

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

A Regular Meeting of the Parklands Lee Community Development District's Board of Supervisors was held on **Thursday, May 11, 2017 at 1:15 p.m.**, at **The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135.**

Present and constituting a quorum were:

Russell Rupp	Chair
Robert Schwartz	Vice Chair
Dwayne Radel	Assistant Secretary
Elliott Erickson	Assistant Secretary
Harvey Fontaine	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Tony Grau (<i>via telephone</i>)	Grau & Associates

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:40 p.m.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Presentation of Audited Financial Report
for Fiscal Year Ended September 30,
2016, Prepared by Grau & Associates**

Mr. Grau presented the Audited Financial Report for Fiscal Year Ended September 30, 2016. The "Independent Auditor's Report", on Pages 1 and 2, was a clean opinion.

The "Changes in Net Position", on Page 5, reflected a loss of \$204,912, in Fiscal Year 2016, compared to a loss of \$190,672, in Fiscal Year 2015. On Page 9, the "Balance Sheet" for the "Governmental Funds" reflected "Total fund balances" of \$247,035, in the "Debt Service" fund, and \$144,593, in the "General" fund.

There were no findings or instances or noncompliance in the “Independent Auditor’s Report on Internal Control Over Financial Reporting and On Compliance and Other Matters, on Pages 23 and 24, the “Independent Auditor’s Report on Compliance with the Requirements of Section 218.415, Florida Statutes”, on Page 25, the “Management Letter”, on Page 26, or the “Report to Management”, on Page 27.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2017-4,
Accepting the Audited Financial Report
for the Fiscal Year Ended September 30,
2016**

Mr. Adams presented Resolution 2017-4.

**On MOTION by Mr. Erickson and seconded by Mr. Fontaine,
with all in favor, Resolution 2017-4, Accepting the Audited
Financial Report for the Fiscal Year Ended September 30,
2016, was accepted.**

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-5,
Approving the District’s Proposed
Budgets for Fiscal Year 2017/2018 and
Setting a Public Hearing Thereon
Pursuant to Florida Law and Providing
an Effective Date**

Mr. Adams presented Resolution 2017-5. There were no significant changes but expenses were proposed to increase approximately \$3,000, year-over –year. The actual lake bank mowing expense that was paid, in past years, with surplus budget, was added. Approximately \$3,300 of fund balance would be used to keep the assessments flat, year-over-year. The anticipated “Fund balance – ending (projected)”, of \$141,541, at the end of Fiscal Year 2018, would be almost 100% coverage on the annual budget.

A Board Member asked if the additional \$6,000 for diffusers was included in the budget for lake maintenance. Mr. Adams stated that fund balance would be used. A budget amendment would likely be presented at the September meeting, identifying additional appropriations required to carry through year-end; however, if there was savings, within the budget, a budget amendment might not be necessary.

A Board Member inquired about the locations at Egret. Mr. Adams replied that Egret has five or six areas that are interconnected or open area flow ways; most systems have concrete piping flow ways. Palmira has open flow way systems that appeared ignored and must be reset. LakeMasters Aquatic Weed Control, LLC (LakeMasters) will reset them and payment will be withheld from Aquagenix to pay the cost of resetting. The contract specifies that those flow ways would be maintained. While it is under water, it is the contractor’s responsibility; however, when the lake banks are dry, it is the golf course’s responsibility to mow and remove weeds.

On MOTION by Mr. Fontaine and seconded by Mr. Rupp, with all in favor, Resolution 2017-5, Approving the District’s Proposed Budgets for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon, Pursuant to Florida Law for September 14, 2017 at 1:15 p.m., at The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135, and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Discussion/Consideration: District Manager’s Revised Operating Procedures

A. Consideration of Resolution 2017-6, Electing Officers of the District

Mr. Adams presented Resolution 2017-6. Mr. Jeff Pinder, Wrathell, Hunt and Associates, LLC Corporate Controller, would be added to the slate of officers, as Assistant Treasurer. This would allow Mr. Pinder to interact with the bank, on the District’s behalf, whenever Mr. Wrathell was unavailable. The remaining slate of officers was unchanged.

The slate of officers was as follows:

Chair	Russell Rupp
Vice Chair	Robert Schwartz
Secretary	Chuck Adams
Treasurer	Craig Wrathell
Assistant Secretary	Jeff Pinder
Assistant Secretary	Elliott Erickson
Assistant Secretary	Henry L. Fontaine
Assistant Secretary	Dwayne Radel
Assistant Secretary	Craig Wrathell

On MOTION by Mr. Schwartz and seconded by Mr. Rupp, with all in favor, Resolution 2017-6, Electing Officers of the District, as stated, with the addition of Mr. Pinder, as Assistant Treasurer, was adopted.

B. Consideration of Resolution 2017-7, Designating the Authorized Signatories for the District’s Operating Bank Account(s)

Mr. Adams presented Resolution 2017-7. The Chair, Vice Chair, Treasurer and Assistant Treasurer would be designated as authorized signatories on the District’s operating account and Mr. Wrathell must countersign all checks and warrants.

