

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

A Public Hearing and Regular Meeting of the Parklands Lee Community Development District's Board of Supervisors was held on **Thursday, July 10, 2014 at 1:15 p.m.**, at **The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135.**

Present and constituting a quorum were:

John Gainey	Vice Chair
Emmett "Ben" Potter	Assistant Secretary
Harvey Fontaine	Assistant Secretary

Also present were:

Chuck Adams	District Manager
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:20 p.m., and noted, for the record, that Supervisors Gainey, Potter and Fontaine were present, in person. Supervisors Rupp and Schwartz were not present.

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
2014-5, Adopting the Final Budget for the
Fiscal Year Beginning October 1, 2014
and Ending September 30, 2015,
Pursuant to Florida Law**

Mr. Adams presented Resolution 2014-5 for the Board's consideration. He indicated that the proposed budget is included as an exhibit to the resolution. Mr. Adams reported that there were no significant changes to the proposed budget since it was last reviewed. He noted a slight increase of approximately \$2,400 for "Professional & admin" expenditures and a \$7,500

deduction for “Water management”, “Contractual services” expenditures related to the reduction in the aquascaping program. With that cost reduction and by rolling forward fund balance, the proposed assessments are slightly lower than the prior year; thus, there is no mailed notice requirement.

Mr. Adams indicated that the budget takes into consideration the reduction of 13 equivalent residential units (ERUs) from Parklands West CDD and recalled that the units were assignable to the Renaissance Center facility. He noted that the club leased the property to the association and the association filed for common element status; therefore, the 13 ERUs were removed from the assessable unit base. As a result, assessments increased on the remaining units.

Mr. Adams advised that the “Debt Service Fund”, on Page 5, reflects payment of principal and interest, each year, as dictated by the “Amortization Schedule”, on Page 7. He advised that no assessment prepayments were received through the end of May.

Mr. Adams explained that Page 8 contains a breakdown of the Fiscal Year 2015 assessments. The chart is helpful in determining the annual debt service assessment in comparison to the annual Operation and Maintenance (O&M) assessment. Mr. Adams indicated that the amounts in the “Total Assessment” column are reflected on the ad valorem section of the property tax bill; the tax collector does not provide a breakdown of the two components, in the ad valorem portion. He advised that the second chart, on Page 8, reflects the Fiscal Year 2012-2013 assessments and noted significant reductions, year-over-year, across all product types, as a result of the refinancing of the Debt Service Fund.

*****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. Gainey and seconded by Mr. Potter, with all in favor, Resolution 2014-5, Adopting the Final Budget for the Fiscal Year Beginning October 1, 2014 and Ending September 30, 2015, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2014-6, Imposing Special Assessments and Certifying an Assessment Roll

Mr. Adams presented Resolution 2014-6 for the Board's consideration. He indicated that this is the final step in the budget process. Mr. Adams explained that the resolution takes into consideration the budget that the Board adopted, the appropriation and assessment levels, directs and authorizes Staff to finalize and certify the assessment roll and transmit it to the Lee County Tax Collector for placement on the tax bill.

On MOTION by Mr. Fontaine and seconded by Mr. Gainey, with all in favor, Resolution 2014-6, Imposing Special Assessments and Certifying an Assessment Roll, was adopted.

FIFTH ORDER OF BUSINESS

Discussion/Consideration of Fiscal Year 2015 Meeting Calendar

Mr. Adams presented the proposed Fiscal Year 2015 meeting schedule for the Board's consideration. He indicated that the schedule remained virtually the same as the current year's schedule; meetings will be held on the second Thursday of January, May, July and September.

On MOTION by Mr. Potter and seconded by Mr. Gainey, with all in favor, the Fiscal Year 2015 Proposed Meeting Schedule, as presented, and directing Staff to advertise, accordingly, were approved.

SIXTH ORDER OF BUSINESS

Update: Qualified Candidates for November 4, 2014 General Election

- A. Seat 2: Ben Potter [Uncontested Incumbent]**
- B. Seat 5: Russell Rupp [Uncontested Incumbent]**

Mr. Adams informed the Board that Mr. Potter and Rupp qualified, unopposed, for Seats 2 and 5, respectively. They will commence their four-year terms, subsequent to the November election, and will be sworn in at the January meeting.

SEVENTH ORDER OF BUSINESS

Approval of May 8, 2014 Regular Meeting Minutes

Mr. Adams presented the May 8, 2014 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Fontaine and seconded by Mr. Gainey, with all in favor, the May 8, 2014 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

NINTH 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 May 31, 2014

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2014. He highlighted that assessment collections were at 100%. The District was within budget, from an operational expense perspective.

Mr. Adams reported that cleaning and replacement of the lighting fixture globes, outside of the gates, was completed, bahia sod was installed on several lake banks and the erosion repair project was completed in the Novella neighborhoods.

Mr. Adams pointed out that some expenditures have not "hit" the budget; however, he anticipated that the District will remain within budget.

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

Mr. Fontaine asked if Management has knowledge of Terra Cap Management Corporation's (Terra Cap) intent for the parcel that D.R. Horton "has waived off on". Mr. Adams advised that he has not received information regarding this matter and noted that the District is not involved in the transaction; therefore, Management will not receive additional information.

In response to Mr. Fontaine's question, Mr. Adams advised that there were 180 units overlying that entire parcel; however, he is unsure of the number currently assignable to the parcel, subsequent to D.R. Horton's acquisition and it breaking loose with the other parcel.

Mr. Adams advised that the ERU count does not reflect adjustments pertaining to the parcel; the only adjustment reflected is for the 13 units deducted from Parklands West CDD and assigned to Parklands Lee CDD. He noted that the lien roll is updated by Ms. Alice Carlson, of AJC Associates, Inc., (AJC), the District's lien roll manager, with information received from property appraiser. Mr. Adams pointed out that the District has 180 units and there have been no cumulative changes to the ERUs.

ELEVENTH ORDER OF BUSINESS


Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Potter and seconded by Mr. Gainey, with all in favor, the meeting adjourned at approximately 1:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair