

**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, January 8, 2015 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

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 all Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors: Incumbents William Kaufman, SEAT 1 and Francis Percuoco, SEAT 2 (*the following to be provided in a separate package*)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Percuoco and Mr. Kaufman and briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
  - i. Form 1: Statement of Financial Interests**
  - ii. Form IX: Amendment to Form 1, Statement of Financial Interests**
  - iii. Form 1F: Final Statement of Financial Interests**

**D. Form 8B, Memorandum of Voting Conflict**

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2015-1,  
Electing Officers**

Mr. Adams presented Resolution 2015-1 for the Board’s consideration. He stated that, after an appointment or election, the Board is required to reconsider the slate of officers. The Board can choose to maintain the current slate of officers.

Mr. Adams noted that, currently, Mr. Percuoco serves as Chair and Mr. Wyant as Vice Chair.

Mr. Baum nominated the existing slate of officers.

**On MOTION by Mr. Baum and seconded by Mr. Kaufman, with all in favor, Resolution 2015-1, Electing Officers, as nominated, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Approval of July 10, 2014 Public Hearing  
and Regular Meeting Minutes**

Mr. Adams presented the July 10, 2014 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, the July 10, 2014 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**FIFTH ORDER OF BUSINESS**

**Other Business**

A Board Member raised a question concerning the tax bill from the county and whether the CDD portion would increase. Mr. Adams responded that it will not increase. The Board Member commented that the amount should decrease if pre-paid. Mr. Adams replied that it should remain stable because, as people prepay, they are prepaying their portion of the bond; it does not affect anyone else’s assessments. The “Debt Service” assessment is designed to remain stable and the “Operation and Maintenance” portion can fluctuate. In response to a question regarding on-roll and off-roll assessments and whether the owner would be direct

billed, Mr. Adams indicated that the District received a designation as a common element and, as such, does not have the ability to assess but has the ability to direct bill, which will continue.

**SIXTH 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 November 30, 2014**

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2014. He noted very limited activity.

A Board Member asked about the weeds in the ponds.

Mr. Adams explained his plan to tour the system in the coming weeks and meet with Mr. Volpe and Mr. Brian Hale from Aquagenix. Mr. Adams indicated that he periodically receives feedback concerning weeds in certain areas but felt that overall, the water bodies were in good condition. Mr. Adams pointed out, that last fall, although there was a struggle with the entry ponds, manual work and stream activities were completed, leading up to a grand opening event held by D.R. Horton. The aerators were operational but a substantial amount of manual raking was necessary. Mr. Adams asked the Board to advise any specific areas of concern.

A Board Member commented on the appearance of the weeds; some looked like grass while others looked like snakes. He inquired if that was “how it is going to be”.

Mr. Adams indicated that lake bank weeds are allowed to grow and proliferate, as the water levels drop. In some areas, Bahia sod was installed to the water’s edge so a green mat was provided to safeguard against erosion. There was a tremendous drawn down of the water table on this project. A Board Member stated that the bank, still had weeds that looked like algae. Mr. Adams will inspect those areas, as well, when touring the Egret Golf Course.

**ii. NEXT MEETING DATE: May 14, 2015 at 1:00 P.M.**

The next meeting will be held on May 14, 2015 at 1:00 p.m., at this location.

**SEVENTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

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

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Mr. Percuoco and seconded by Mr. Wyant,  
with all in favor, the meeting adjourned at 1:08 p.m.**

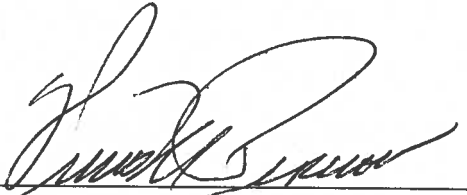
[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary

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Chair/Vice Chair

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