PARKLANDS WEST

COMMUNITY DEVELOPMENT DISTRICT

January 14, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Parklands West Community Development District

OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone: (561) 571-0010●Fax: (561) 571-0013●Toll-Free: (877) 276-0889

January 7, 2021

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Parklands West Community Development District

Dear Board Members:

The Board of Supervisors of the Parklands West Community Development District Supervisors will hold a Regular Meeting on January 14, 2021, at 1:00 p.m., at The Renaissance Center, 28191 Matteotti View (formerly 28121 Palmira Blvd.), Bonita Springs, Florida 34135. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Administration of Oath of Office to Newly Elected Supervisors, Robert Wyant [SEAT 3] and David Levin [SEAT 5] *(the following to be provided in a separate package)*
   - 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 1X: Amendment to Form 1, Statement of Financial Interests
     - III. Form 1F: Final Statement of Financial Interests
   - D. Form 8B – Memorandum of Voting Conflict

4. Consideration of Resolution 2021-01, Declaring a Vacancy in Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date

5. Consider Appointment of Bill Dardy to Fill Vacancy in Seat 4
   - Administration of Oath of Office to Newly Appointed Supervisor

6. Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Parklands West Community Development District, and Providing for an Effective Date

7. Update: Golf Course Renovation Planning/Activities Affecting CDD Stormwater System

8. Acceptance of Unaudited Financial Statements as of November 30, 2020

9. Approval of Minutes
   A. July 9, 2020 Virtual Special Public Meeting
   B. September 10, 2020 Virtual Public Hearing and Regular Meeting

10. Other Business

11. Staff Reports
   A. District Counsel: *Donald A. Pickworth, Esq.*
   B. District Engineer: *Banks Engineering, Inc.*
   C. District Manager: *Wrathell, Hunt and Associates, LLC*
      - NEXT MEETING DATE: May 13, 2021 at 1:00 P.M.
        - QUORUM CHECK

James Lukas	☐ **IN PERSON**	☐ **PHONE**	☐ **NO**
Frank Percuoco	☐ **IN PERSON**	☐ **PHONE**	☐ **NO**
Robert Wyant	☐ **IN PERSON**	☐ **PHONE**	☐ **NO**
	☐ **IN PERSON**	☐ **PHONE**	☐ **NO**
David Levin	☐ **IN PERSON**	☐ **PHONE**	☐ **NO**

12. Audience Comments/Supervisors' Requests

13. Adjournment

If you have any questions, please contact me directly at 239-464-7114.

Sincerely,

Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:
CALL IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8593810

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2021-01

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 4 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Parklands West Community Development District ("**District**") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2020, three (3) members of the Board of Supervisors ("**Board**") were to be elected by "**Qualified Electors**," as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, two Qualified Electors qualified to run for the three (3) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat 4 vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following seat is declared vacant effective as of November 17, 2020:

Seat #4 (currently held by Michael Marion)

SECTION 2. Until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor of that respective seat shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of January, 2021.

ATTEST:

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2021-02

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Parklands West Community Development District ("District") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Chesley (Chuck) E. Adams, Jr. is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE**. This Resolution shall become effective immediately upon its adoption.

Adopted this 14th day of January, 2021.

ATTEST:	**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT**
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

8

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2020

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2020

	Major Funds		
	General	Debt Service Series 2012	Total Governmental Funds
ASSETS			
Cash - SunTrust	$ 284,614	$ -	$ 284,614
Investments			
Revenue account	-	69,576	69,576
Reserve account	-	362,437	362,437
Prepayment	-	4,310	4,310
Due from other funds			
General fund	-	194,441	194,441
Total assets	$ 284,614	$ 630,764	$ 915,378
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	$ 391	$ -	$ 391
Due to other funds			
Debt service	194,441	-	194,441
Total liabilities	194,832	-	194,832
Fund balances:			
Restricted for:			
Debt service	-	630,764	630,764
Unassigned	89,782	-	89,782
Total fund balances	89,782	630,764	720,546
Total liabilities and fund balances	$ 284,614	$ 630,764	$ 915,378

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2020

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 33,212	$ 33,212	$ 142,969	23%
Interest & miscellaneous	1	1	-	N/A
Total revenues	33,213	33,213	142,969	23%
EXPENDITURES				
Administrative				
Supervisors	-	-	4,306	0%
Management/recording	4,958	9,916	59,497	17%
Legal	-	-	500	0%
Engineering fees	-	-	3,000	0%
Audit	-	-	7,100	0%
Accounting services	400	800	4,797	17%
Assessment roll preparation	-	-	12,500	0%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent fees	83	167	1,000	17%
Trustee fees	-	-	4,500	0%
Telephone	42	83	500	17%
Postage	9	9	500	2%
Printing & binding	86	173	1,035	17%
Legal advertising	-	-	750	0%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Annual district filing fee	175	175	175	100%
Insurance	-	6,503	6,200	105%
Contingencies	54	107	1,000	11%
Total administrative	5,807	17,933	109,475	16%
Water management services				
Other contractual	3,034	4,816	40,319	12%
Electricity	110	222	1,500	15%
Total water management services	3,144	5,038	41,819	12%
Other fees and charges				
Tax collector	60	60	747	8%
Property appraiser	481	481	498	97%
Total other fees and charges	541	541	1,245	43%
Total expenditures	9,492	23,512	152,539	15%
Excess/(deficiency) of revenues over/(under) expenditures	23,721	9,701	(9,570)	
Fund balance - beginning	66,061	80,081	79,179	
Fund balance - ending	$ 89,782	$ 89,782	$ 69,609	

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2012
FOR THE PERIOD ENDED NOVEMBER 30, 2020

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 158,652	$ 158,652	$ 683,057	23%
Assessment levy: off-roll, direct bill	36,077	36,077	36,077	100%
Interest	3	6	-	N/A
Total revenues	194,732	194,735	719,134	27%
EXPENDITURES				
Principal	-	-	380,000	0%
Interest	173,656	173,656	347,313	50%
Total expenditures	173,656	173,656	727,313	24%
Other fees & charges				
Tax collector	288	288	-	N/A
Total other fees & charges	288	288	-	N/A
Total expenditures	173,944	173,944	727,313	24%
Excess/(deficiency) of revenues over/(under) expenditures	20,788	20,791	(8,179)	
Fund balance - beginning	609,976	609,973	609,029	
Fund balance - ending	$ 630,764	$ 630,764	$ 600,850	

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
AMORTIZATION SCHEDULE - SERIES 2012
$8,770,000

Date	Principal	Interest Rate	Interest	Total Principal & Interest
11/01/2020	-	-	173,656.25	173,656.25
05/01/2021	380,000.00	4.900%	173,656.25	553,656.25
11/01/2021	-	-	164,610.00	164,610.00
05/01/2022	400,000.00	4.900%	164,610.00	564,610.00
11/01/2022	-	-	154,810.00	154,810.00
05/01/2023	420,000.00	5.650%	154,810.00	574,810.00
11/01/2023	-	-	142,945.00	142,945.00
05/01/2024	445,000.00	5.650%	142,945.00	587,945.00
11/01/2024	-	-	130,373.75	130,373.75
05/01/2025	470,000.00	5.650%	130,373.75	600,373.75
11/01/2025	-	-	117,096.25	117,096.25
05/01/2026	495,000.00	5.650%	117,096.25	612,096.25
11/01/2026	-	-	103,112.50	103,112.50
05/01/2027	525,000.00	5.650%	103,112.50	628,112.50
11/01/2027	-	-	88,281.25	88,281.25
05/01/2028	555,000.00	5.650%	88,281.25	643,281.25
11/01/2028	-	-	72,602.50	72,602.50
05/01/2029	590,000.00	5.650%	72,602.50	662,602.50
11/01/2029	-	-	55,935.00	55,935.00
05/01/2030	625,000.00	5.650%	55,935.00	680,935.00
11/01/2030	-	-	38,278.75	38,278.75
05/01/2031	660,000.00	5.650%	38,278.75	698,278.75
11/01/2031	-	-	19,633.75	19,633.75
05/01/2032	695,000.00	5.650%	19,633.75	714,633.75
Total	$ 6,260,000.00		$ 2,522,670.00	$ 8,782,670.00

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

9A

DRAFT

MINUTES OF MEETING
PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Parklands West Community Development District held a Virtual Special Public Meeting on July 9, 2020 at 1:00 p.m., at https://us02web.zoom.us/j/85624581095 and at 1-929-205-6099, Meeting ID 856 2458 1095.

Present were:

Francis Percuoco	Chair
Robert Wyant	Vice Chair
James Lukas	Assistant Secretary
Michael Marion	Assistant Secretary
Adam Taloni	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Dave Underhill	District Engineer
Dave Williams	The Club
Elliott Erickson	Parklands Lee CDD Board Member
Robert Schwartz	Parklands Lee CDD Board Member
Harvey Fontaine	Parklands Lee CDD Board Member
Dwayne Radel	Parklands Lee CDD Board Member
Russell Rupp	Parklands Lee CDD Board Member

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:06 p.m. All Supervisors were present. This meeting was being held jointly, with the Parklands Lee Community Development District, for the sole purpose of hearing The Club's presentation on the proposed Golf Course Renovation Project.

In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor's Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically. The meeting was advertised to be held virtually and telephonically and the meeting agenda was posted on the District's website.

SECOND ORDER OF BUSINESS **Public Comments**

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS **Presentation: Proposed Golf Course Renovation Project (*presented by The Club*)**

Mr. Williams gave an overview of The Club's Golf Course Renovation Project and noted that this was not to be considered a formal proposal. He highlighted the following:

- Received 85% of the 91% eligible voter approval in favor of the project.
- Wells Fargo loan documents were finalized and executed; The Club was currently in the process of moving finances over to their offices.
- The Kipp Schulties contract for construction of the project was executed. The Club committed up to $300,000, which would take this through the permitting process.
- The Banks Engineering (Banks) contract for engineering work related to any proposed lake modifications was executed. The Club felt it was best for the community to engage Banks since Banks did all the original work, since the inception of Palmira. Banks would perform the following types of engineering work as it relates to the project:
  - ✓ All lake modification changes in configuration or the size of a lake, so that all guidelines are followed.
  - ✓ Changes in bulk head, riprap or how much sloping is being done to the lakes.
  - ✓ Water flow between lakes.
- Banks was currently reviewing the design prepared by Kipp Schulties, which would be presented to the Districts for approval before sending it to the South Florida Water Management District (SFWMD) for review and final approval.

Guiding principles for the project to be followed were:

- Banks has the final word on the design, as it impacts the lake capacity and the water flow, and would ensure how water is captured and flows out of the community.
- Banks would ensure that the project is in compliance with all laws and regulations; however, most of the work on individual lakes was minor, with the exception of two or three.
- The Club was committed to maintaining or increasing the currently existing lake displacement levels and there would be no reduction in the existing water retention capabilities, for both Districts, but there may be some increases.

- The nearly ½ acre of excess lake capacity in each CDD would remain untouched.
- The formal proposal would be presented at the September meetings and, if approved, would be transmitted to the SFWMD for review and final approval.

Mr. Underhill stated the Districts' position that reducing lake storage was not an option and that The Club would need permission from the CDDs, as owners, to modify the lakes was discussed with the Golf Course Architect and the Golf Association. This meeting was held to commence communications between The Club and both Districts.

Mr. Underhill responded to Board Members questions, as follows:

- Regarding the design concept and whether the lakes would continue to flow steadily into each other or if the flow would be cut off or increased through the bridge feature, the Architect was informed that the District's lakes were not interconnected to each other but that each District's lakes were to remain interconnected and the flow maintained. That connection will be done via a bridge feature or connected by installing pipe.
- Regarding some ponds around the course that need to be dredged due to erosion and that should be considered prior to construction, there was an opportunity to capture and correct any erosion issues as the golf course is being reshaped.
- Regarding concerns about Banks representing the CDDs and The Club, Mr. Underhill did not consider it a conflict. Two representatives of Banks were working on the project. As the District Engineer for both CDDs, he would help provide historical information to Mr. Sam Marshall who would prepare the plans and permit for The Club. Each CDD would be a participant in the permit process. Mr. Adams noted he and Mr. Underhill discussed putting up some type of fire-wall and the benefit of him being part of the development plans.
- Regarding whether there would be any impact to neighboring communities, specifically Worthington, the answer was no; the project was not reducing storage or increasing any of the discharges and it would have no bearing on other systems.
- Regarding a requested increase in storage capacity, the Golf Course Architect was trying to incorporate the Districts' objective into his designs to create areas for more storage either by making the lakes a little bit bigger or in some of the areas being re-graded.
- Regarding the Engineering and whether water levels were changing so that plantings along the lake banks could survive, no changes to the natural fluctuation of the water level were being made; however, the Golf Club and the Golf Course Architect were studying ways to address the need for irrigation and possibly using more upland plants.

- Regarding what type of information would be presented at the September 10, 2020 meeting, after confirming there would be no impact to the Districts, the District Engineer would distribute the design/site plans to the Boards prior the meeting and present it for approval before the permits would be submitted to the regulatory agencies for final approval.

Discussion ensued regarding the presentation, status of the preliminary design, scheduling a Special Meeting if the September deadline is not met, repair of the erosion issues at the T-boxes, concerns about Mr. Underhill's interaction, the possible perception of a conflict of interest, etc.

Since residents expressed their dissatisfaction with Lake 3W to Mr. Marion, which is landlocked by 10 homes, he asked if regulations allowed him to personally pay to have riprap installed on the littoral shelf, and if the District met the threshold, if installation of cord grass or a rock garden was allowed. Mr. Adams stated installing riprap would require a permit from the City. He was unsure if the District reached its threshold; however, if Mr. Marion decided to install a rock garden, Mr. Adams asked that it is placed in the easement, 6' to 8' up the bank, so that the lake maintenance company could access the lakes and perform routine maintenance.

FOURTH ORDER OF BUSINESS **NEXT MEETING DATE: September 10, 2020 at 1:00 P.M.**

- **QUORUM CHECK**

The next meeting will be held on September 10, 2020.

FIFTH ORDER OF BUSINESS **Audience Comments/Supervisors' Requests**

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

SIXTH ORDER OF BUSINESS **Adjournment**

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

On MOTION by Mr. Wyant and seconded by Mr. Percuoco, with all in favor, the meeting adjourned at 2:10 p.m.

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

9B

MINUTES OF MEETING
PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Parklands West Community Development District held a Virtual Public Hearing and Regular Meeting on September 10, 2020 at 1:00 p.m., via Zoom, at https://us02web.zoom.us/j/86886740632, and at 1-929-205-6099, Meeting ID 868 8674 0632 for both.

Present were:

Francis Percuoco	Chair
Robert Wyant	Vice Chair
James Lukas	Assistant Secretary
Michael Marion	Assistant Secretary
Adam Taloni	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Dave Underhill	District Engineer
Dave Williams	The Club
Mark Nenemian	The Club
Bob Volpe	The Club
Tony Grau	Grau & Associates
Elliott Erickson	Parklands Lee CDD Board Member
Robert Schwartz	Parklands Lee CDD Board Member
Harvey Fontaine	Parklands Lee CDD Board Member
Dwayne Radel	Parklands Lee CDD Board Member
Russell Rupp	Parklands Lee CDD Board Member

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:03 p.m. All Supervisors were present. In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor's Executive Orders, which allow local governmental public meetings to occur by means of communications media technology,

including virtually and telephonically. The meeting was advertised to be held virtually and telephonically and the meeting agenda was posted on the District's website.

SECOND ORDER OF BUSINESS **Public Comments**

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS **Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2019, Prepared by Grau & Associates**

Mr. Grau presented the Audited Financial Statements for Fiscal Year Ended September 30, 2019. There were no findings, irregularities or instances of noncompliance; it was a clean audit.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2020-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2019**

Mr. Adams presented Resolution 2020-04.

On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, Resolution 2020-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2019, was adopted.

FIFTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2020/2021 Budget**

A. Proof/Affidavit of Publication

The proof of publication was provided for informational purposes.

B. Consideration of Resolution 2020-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending

September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented the proposed Fiscal Year 2021 budget. It was similar to the Fiscal Year 2020 budget and was unchanged from the proposed Fiscal Year 2021 budget last presented.

Mr. Adams opened the public hearing.

No members of the public spoke.

Mr. Adams closed the public hearing.

Mr. Adams presented Resolution 2020-05.

On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, Resolution 2020-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2020-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2020-06.

On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, Resolution 2020-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2020-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date**

Mr. Adams presented Resolution 2020-07.

On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, Resolution 2020-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of July 31, 2020**

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2020. The financials were accepted.

NINTH ORDER OF BUSINESS **Approval of May 14, 2020 Virtual Public Meeting Minutes**

Mr. Adams presented the May 14, 2020 Virtual Public Meeting Minutes.

On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, the May 14, 2020 Virtual Public Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS **Presentation: Proposed Golf Course Renovation Project (*presented by The Club*)**

Mr. Underhill presented a visual overview of The Club's Golf Course Renovation Project. The primary reason for the project was to replace timber bulkheads and bridges with stacked rock wall and to rework tees and greens. Lakes would be changed, as discussed at previous meetings, and storage volume would be maintained and increased where possible. The plan

showed proposed modifications to lake areas, lake excavation areas and lake fill areas for Parklands Lee CDD (PLCDD) and Parklands West CDD (PWCDD).

Due to technical difficulties, audio was lost for approximately one minute.

Mr. Underhill stated that Kipp Schulties provided a plan for golf course renovations, including new rock wall, riprap, excavation areas and areas to be filled. The Golf Course requested CDD permission to submit permit applications to the City and South Florida Water Management District (SFWMD), as the CDD owns the lakes. All changes would be subject to regulatory approval.

Mr. Underhill responded to questions, as follows:

- Regarding whether the CDD was at the 20% threshold of hardened shoreline, PLCDD was at slightly over 6% and PWCDD was at 17%.
- Regarding the health of small ponds, which would be impacted when bridges are removed and culverts installed, installing aerators might be considered. Issues historically noted at 6 Ibis, 7 Osprey and 8 Osprey would be monitored; culverts would be installed in shallow areas below bridges to maintain connectivity between lakes.
- Regarding issues with algae and low water levels impacting irrigation at 8 Osprey and 4 Ibis, it may be helpful to have a plan showing global irrigation intake, which could be incorporated into the project.

Mr. Adams stated that Mr. Ken Bloom could likely provide a list so that improvements may be considered. Mr. Underhill stated some improvements might be made while crews are working in the area.

- Regarding runoff, the project would include runoff, sediment and erosion control protocols as part of the final plans and permit drawings.
- The Egret Practice Area bulkhead would not be replaced.

Mr. Adams stated that Mr. Underhill and the golf course designer would take into consideration the Board Members' concerns regarding erosion, shallowness, irrigation intake and aeration, as well as historical issues that may be improved. The plan met the Board's mandate regarding storage; one side would have a ¼-acre increase and the other would have an increase of nearly ¾ of an acre in storage. Control elevations would not be affected; Bahia

turf would extend to the waterline for lake bank stabilization and erosion control. Once permit applications are submitted, modifications required by municipalities would be communicated to the Board, on an ongoing basis.

Mr. Erickson expressed his opinion that the Golf Course has done a commendable job of approaching what needs to be done for the Golf Course, the CDDs and the HOA.

Mr. Taloni asked if Mr. Underhill could provide a list of items discussed today that require further explanation. Mr. Underhill stated he would prepare a report or action plan.

Mr. Radel expressed his opinion that, while the District had some legacy issues, which the Board did not consider serious enough to justify undertaking as projects, the Board would like the Golf Club to consider addressing these issues in conjunction with the renovation, where possible, while ensuring that legacy issues are not worsened. He felt that the mission was to protect the overall interests of residents and expressed his support for the project.

On MOTION by Mr. Percuoco and seconded by Mr. Lucas, with all in favor, proceeding with the permitting process for the proposed Golf Course Renovation Project, subject to approval by regulatory authorities, was approved.

Permit processes, opportunities for additional projects to be completed in conjunction with this renovation project and sediment analysis were discussed. Mr. Underhill stated that work was scheduled to begin on March 1, 2021, with phased closure of the Golf Course; completion was expected in September 2021. Mr. Underhill would advise regarding additional projects, such as dredging, in conjunction with the renovation.

ELEVENTH ORDER OF BUSINESS Other Business

There being no other business, the next item followed.

TWELFTH ORDER OF BUSINESS Staff Reports

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

There was no report.

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

There was no report.

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

- **TENTATIVE NEXT MEETING DATE: January 14, 2021 at 1:00 P.M.**
  - **QUORUM CHECK**

The next meeting will be held on January 14, 2021.

THIRTEENTH ORDER OF BUSINESS **Audience Comments/Supervisors' Requests**

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

FOURTEENTH ORDER OF BUSINESS **Adjournment**

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

On MOTION by Mr. Wyant and seconded by Mr. Percuoco, with all in favor, the meeting adjourned at 2:12 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

231
232
233
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236 _____ _____
237 Secretary/Assistant Secretary Chair/Vice Chair

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

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PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

The Renaissance Center, 28191 Matteotti View (formerly 28121 Palmira Blvd.), Bonita Springs, Florida 34135

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
January 14, 2021	**Regular Meeting**	**1:00 P.M.**
May 13, 2021	**Regular Meeting**	**1:00 P.M.**
July 8, 2021	**Regular Meeting**	**1:00 P.M.**
September 9, 2021	**Public Hearing & Regular Meeting**	**1:00 P.M.**