adams indicated that a decision was made to include the verbiage designating the second exit an emergency exit in Sorrento’s declaration. Mr. Adams noted that the declaration will be recorded subsequent to its completion. Mr. Adams believes that this will give Parklands Lee CDD the comfort it needs to finalize the sales transaction. A Board Member asked what the specifications for the emergency exit gates are. Mr. Adams stated that he reviewed the approved plans designating the second entrance as an emergency exit but did not

find information regarding the gate. A Board Member recalled information regarding a 6' fence but not a gate.


There being no audience comments the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Wyant and seconded by Mr. Percuoco,
with all in favor, the meeting adjourned at 1:10 p.m.**


Secretary/Assistant Secretary


Chair/Vice Chair