

**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 were held on **Thursday, July 10, 2014 at 1:00 p.m.**, at **The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135.**

Present were:

Francis Percuoco
Robert Wyant
William Kaufman
Al Buchanan
Jerry Baum

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Emmett "Ben" Potter

Tony Grau (*via telephone*)

District Manager
Parklands Lee CDD Board Member and
HOA Chair
Grau & Associates

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

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 noted that the proposed budget is an exhibit to the resolution.

Mr. Adams stated that the budget is essentially the same as the prior year's budget, with a cumulative increase of approximately \$2,500 in the "Professional & administrative fees" expenditures and a reduction of approximately \$800 in the "Water management services" expenditures. Overall, "Total expenditures" decreased from \$194,892 to \$188,460.

Mr. Adams proposed utilizing \$39,000 of fund balance to keep assessments the same as the prior fiscal year. As a result, the per unit assessments will decrease from \$313.07 to \$312.62, taking into consideration the loss of 13 equivalent residential units (ERUs) that were identified as a common element. Mr. Adams explained that a common element cannot be subjected to the District's special assessments. In response to a Board Member's question, Mr. Adams confirmed that the District's total ERU count is 498.

Mr. Adams advised that the "Debt Service Fund", on Page 4, reflects the payment of principal and interest, each year, in accordance with the amortization schedule, on Page 5. Mr. Adams noted that the "Principal" payment requirement for the upcoming fiscal year is \$285,000 and the "Interest" expense is approximately \$436,000. He noted that the "Principal prepayment" is an unbudgeted line item and is a result of a homeowner paying off their outstanding principal associated with the debt service. Mr. Adams explained that the trust indenture requires that all prepayments be made in \$5,000 increments. Funds held in the prepayment account are utilized to make the principal payment on May 1.

Mr. Adams explained that Page 6 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, as well as the outstanding principal. He advised that the second chart, on Page 6, reflects the Fiscal Year 2014 assessments and noted the significant year-over-year reductions, across all product types, as a result of the bond refinancing on 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. Percuoco and seconded by Mr. Wyant, with all in favor, Resolution 2014-5, Adopting the Final Budget for the Fiscal Year Beginning October 1, 2014 and Ending September 30, 2015, Pursuant to Florida Law, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2014-6, 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 2014/2015

Mr. Adams presented Resolution 2014-6 for the Board’s consideration. He explained that this resolution recognizes the adopted budget, the assessment levels based on 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. Kaufman, with all in favor, Resolution 2014-6, 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 2014/2015, 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. Kaufman and seconded by Mr. Baum, 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 1: William Kaufman [Uncontested Incumbent]**
- B. Seat 2: Francis Percuoco [Incumbent]**

Norman Sutta

Mr. Adams reported that Mr. Kaufman qualified, uncontested, for Seat 1 and will begin the new term, subsequent to the November election. He noted that Mr. Norman Sutta qualified for Seat 2 and will run against Mr. Percuoco in the November election.

In response to a question, Mr. Adams explained that Mr. Sutta chose to qualify for Seat 2. He indicated that both seats are four-year terms.

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. Wyant and seconded by Mr. Buchanan, 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 98%.

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.

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

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

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Percuoco and seconded by Mr. Buchanan, with all in favor, the meeting adjourned at 1:17 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair