

1 **MINUTES OF MEETING**
2 **PARKLANDS WEST**
3 **COMMUNITY DEVELOPMENT DISTRICT**
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5 A Regular Meeting of the Parklands West Community Development District's Board of
6 Supervisors was held on Thursday, January 11, 2018 at 1:00 p.m., at The Renaissance Center,
7 28121 Palmira Blvd., Bonita Springs, Florida 34135.
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9 **Present and constituting a quorum were:**

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11 Francis Percuoco Chair
12 Robert Wyant Vice Chair
13 Mary "Happy" Grohowski Assistant Secretary
14 Michael Marion Assistant Secretary
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16 **Also present were:**

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18 Chuck Adams District Manager
19 Elliott Erickson Parklands Lee CDD Assistant Secretary
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22 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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24 Mr. Adams called the meeting to order at 1:02 p.m. Supervisors Percuoco, Wyant,
25 Grohowski and Marion were present, in person. Supervisor Taloni was not present.
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27 **SECOND ORDER OF BUSINESS**

Public Comments

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29 There being no public comments, the next item followed.
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31 **THIRD ORDER OF BUSINESS**

**Discussion/Update: Lake and Aeration
Maintenance Status/Performance by
LakeMasters**

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35 Mr. Adams stated he was pleased with the performance of LakeMasters Aquatic Weed
36 Control, Inc. (LakeMasters). LakeMasters had a lot of work to complete, left by the previous
37 contractor, and fell a little behind with grass spraying following the storm. The latest reports
38 indicated LakeMasters is actively spraying. The Golf Course appears to be maintained. Mr.
39 Erickson, a Parklands Lee CDD Board Member, felt that LakeMasters' performance was

40 satisfactory; everything was performing well and the reset of those questionable areas, not being
41 addressed by the previous contractor, went well. Mr. Adams stated LakeMasters, through
42 separate work orders, completed hurricane-related cleanup work, including removing vegetative
43 debris from the ponds. Repairs to compressors damaged by Hurricane Irma and the 100-year
44 storm totaled \$7,500.

45 Mr. Marion asked if LakeMasters completed the work. Mr. Adams stated they completed
46 their quarterly preventative maintenance and made a list of additional repairs. Mr. Marion stated
47 he was not pleased with LakeMasters' lack of response in repairing the aerators in Lake 7W,
48 located in Osprey 3. At Christmastime, he informed Management that the aerator had been
49 down since Hurricane Irma and it was still an issue. Mr. Adams stated the delay might be a
50 supply and demand matter, as many communities had the same damages. He would follow up
51 with LakeMasters and notify Mr. Marion.

52 Mr. Wyant asked if Mr. Adams would check the issue at Villa Tuscany lake. Mr. Adams
53 replied affirmatively; he thought a diffuser stone was starting to take in sediment. In response to
54 a comment that the locator floats were helpful, Mr. Adams stated that LakeMasters located all
55 the aerator stones and replaced the old with new, more efficient ones.

56 In response to Mr. Percuoco's status request regarding flow from the lakes, Mr. Adams
57 stated the work completed last summer indicated there was minimal material in the
58 interconnecting pipes between the ponds. The system was in good condition and performed very
59 well, despite Hurricane Irma and the 100-year storm. Mr. Wyant asked if the water that
60 overflowed the weirs could flow back to the area, Mr. Adams replied affirmatively; water usually
61 backfeeds, if there are issues downstream. A study was underway looking for ways to divert
62 water to remove the pressure off the area just to the north of Bonita Beach Road and flowing into
63 the Imperial River.

64 Discussion ensued regarding why the decision was made to create a river, diverting water
65 flow, interconnecting pipes, back pressure issues, issues due to lack of maintenance leading into
66 the Imperial River and the roadside ditches along I-75 and west of I-75, similar issues in the
67 Estero River, etc. It was noted that, before seeking any permit modifications, recommendations
68 were to specifically address maintenance issues, clean out the pipes and confirming that they are
69 fully operational before looking into the hydraulics portion, calculations or deciding where to
70 divert water and relieve pressure.

71 Mr. Percuoco stated he was invited to a meeting at Worthington to address these issues.
 72 Attendees would include Congressman Rooney, the Federal Emergency Management Agency
 73 (FEMA) and officials from various other State and Local agencies. Discussion ensued about the
 74 same issues in 1985, which were not addressed; however, today’s standards differ. In response
 75 to the question of who controls the weirs, Mr. Adams replied they are fixed concrete structures.
 76 Regarding why the ponds looked bad and did not have enough water, Mr. Adams explained that
 77 the basin percolates through the soil; other communities have the same issues.

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79 **FOURTH ORDER OF BUSINESS** **Approval of Unaudited Financial**
 80 **Statements as of November 30, 2017**

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82 Mr. Adams presented the Unaudited Financial Statements as of November 30, 2017.
 83 Assessment revenue collections were at 24% and expenditures were 14%.

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85 **FIFTH ORDER OF BUSINESS** **Approval of October 5, 2017 Rescheduled**
 86 **Public Hearing and Special Meeting**
 87 **Minutes**

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89 Mr. Adams presented the October 5, 2017 Rescheduled Public Hearing and Special
 90 Meeting Minutes and asked for any additions, deletions or corrections.

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**On MOTION by Mr. Percuoco and seconded by Mr. Wyant,
 with all in favor, the October 5, 2017 Rescheduled Public
 Hearing and Special Meeting Minutes, as presented, were
 approved.**

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98 **SIXTH ORDER OF BUSINESS** **Other Business**

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100 There being no report, the next item followed

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102 **SEVENTH OF BUSINESS** **Staff Reports**

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104 **A. District Counsel**

105 There being no report, the next item followed.

106 **B. District Engineer**

107 There being no report, the next item followed.

108 C. District Manager

109 i. NEXT MEETING DATE; May 10, 2018 at 1:00 p.m.

110 • Approve Proposed Budget for Fiscal year 2018/2019

111 • Accept Audited Financial Report for Fiscal Year 2017

112 The next meeting would be held on May 10, 2018 at 1:00 p.m., at this location. The two
113 items noted above will be discussed at the next meeting.

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115 EIGHTH ORDER OF BUSINESS

Audience Comments/Supervisors’
116 Requests

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

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120 NINTH ORDER OF BUSINESS

Adjournment

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

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124 On MOTION by Mr. Percuoco and seconded by Mr. Marion,
125 with all in favor, the meeting adjourned at 1:26 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT