

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

The Board of Supervisors of the Parklands Lee Community Development District held Public Hearings and a Regular Meeting on September 14, 2023 immediately after the adjournment of the meeting of the Parklands West CDD, 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 (via telephone)	Assistant Secretary
Russel T. Rupp (via telephone)	Assistant Secretary
Thomas Clemens	Assistant Secretary

Also present:

Shane Willis	Operations Manager
Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Eric Howard (via telephone)	District Engineer
David Caplivski (via telephone)	Grau & Associates
Robert Postoian	Resident
Brian Girts	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 2:09 p.m. Supervisors Erickson, Schwartz and Clemens were present, in person. Supervisors Radel and Rupp attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2022, Prepared by Grau & Associates**

Mr. Caplivski presented the Audited Financial Report for the Fiscal Year Ended September 30, 2022 and noted pertinent information. There were no recommendations, findings, deficiencies on internal control or instances of non-compliance; it was a clean audit.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022

On MOTION by Mr. Rupp and seconded by Mr. Clemens, with all in favor, Resolution 2023-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2023-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Willis presented Resolution 2023-07 and read the title. Mr. Adams reviewed the proposed Fiscal Year 2024 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

On MOTION by Mr. Rupp and seconded by Mr. Erickson, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Rupp and seconded by Mr. Erickson, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Rupp and seconded by Mr. Erickson, with all in favor, Resolution 2023-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September

30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2023-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Willis presented Resolution 2023-08. Mr. Adams stated this Resolution is the assessment levying resolution, which directs the District Manager to finalize and transmit a lien roll to the Tax Collector for placement of the assessments on the property tax bills.

On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor, the Public Hearing was opened.

Resident Robert Postoian stated that he and all the Sorrento residents that he personally spoke to vehemently oppose the CDD assessment of \$364.68 because the HOA already increased the HOA dues and, he and the other residents believe the HOA maintains and finances everything in Sorrento internally and, if an issue arises, The HOA either levies a special assessment or it is already budgeted through proper financial measures. Mr. Adams noted that Sorrento homeowners are subject to an annual “special” assessment because of the special and peculiar benefits they receive from the stormwater system. The annual assessed amount of \$299 is part of the property tax bill; however, for Fiscal Year 2024, the assessment increased by \$65 due to the increased expenses outlined in the proposed Fiscal Year 2024 budget.

Resident Brian Girts claimed that at least 50% of Sorrento residents that he spoke to never received a copy of the mailed notice regarding the assessment increase and asked why Sorrento residents recently paid a private contractor \$575 for pipe repairs when the CDD is

responsible for servicing the ponds and lakes. Mr. Adams stated any glitch in the system originates at the Property Appraiser level and, if the current list of property owners is inaccurate, it needs to be updated. Regarding the pipes, Mr. Willis stated there were two separate issues; the first time the contractor was on site and anchored the loose pipes at no extra cost, the second time, the pipes had been disconnected and there was a charge to reconnect them. Mr. Adams stated pipes entering the CDD pond are the CDD’s responsibility and the bill should be redirected to the CDD for payment.

On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor, Resolution 2023-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Ratification of Coleman, Yovanovich & Koester, P.A., Proposal for District Counsel General Legal Representation

Mr. Willis presented the Coleman, Yovanovich & Koester, P.A., Proposal for District Counsel General Legal Representation.

On MOTION by Mr. Clemens and seconded by Mr. Rupp, with all in favor, the Coleman, Yovanovich & Koester, P.A., Proposal for District Counsel General Legal Representation, was ratified.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration: Superior Waterway Services, Inc., Aquatic Management Agreement [Rip-Rap Spraying]

This item was withdrawn.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2023

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of May 11, 2023 Regular Meeting Minutes

On MOTION by Mr. Schwartz and seconded by Mr. Clemens, with all in favor, the May 11, 2023 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Other Business

There was no other business.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Coleman, Yovanovich & Koester, P.A.

An update about the ethics training requirement will be given at the next meeting.

B. District Engineer:

There was no report.

C. District Manager: Wrathell, Hunt & Associates, LLC

- **NEXT MEETING DATE: January 11, 2024 at 1:15 PM, or immediately following the adjournment of the Parklands West CDD meeting scheduled to commence at 1:00 PM**

- **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS

Audience Requests

Comments/Supervisors'

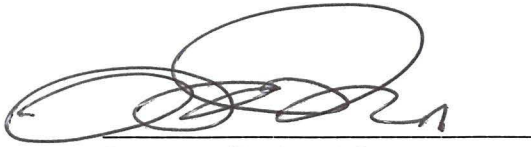
No members of the public spoke.

Mr. Willis stated, after the last meeting, Mr. Perfetto expressed dissatisfaction with the level of detail in the Board approved minutes on the website. Mr. Willis stated that the minutes are summary, not verbatim. The audios are available upon request from District Management.

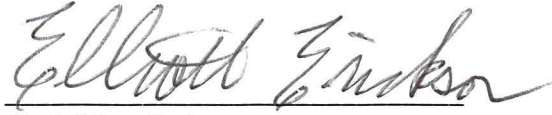
FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor, the meeting adjourned at 2:34 p.m.

A stylized, cursive handwritten signature consisting of several overlapping loops and a long horizontal stroke at the end.

Secretary/Assistant Secretary

A handwritten signature in cursive script that reads "Elliott Erickson".

Chair/Vice Chair