On MOTION by Mr. Rupp and seconded by Mr. Erickson, with all in favor, Resolution 2017-7, Designating the Authorized Signatories for the District’s Operating Bank Account(s), was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Maintenance of Water Management Areas Aquatic Management

Mr. Adams reviewed the proposals for Maintenance of Water Management Areas Aquatic Management, which included the lake recently accepted from Sorrento by the Parklands Lee CDD; the lake maintenance will commence on June 1, 2017. Lately, there have been concerns with some of the service levels of Aquagenix, the current vendor, particularly, the ponds, during the summer. Apparently, Aquagenix construed aeration as a side job.

Mr. Adams presented the following three proposals, which were comparable in pricing:

A. Aquagenix

Aquagenix, the current vendor, submitted a proposal in the amount of \$43,663.

B. LakeMasters Aquatic Weed Control, LLC

LakeMasters submitted a proposal in the amount of \$42,216.

C. The Lake Doctors, Inc.

The Lake Doctors, Inc., was a large provider in the area and submitted a proposal in the amount of \$57,150.

In response to a question, Mr. Adams stated that the contract amount would decrease by \$1,000, despite the addition of Sorrento.

Mr. Adams stated that the lowest bidder was LakeMasters, with a proposal of \$42,216, who provides probably the best aeration management program. A dedicated person handles only aeration, performs the quarterly inspections as part of the contract requirements, and submits full reports on each aerator, bringing attention to issues. This work would be performed on a weekly basis, with treatment on an as-needed basis.

On MOTION by Mr. Fontaine and seconded by Mr. Erickson, with all in favor, Accept the Contract with LakeMasters Aquatic Weed Control, LLC, in the amount of \$42,216. was approved.

Mr. Schwartz asked about the water levels. Mr. Adams stated that, presently, the drop in the water table is surpassing historical levels, as evidenced by the drastic drop in the water in this particular basin area. A Board Member asked if other CDDs had made water crisis decisions. Mr. Adams stated only if they relied on the water table for irrigation.

A Board Member asked if the lakes could dry up. Mr. Adams replied no; the lakes were dug 2' to 6' feet below the dry level water table. The ponds are below sea-level in most cases. From control elevation, the grass edges of the lakes are probably 10' to 15' feet in range.

A Board Member asked about the specifications, existing weeds in the water requiring control and killed vegetation, therein. Mr. Adams discussed perimeter weeds, alligator weeds, submersed aquatics and others. The plan would be to target them with a submersed application that is very expensive but effective. Sonor was a marginal treatment but the weeds die out. \$1,500 a gallon was typically the treatment price. Approximately \$5,000 was budgeted for future aquatic plantings. Sonor, when used at the right water levels, would not have a negative impact. Rodeo, which is similar to Round-Up used in residential yards, is used for spraying. Caution must be used to avoid over-spraying the plants. The bigger issue is hydrology, as the watershed for this pond would always be an issue, due to how the bottom falls out, during the dry season. During the rainy season, there is no problem.

EIGHTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of March 31, 2017

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2017. Assessment revenue collections were at 96% and expenditures were at 50%.

NINTH ORDER OF BUSINESS

Approval of Minutes

A. January 12, 2017 Regular Meeting

Mr. Adams presented the January 12, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Fontaine and seconded by Mr. Schwartz, with all in favor, the January 12, 2017 Regular Meeting Minutes, as presented, were approved.

B. February 9, 2017 Regular Meeting

Mr. Adams presented the February 9, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections.

A Board Member asked for an update on the parcel. Mr. Adams stated that the builder, D.R. Horton, previously showed pictures where they graded and reduced the turf, further. There were no updates on the “orphan parcel” but the District had access to the parcel, south of the District-owned property, Benicia, which was not required to be contiguous with Sorrento, as in the original plan. The plan showed an easement between two buildings, showing a future roadway easement, intended to be contiguous so Benicia would not have to be used. D.R. Horton has access to Benicia and the District cannot decline them. If D.R. Horton wanted to change that access, it would require a change in the Development Order (DO).

Mr. Wyant stated that the parcel was for sale but did not feel it was worth the \$1.5 million price and wanted to discuss the access issue with Mr. Adams, upon conclusion of this meeting. Previous presentations to the City were not effective. Mr. Wyant suggested a petition to construct an exit and entrance onto Bonita Beach Road.

On MOTION by Mr. Rupp and seconded by Mr. Fontaine, with all in favor, the February 9, 2017 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

There being no report, the next item followed.

C. District Manager

i. 451 Registered Voters in District as of April 15, 2017.

Mr. Adams reported that there were 451 registered voters residing within the boundaries of the District as of April 15, 2017.

ii. NEXT MEETING DATE: July 13, 2017 at 1:15 P.M.

The next meeting will be held on July 13, 2017 at 1:15 p.m., at this location, if there is a reason to meet, otherwise, the next meeting would be September 14, 2017. For quorum purposes, Mr. Adams asked the Board Members to alert him, with regard to attendance on July 13, 2017.

TWELFTH ORDER OF BUSINESS

Audience Comments/Supervisors' Requests


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

THIRTEENTH ORDER OF BUSINESS


Adjournment

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

On MOTION by Mr. Fontaine and seconded by Mr. Rupp, with all in favor, the meeting adjourned at 2:14 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair