

**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 10, 2018 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
Elliott Erickson	Assistant Secretary
Harvey Fontaine	Assistant Secretary
Dwayne Radel	Assistant Secretary

**Also present were:**

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:29 p.m. All Supervisors were present, in person.

**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,  
2017, Prepared by Grau & Associates**

Ms. McIntosh presented the Audited Financial Report for Fiscal Year Ended September 30, 2017, described the information that could be found on each page and responded to questions. This was an unmodified opinion and there were no findings in the current or prior year or any instances of noncompliance; it was a clean audit.

Mr. Radel asked where to find how much the District was not able to collect because property owners were behind in paying their property taxes. Mr. Adams stated that the District was fully collected; unpaid taxes go to a tax certificate sale and the tax certificates are bought. The Tax Collector pursues unpaid taxes, as part of their normal course of duty.

A Board Member referred to Page 21 and asked about the “Maintenance and operations” overage of \$12,359 between the budgeted \$38,346 and the \$51,005 in expenditures. Mr. Adams recalled that a pipe inspection and unexpected and unbudgeted pipe cleanout and follow up inspections were performed during Fiscal Year 2017.

A Board Member asked if the new capital assets, on Page 18, were related to the aeration system. Mr. Adams replied affirmatively. Regarding other items on the “Capital Asset” Table, on Page 18, Mr. Adams stated that some were assets that were acquired with the construction funds when bonds were issued; those were not just assets acquired in Fiscal Year 2017.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-05, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2017**

Mr. Adams presented Resolution 2018-05.

**On MOTION by Mr. Rupp and seconded by Mr. Erickson, with all in favor, Resolution 2018-05, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2017, was adopted.**

In response to the question of whether budget overages were considered material, Mr. Adams stated that, for Fiscal Year 2017, most overages were related to the unexpected and unbudgeted hurricane cleanup and recovery and were not deemed material.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-06, Approving Proposed Budgets for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date**

Mr. Adams presented Resolution 2018-06.

The following change was made:

DATE: Change “September 13, 2018” to “August 9, 2018”

Mr. Adams reviewed the proposed Fiscal Year 2019 budget noting line item increases and/or decreases over the Fiscal Year 2018 budget. The budget was essentially status quo. A

little more fund balance was being used to keep the Fiscal Year 2019 assessment levels essentially the same as the Fiscal Year 2018 assessments. Some on-roll units were reclassified and the District could no longer assess those, which means that there are fewer assessable units in Fiscal Year 2019. The District’s fund balance was very healthy so there was no problem using some to avoid an assessment increase. Discussion ensued regarding the percentage split of certain expenses between Parklands West CDD and Parklands Lee CDD.

The following changes would be made:

Page 1, Under “Water management”: Formula adjustment to the “Contractual services” line item to correct the calculation

Fund Balance: Use of Fund Balance would be adjusted to keep the Fiscal Year 2019 assessment levels the same as Fiscal Year 2018

**On MOTION by Mr. Fontaine and seconded by Mr. Schwartz, with all in favor, Resolution 2018-06, as amended, Approving Proposed Budgets for Fiscal Year 2018/2019, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 9, 2018 at 1:15 p.m., at this location; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-07, Implementing Section 190.006(3)(A)(2)(c), Florida Statutes, and Instructing the Lee County Supervisor of Elections to Conduct the District’s General Election**

Mr. Adams presented Resolution 2018-07. Seats 2 and 5, currently held by Mr. Erickson and Mr. Rupp, respectively, were up for election. He explained the candidate qualification requirements and process. The candidate pre-qualifying period begins June 4, 2018 and the qualifying period begins at Noon, on the third Monday of June, and ends at Noon, on the third Friday of June, 2018.

**On MOTION by Mr. Fontaine and seconded by Mr. Schwartz, with all in favor, Resolution 2018-07, Implementing Section 190.006(3)(A)(2)(c), Florida Statutes, and Instructing the Lee County Supervisor of Elections to Conduct the District’s General Election, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Approval of Unaudited Financial Statements as of March 31, 2018**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2018. Assessment revenue collections were at 95% and expenditures were 55%. Several one-time expenses were booked during the first six months of the fiscal year, including the audit, assessment roll preparation and insurance; expenditures should fall within budget by the end of the fiscal year.

**EIGHTH ORDER OF BUSINESS**

**Approval of January 11, 2018 Regular Meeting Minutes**

Mr. Adams presented the January 11, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Erickson and seconded by Mr. Rupp, with all in favor, the January 11, 2018 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no report, the next item followed

**TENTH OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Donald A. Pickworth, Esquire***

There being no report, the next item followed.

**B. District Engineer: *Banks Engineering, Inc.***

There being no report, the next item followed.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

**i. 473 Registered Voters in District as of April 15, 2018**

Mr. Adams stated that there were 473 registered voters residing within the boundaries of the District as of April 15, 2018.

**ii. NEXT MEETING DATE; July 12, 2018 at 1:00 p.m.**

The next meeting would be held on July 12, 2018 at 1:00 p.m., at this location. If not necessary, the July meeting would be cancelled.

**ELEVENTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

A Board Member asked if Sorrento would be added to the assessment table on Page 8, of the proposed Fiscal Year budget. Mr. Adams replied affirmatively; those units were figured into the total number of units but were not broken out on the Table. Those units do not have a debt service component. He would follow up with AJC Associates, Inc.

Mr. Schwartz asked for updates on the following:

- Front Parcel: Nothing has been heard.
- Timing of the Roundabout: A Board Member heard that construction would begin in June.
- Water Management: Cleanouts were wrapping up between the County, City and the South Florida Water Management District (SFWMD). The SFWMD would assume maintenance responsibility on the major rivers and outfalls.

Mr. Adams discussed the operation and maintenance (O&M) and plans for SFWMD regarding the rivers and outfalls.

Mr. Erickson recalled discussion at the Parklands West CDD meeting about pumping lakes, in advance of a storm event, and Mr. Adams indicating that it could be done but advance approval was necessary. He asked who would apply for approval. Mr. Adams stated that SFWMD would issue a blanket waiver, if a situation arose. SFWMD initially resisted but finally granted approval on the Friday before the storm; however, by that time, everyone had evacuated so contractors were not available. In response to the question of whether pumping would be a Board decision, Mr. Adams indicated that, most likely, he, in consultation with the Chair of both Districts, would make the decision.

Discussion ensued regarding the advisability of pumping, a United States Geological Survey (USGS) monitor well north of the maintenance facility and information about the water table can be viewed online and the current water table levels.

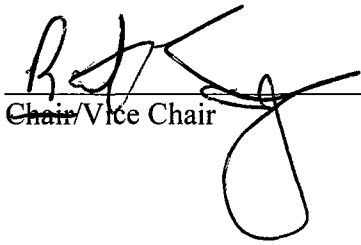
**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Mr. Schwartz and seconded by Mr. Erickson,  
with all in favor, the meeting adjourned at 2:05 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair