

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

The Board of Supervisors of the Parklands Lee Community Development District held a Regular Meeting on January 13, 2022 at 1:15 p.m., immediately thereafter the adjournment of the meeting of the Parklands West CDD, which is scheduled to commence 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	Assistant Secretary
Russel T. Rupp	Assistant Secretary

**Also present were:**

Chuck Adams (via telephone)	District Manager
Shane Willis	Operations Manager
Dave Underhill (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Willis called the meeting to order at 1:50 p.m. All Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

**Public Comments**

**The following discussion occurred during the Parklands West CDD meeting and was included in these minutes at the Board's request.**

Parklands West CDD resident Bill Heavner reiterated a prior request for installation of a nano-bubbler system in the lake behind his residence at Osprey 8. Mr. Percuoco asked to table this item until later in the meeting.

Mr. Heavner asked if the as-built certification drawings were presented and approved and if the location of the connection pipe between the two ponds was determined. Mr. Percuoco stated it is located in front of the T-box.

Resident Jack Lewis presented a package of information and photographs explaining his “Concerns for the CDD at the South End of the Retention Pond Adjacent to Osprey 7”, and the areas of concerns.

Discussion ensued regarding dredging, engaging SOLitude to clean up areas during the dry season and stabilizing the banks closer to the residences to prevent further erosion. Mr. Underhill would inspect the areas and provide Mr. Adams with his suggestions.

Regarding the SOLitude’s information sent to Mr. Adams about using remote control equipment to dredge the lakes, which might cause less damage to the area, Mr. Adams recommended installing geotubes, as it would be less costly. He would ask the contractor to determine the best course of action and confer with Mr. Underhill before presenting it to the City.

Mr. Levin recalled that the CDD previously engaged a firm to do a cross section of the ponds to determine actual depth versus as-built drawings; which may be useful to reference on the upcoming project. Mr. Underhill stated those documents would be helpful if they can be located; otherwise, cross sections could be obtained, for a few targeted areas. He questioned if the main issue is irrigation intake. Regarding the timeline, it was noted that information will not be available for another 30 days.

Mr. Lewis’ submittal is attached as an exhibit.

**THIRD ORDER OF BUSINESS**

**Discussion: Littoral Planting**

Mr. Radell asked the Board to consider long-term goals for the overall aesthetics of the community and to perform more research and a feasibility study. He wanted to consider using the same plant varieties that were used for the golf course renovation project. He felt that the CDD should commence preliminary discussions with the HOAs to determine if they are willing to irrigate the littoral plants.

Mr. Underhill advised that the Golf Course Superintendent, the Architect and SOLitude Lake Management (SOLitude) had several discussions before choosing canna lily, which they thought would have a better chance of surviving. Also beneficial might be the opportunity to have golf course irrigation or overspray or switch the irrigation heads to be more successful.

A Board Member asked if it is the CDD’s responsibility to address areas where it is an eyesore to the homeowner. Mr. Willis replied no and stated he was not addressing littorals. It

was noted that lakes in other communities look like “Florida” ponds and there is a desire for the CDD ponds to look the same. Establishing a pilot program was suggested.

Mr. Rupp asked if there is less bank after construction than before and if the CDD pays SOLitude on a per acre basis. Mr. Adams stated that SOLitude calculates the bill on a per acre, per year number. Reference was made to the Proposed Lake Bank map in which the Parklands West CDD hardened shoreline was reduced by 1,200 linear feet and the CDD side increased the hardened shoreline by 692 linear feet, leaving 581 linear feet of soft shoreline that needs to be weeded.

**FOURTH ORDER OF BUSINESS**

**Update: Wastewater and Stormwater Needs Analysis Requirements**

This item was discussed during Item 9C.

**FIFTH ORDER OF BUSINESS**

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

**The following discussion occurred during the Parklands West CDD meeting and was included in these minutes at the Board’s request.**

Mr. Underhill reported the following:

- The Golf Course Renovation Project is completed.
- In December, the as-built drawings based on the as-built lake surveys were submitted to the City, along with the Certification of the project.
- At the City’s request, he is collecting information to submit a permit revision to the City to submit the as-builts to facilitate the City’s inspection. This is necessary because there were substantial deviations from the approved plans. There were not as many modifications to the lakes as originally permitted because they did not fill or excavate as much as originally envisioned.
- There is more net lake area than expected but there is no significant impact to the stormwater system.
- The Certifications accepted by the regulatory agencies are expected within the next 30 to 45 days. Once this is resolved, the CDD can revisit the property exchange; work is underway

on the legal descriptions for the lake and golf parcels whereby the CDD will own all the completed lakes.

Mr. Percuoco asked if having more storage capacity would have any negative impacts on the stormwater needs, littoral life, overflow, the weir. Mr. Underhill replied no, based on the work that was done, as the stormwater system has not changed since all the connecting pipes were installed and the lake volume was maintained and increased from the golf course remodel.

Schematics of the aerators prior to the renovation were distributed. Regarding whether SOLitude was contacted to repair the broken systems, Mr. Erickson discussed the steps taken since July 2021 to restore the aeration systems, which involved identifying all the equipment. Mr. Erickson stated that, in December 2021, Mr. Neneman took a more active role in the aeration restoration project and provided information indicating that two compressors were not functioning and 16 of the 59 diffusers were out. The contractor repaired the two compressor and two of the diffusers between yesterday and today.

Discussion ensued regarding the quantity of non-functioning equipment in the CDD, having Mr. Neneman provide a progress report on approving a proposal for certain projects and having SOLitude modify other proposals. The current condition of the lakes and coding proposals to the correct entity were discussed.

Mr. Percuoco asked about the littoral plantings on the lake banks. Mr. Underhill stated the work was completed and the certification was sent to the City. Regarding the aesthetics, the opinion was that it does not look good. Mr. Underhill stated that the littorals were planted per the permit, about 9,600, and are based on percentages.

Discussion ensued about an engineer engaged by the Master Association nine years ago determining that the lakes were perforated due to construction. Involving other people with a better understanding of littorals was suggested.

The Board Members were invited to a January 16<sup>th</sup> meeting at Hunter's Ridge sponsored by City Council Member Fred Forbes to discuss new legislation affecting communities and associations.

▪ **General Fund Budget Amendment for Fiscal Year 2021**

**This item is an addition to the agenda**

Mr. Adams distributed and presented the General Fund Budget Amendment for Fiscal Year 2021. The Amendment was prepared to bolster certain line items to ensure there are no

budget line-item overages that could cause a finding in the annual audit. If there are no overages, the funds will default back to the surplus fund balance.

**On MOTION by Mr. Percuoco and seconded by Mr. Dardy, with all in favor, the Amended General Fund Budget, for Fiscal Year 2021, as presented, was approved.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2021**

The financials were accepted.

**SEVENTH ORDER OF BUSINESS**

**Approval of September 13, 2021 Public Hearing and Regular Meeting Minutes**

Mr. Willis presented the September 13, 2021 Public Hearing and Regular Meeting Minutes. Mr. Erickson referred to Page 5 and asked if the Board needs to respond to the email to confirm a quorum. Mr. Adams replied affirmatively.

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

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There was no other business.

**NINTH 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***

The transcriptionist was directed to incorporate portions of the Parklands West CDD transcribed minutes into these minutes. Mr. Willis would ensure that items distributed in that meeting will be attached to these minutes.

▪ **Update: Wastewater and Stormwater Needs Analysis Requirements**

**This item, previously the Fourth Order of Business, was presented out of order.**

Mr. Erickson referred to the new legislation and asked if the CDD contracted Mr. Underhill to prepare the 20-Year Stormwater Management Needs Analysis Report.

Mr. Adams gave an overview of the Report requirements and stated that the Report must be submitted to the County by June 30, 2022 and the County will forward it to the State by July 31, 2022. The Report will be presented at the May meeting. Regarding funding the unbudgeted expense, Mr. Adams stated that fund balance can be used; a budget amendment might be necessary.

- **NEXT MEETING DATE: May 12, 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 May 12, 2022 meeting.

**TENTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

A Board Member asked when the pipes sticking up in the lakes would be tied down; the request was previously made during rainy season. Mr. Adams stated that it was already addressed.

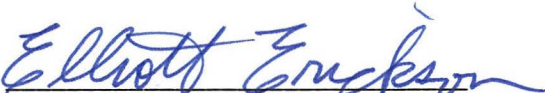
**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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

  
Secretary/Assistant Secretary

  
Chair/Vice Chair

**EXHIBIT**

**HANDOUT FROM PARKLANDS WEST RESIDENT JACK LEWIS**



## Concerns for the CDD at the South End of the Retention Pond Adjacent to Osprey 7

Area erodes badly.

Lawn sprinkler filters clog up quickly due to pond sediment contamination from shallow depth during low rainfall season.

New community sprinkler pump installed last year. Pump intake location was moved due to shallow water level during low rainfall season. Main sprinkler filters clogged up rapidly.

Rumor is there was a pool washout near the south end of the pond more than 5 years ago that exacerbated the erosion and shallow depth problem.

Bank view is just plain ugly from both the houses and the golf tees.

North end of pond looks great after the golf course renovation.

South end needs attention, as it continues to get worse from erosion.

### Summary:

1. Erosion shallows the pond, resulting in:
  - a. Less water volume for collection and irrigation.
  - b. High maintenance manhours / costs for cleaning filters.
  - c. Clogs the sprinklers heads.
2. Looks really ugly.

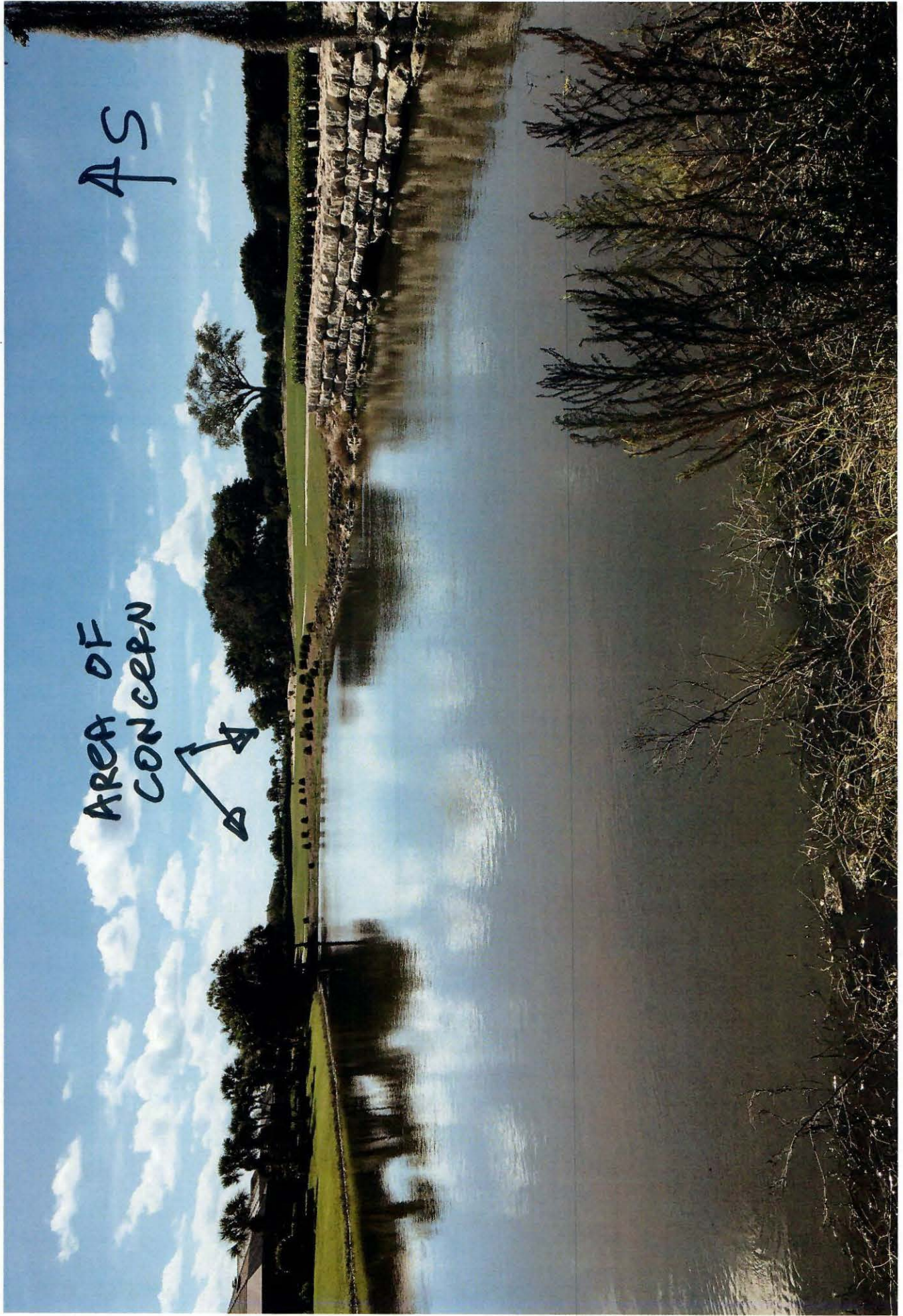
Jack Lewis  
28632 San Galgano Way



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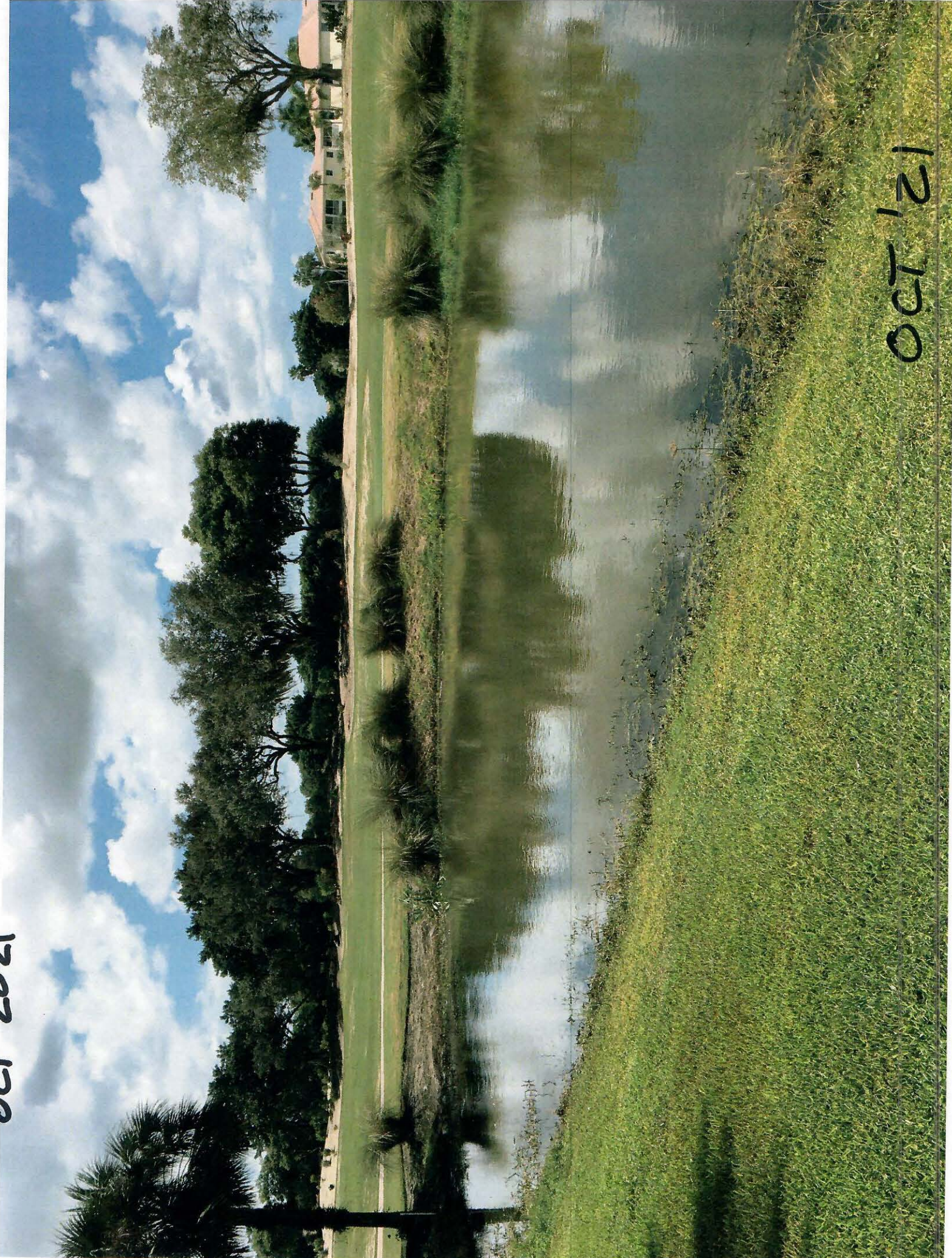


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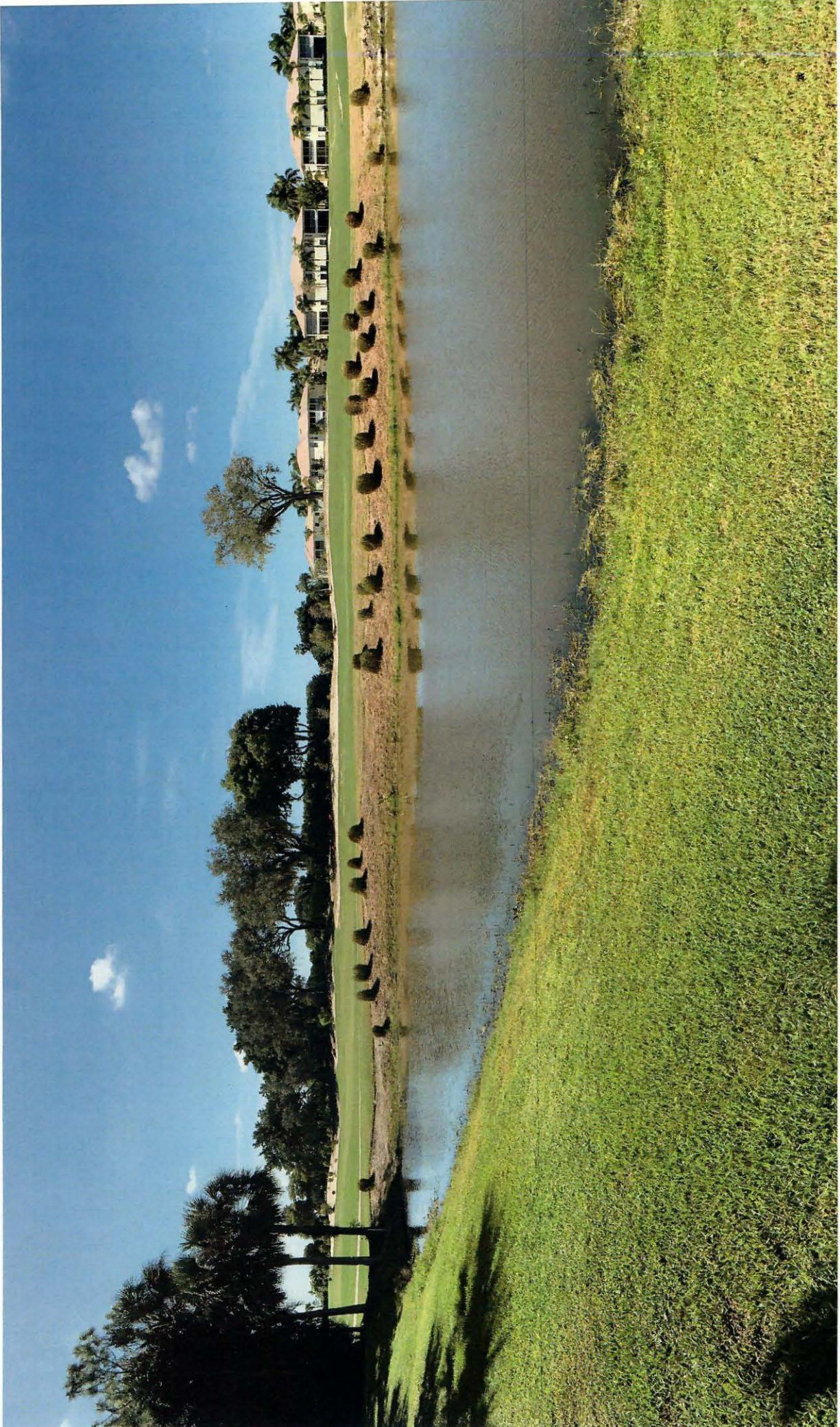
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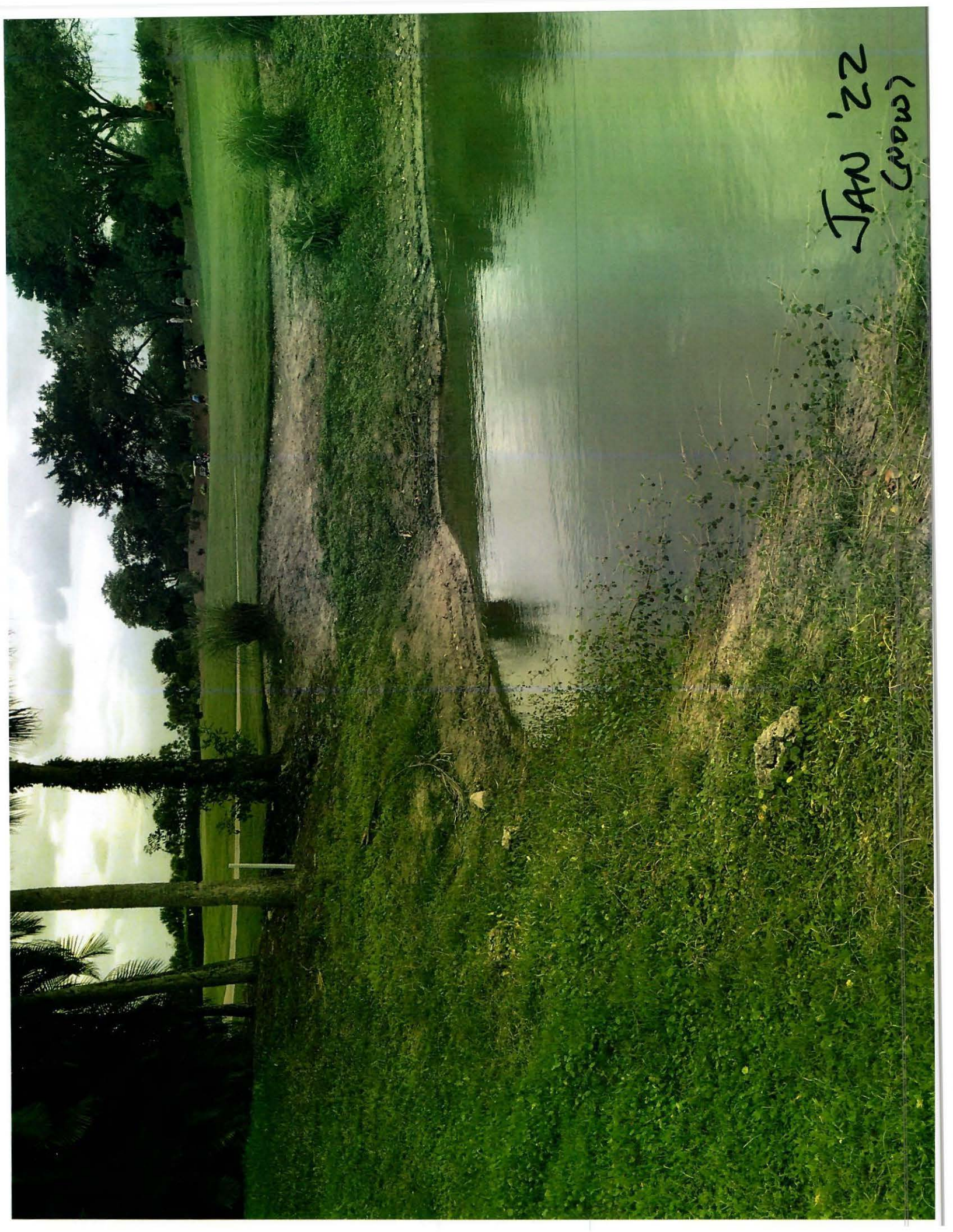
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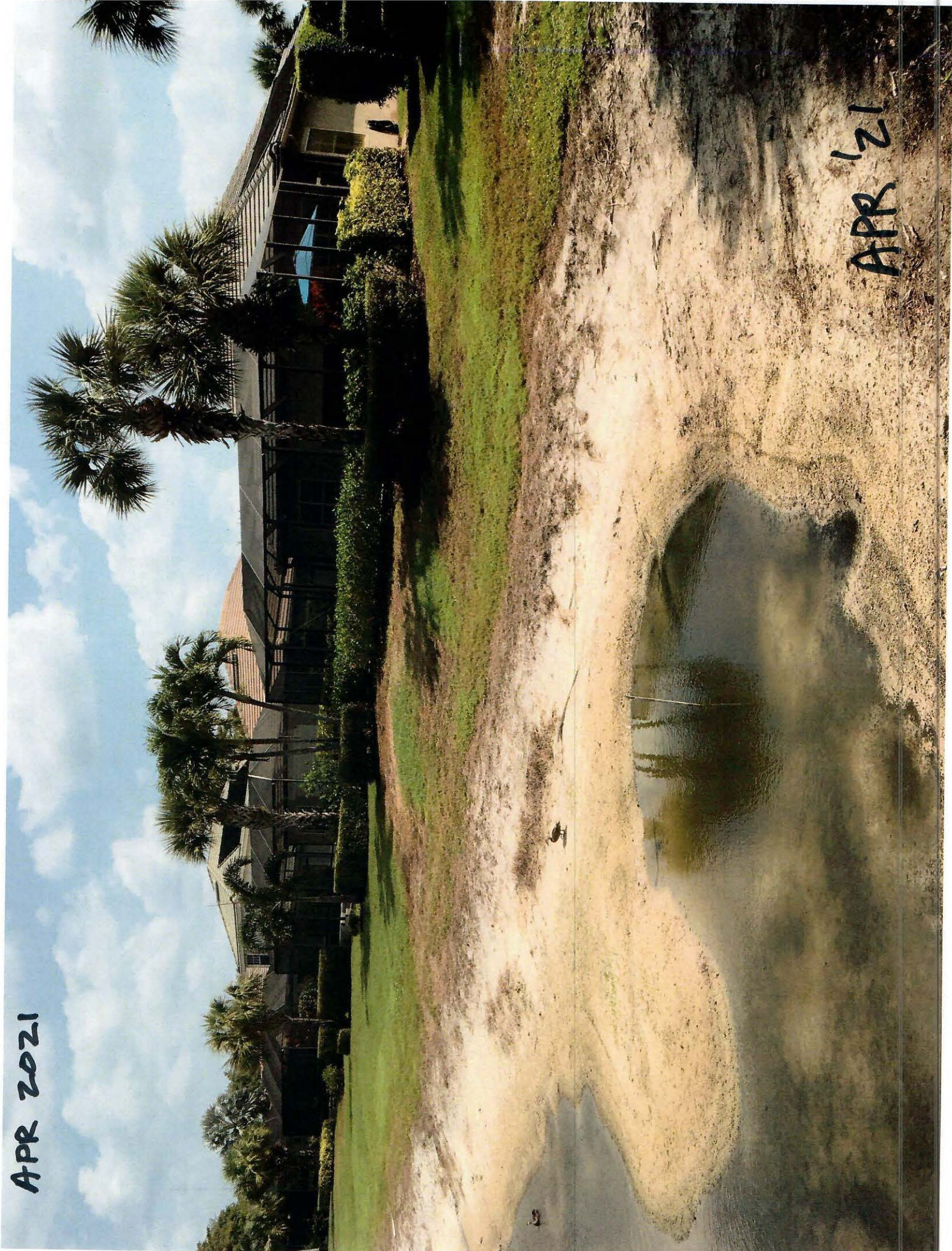


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