

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

The Board of Supervisors of the Parklands Lee Community Development District held a Public Hearing and Regular Meeting on September 13, 2021 at 1:00 p.m., at the Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135.

Present were:

Elliott Erickson	Chair
Robert Schwartz	Vice Chair
Dwayne Radel	Assistant Secretary
Thomas Clemens (via telephone)	Assistant Secretary
Russel T. Rupp (via telephone)	Assistant Secretary

Also present were:

Chuck Adams (via telephone)	District Manager
Shane Willis	Operations Manager
David Caplivski (via telephone)	Grau & Associates

AUDIO WAS NOT AVAILABLE AT THE START OF THE MEETING

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:02 p.m. Supervisors Erickson, Schwartz and Radel were present, in person. Supervisors Clements and Rupp were attending via telephone

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

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

TRANSCRIPTION FROM AUDIO COMMENCED

A Board Member stated he received an email from a resident at 5 Egret, inquiring about which entity, The Club, CDD or HOA, is responsible for repairing a certain area of the golf

course. Mr. Willis stated this item was addressed at the last meeting; The Club would make the repairs and include them on their punch-list. Mr. Adams asked to be copied on the email.

Mr. Erickson asked for the golf course close-out process, as explained by Mr. Underhill at the Parklands West CDD (PWCCDD) meeting on September 9, 2021, to be included in these meeting minutes, as it affects both CDDs. Mr. Adams stated Mr. Neneman's presentation could be incorporated into these minutes.

Mr. Neneman's presentation from the September 9, 2021 PWCCDD meeting was as follows:

- The Osprey construction was completed and 50% to 60% of the construction equipment has been moved off site. The excess rocks were removed.
- One more green needs to be signed off on, on Egret, with four more to construct. Construction on the project should be completed by the end of September.
- The lake counts were emailed to Mr. Underhill; 3.5 acres of extra lake was acquired.
- Construction crews would continue equipment removal, commence correcting areas that require finishing and complete the project by the end of October.

Mr. Neneman, Mr. Underhill and Mr. Adams responded to questions regarding lake bank erosion and maintenance, littoral plantings, repair and replacement of vegetation in areas damaged by construction vehicles, driving range opening date, inspection, certification and permitting of the golf course project.

Asked to describe the close-out process and how the CDD would progress going forward, Mr. Underhill outlined the following steps:

- Mr. Neneman and his crew and Ryan Golf would declare the project completed.
- The District Engineering would perform an inspection and inform the City and the South Florida Water Management District (SFWMD) that the project was inspected and completed.
- The two agencies would likely perform inspections then issue a letter stating that they agree that the work was completed and signed off on and then the permits would be closed.
- The District Engineer would inform the Board that the project has been closed out.

FOURTH ORDER OF BUSINESS

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2020, Prepared by Grau & Associates**

Mr. Caplivski presented the Audited Financial Report for the Fiscal Year Ended September 30, 2020 and noted the pertinent information found on each page. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit. Mr. Caplivski responded to questions regarding the change in net position and depreciating capital assets.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020

Mr. Willis presented Resolution 2021-06.

On MOTION by Mr. Rupp and seconded by Mr. Clemens, with all in favor, Resolution 2021-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2021/2022 Budget

A. Proof/Affidavit of Publication

The proof of publication was included for informational purposes.

B. Consideration of Resolution 2021-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Willis opened the Public Hearing.

No members of the public spoke.

Mr. Willis closed the Public Hearing.

Asked when the CDD could issue new bonds, Mr. Adams replied in 2023.

Mr. Adams stated Staff would adjust the narrative portion of the budget, on Page 4, and increase the \$25,000 "Lake banks (mowing)" line item to \$30,000 and reduce the surplus fund balance by \$5,000 to offset the change.

Mr. Radel asked if there were sufficient funds to pay for a pilot program to experiment with littoral plantings. Mr. Adams stated that the budget did not have that line item but an

amendment could be made during the year to include that type of program. Discussion ensued regarding riprap, irrigation systems, the golf course renovation project and Bonita National. Mr. Radel would investigate this item over the next few months and report his findings.

Mr. Willis presented Resolution 2021-07.

On MOTION by Mr. Schwartz and seconded by Mr. Radel, with all in favor, Resolution 2021-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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. Willis presented Resolution 2021-08.

Mr. Adams stated this Resolution takes into consideration the budget and assessment levels just adopted and directs the District Manager to finalize the lien roll and transmit it to the Tax Collector for placement of the assessments on the property tax bill.

On MOTION by Mr. Clemens and seconded by Mr. Erickson, with all in favor, Resolution 2021-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2021

Mr. Willis presented the Unaudited Financial Statements as of July 31, 2021. The financials were accepted.

Mr. Willis presented the May 13, 2021 Regular Meeting Minutes.

On MOTION by Mr. Clemens and seconded by Mr. Rupp, with all in favor, the May 13, 2021 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Other Business

There was no other business.

ELEVENTH 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*

- **NEXT MEETING DATE: January 13, 2022 at 1:15 P.M, or immediately following the adjournment of the Parklands West CDD meeting scheduled to commence at 1:00 P.M.**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the January 13, 2022 meeting.

TWELFTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

Mr. Erickson asked for emails sent to the Board to specifically state whether a response is necessary by including "No response needed." or "Response needed." in the subject line.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Schwartz and seconded by Mr. Radel, with all in favor, the meeting adjourned at 1:35 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair