

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

The Board of Supervisors of the Parklands West Community Development District held a Regular Meeting on May 12, 2022 at 1:00 p.m. at The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135.

Present were:

Frank Percuoco	Chair
Robert Wyant	Vice Chair
William Dardy	Assistant Secretary
David Levin	Assistant Secretary
James Lukas	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Mark Neneman	The Club-General Manager
Bob Volpe	Golf Superintendent
Jon Kessler (via telephone)	FMSbonds, Inc. (FMSbonds)

DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE

A BRIEF PORTION OF THE MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:00 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

Mr. Neneman provide the following progress report:

➤ The renovation project is moving along nicely with many positive comments from residents.

There was a discussion of the community working as one with the CDD and HOAs planning future littoral plantings and beautification of the lake banks

▪ **Consideration of FMSbonds, Inc. Bond Refinancing Opportunity**

This item is an addition to the agenda

Mr. Jon Kessler of FMSbonds presented the Refinancing Analysis spreadsheet for the Series 2012A bonds, which was distributed in the meeting.

TRANSCRIPTION FROM AUDIO COMMENCED

Mr. Adams will provide Mr. Kessler’s contact information to the party necessary so that the number of members and the current payment amount can be given to Mr. Kessler in order to obtain a Term Sheet, which is difficult since 40% of the lien is not on the residences.

Mr. Kessler discussed obtaining a 3.75% interest rate from the bank, which he expects he can pursue for the CDD; otherwise, if the annual debt service savings is less than 10%, it may not make sense, as it did not make any sense to issue new bonds.

The Board consensus was to act as quickly as possible due to rising interest rates.

FOURTH ORDER OF BUSINESS

**Consideration of SOLitude Lake
Management, LLC, Addendum to Current
Contract**

Mr. Percuoco presented the SOLitude Lake Management, LLC, Addendum to the current contract, which represents a 7% annual fee increase. Mr. Willis stated that the increase is due to increases in fuel and labor costs.

On MOTION by Mr. Levin and seconded by Mr. Dardy, with all in favor, the SOLitude Lake Management, LLC, Contract Addendum for a 7% annual increase to the Waterway Management Program, increasing the monthly cost to \$3,764.26 effective May 1, 2022, was approved.

FIFTH ORDER OF BUSINESS

Consideration of FL GIS Solutions, LLC, Agreement for Geospatial Services

Mr. Adams presented the FL GIS Solutions, LLC (FLGIS), Agreement for Geospatial Services. He negotiated a fee of \$100 per hour with FLGIS for a minimum of two-years. With Passarella and Associates, Inc. (Passarella), the cost was typically \$3,000 to \$5,000 between the Parklands Lee CDD (PLCDD) and Parklands West CDD (PWCCDD).

Mr. Adams gave an overview of the GIS interactive mapping program that will help manage the CDD into the future. Mr. Willis screen-shared the finished product and various legends available. Mr. Neneman offered to demonstrate the program with the Board at his office. The Board conveyed their favorable experiences with the program and opinion that it is beneficial.

On MOTION by Mr. Wyant and seconded by Mr. Lukas, with all in favor, the FL GIS Solutions, LLC, Professional Services Agreement, for Geospatial Services, as amended to reflect the rate of \$100 per hour for two years, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2022-01. Seats 1 and 2, currently held by Supervisors Lukas and Percuoco will be up for election at the November 2022 General Election. He

highlighted the candidate qualification process and stated that the candidate qualifying period commences at noon on June 13, 2022 and closes at noon on June 17, 2022.

On MOTION by Mr. Percuoco and seconded by Mr. Lukas, with all in favor, Resolution 2022-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, Approving Proposed Budgets for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2022-02. He reviewed the proposed Fiscal Year 2023 budget. Savings in some areas will offset the projected increase in SOLitude’s contractual services and allow the assessment levels to remain similar, year-over-year. There is also the potential for more savings, if refinancing the Series 2012A bonds is successful.

- **Consideration of Anchor Marine Services, Inc., Quote #2236 – 28632 San Galgano Way**
This item is an addition to the agenda.

Mr. Adams suggested incurring this expense in Fiscal Year 2022 and utilizing surplus fund balance, which will necessitate a budget amendment for Fiscal Year 2022.

Mr. Neneman saw no problem with proceeding with the project, as Mr. Underhill believed these services will fall under regular lake maintenance and, since they will access and repair the property on the homeowners’ side, a permit is not required. He was working with Counsel regarding the Golf Club side. Mr. Adams confirmed that this is a maintenance item, consisting of soil and sod, and was discussed with the Village of Estero and the City of Bonita Springs.

A Board Member conveyed his concern that rebuilding the 4:1 slope will cause more erosion incidents. Mr. Adams explained the process, which is for one area that will come from the water side. A Board Member conveyed his conversation with Resident Bill Heavner and prior requests to install an aerator at the north end of Osprey 8 and for the CDD to address the irrigation issues and plantings and stabilization around the banks. It was noted that this proposal is for a project that differed from Mr. Heavner's concerns.

Resident Jack Lewis' Exhibits behind the January 13, 2022 draft meeting minutes in the agenda package were reviewed. It was clarified that an issue appears on Lake 2W but not on Lake 8. The suggestion to implement a maintenance schedule on the pumps every few years to prevent further occurrences was discussed.

On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, Anchor Marine Services, Inc., Quote #2236, for 28632 San Galgano Way, in the amount of \$11,250, was approved.

Mr. Adams responded to questions about coordinating with Anchor Marine to commence work within the next few weeks and conveying the Boards concerns about the lake aesthetics.

On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, Resolution 2022-02, Approving Proposed Budgets for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law on September 8, 2022 at 1:00 p.m., at The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

Mr. Percuoco reiterated that littoral issues and issues at the other ponds need to be resolved. It was suggested that the HOAs investigate implementing a maintenance schedule on the pumps and intake systems every few years to prevent further occurrences.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Mr. Adams presented Resolution 2022-03.

On MOTION by Mr. Wyant and seconded by Mr. Dardy, with all in favor, Resolution 2022-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2022. He was asked to provide a copy of the Wrathell, Hunt & Associates, LLC contract to the Board.

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of January 13, 2022 Regular Meeting Minutes

Mr. Willis presented the January 13, 2022 Regular Meeting Minutes.

On MOTION by Mr. Wyant and seconded by Mr. Percuoco, with all in favor, the January 13, 2022 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Other Business

A Board Member stated he advised Mr. Underhill of a comment at The Club’s Board Meeting and published in its minutes about better cooperation with the CDD; he felt that the two CDD Board Members will be able to handle this matter.

A Board Member reported on work on the Imperial River channel weir; the vendor installed a tarp to prevent water from coming out until the gates are repaired and tested.

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 & Associates, LLC*

I. 589 Registered Voters in District as of April 2022

II. NEXT MEETING DATE: July 14, 2022 at 1:00 P.M.

○ **QUORUM CHECK**

All Supervisors confirmed their attendance at the July 14, 2022 meeting.

THIRTEENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

There were no audience comments or Supervisors' requests.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Percuoco and seconded by Mr. Levin, with all in favor, the meeting adjourned at 2:02 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/~~Vice Chair~~