

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

The Board of Supervisors of the Parklands West Community Development District held a Regular Meeting on January 11, 2024 at 1:00 p.m., at The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135.

Present were:

Frank Percuoco
Robert Wyant
William Dardy
James Lukas
David Levin

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Shane Willis
Greg Urbancic (via telephone)
Andy Nott
HOA Representative

District Manager
Operations Manager
District Manager
Superior Waterways

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Percuoco called the meeting to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-01, 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. Percuoco presented Resolution 2024-01 and read the title.

Mr. Adams stated this is an election year and this Resolution allows the Supervisor of Elections (SOE) to facilitate the general election process for the CDD. Seats 3, 4 and 5, currently held by Mr. Wyant, Mr. Darby and Mr. Levin, respectively are up for election in the November 2024 General Election.

Mr. Adams and Mr. Urbancic responded to questions regarding Form 6, the ethics training requirement, online course options and filing Form 1.

Mr. Adams will email a link with course options to Board Members.

On MOTION by Mr. Percuoco and seconded by Mr. Lukas, with all in favor, Resolution 2024-01, 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.

FOURTH ORDER OF BUSINESS

Discussion: Maintenance of Tract West of Main Entry Adjacent to Bonita Beach Road

Referencing a maintenance and easement agreement and an area map, Mr. Adams explained that a tract west of the main entry, adjacent to Bonita Beach Road, is currently fully inundated with exotics and invasives, primarily Brazilian pepper plants. Parklands West has title to the area, through the legal description that was a part of the deed provided to Management by the City and verified by the previous District Engineer. Notwithstanding the Maintenance Agreement between the CDD and the Master Association to maintain the main entry and right-of-way (ROW), the intention was that the two CDDs would not be in the same type of maintenance business as the Association so there would not be a duplication of overhead. The City contacted Management a few times regarding the Brazilian pepper plants, as it is a code enforcement violation. Mr. Adams advised the City that it is a very large project and requested additional time to coordinate with the stakeholders to formulate a plan. District Staff will

review all documents to verify ownership and responsibility and contact the other stakeholders, including the Master Association and the golf course, regarding this tract and how best to address it. Staff might schedule a Special Meeting with the other two entities in 30 days to discuss the matter further.

Mr. Percuoco stated he made a few inquiries and the only information he got, in terms of relief, was that, if the Board is amenable, it could spread the work out over a few years, and have it done incrementally, although that might be more costly. Mr. Adams feels that it would be best to bid the entire project from start to finish, see if there is any buy-in and determine if there will be any cost-sharing. Or, the Board can possibly consider financing the project, which will be more cost-effective, as that will remove the cost of repeated mobilization. A Board Member recalled originally there was no vegetation on the south side of the curb walkway but the Master Association installed the plantings to hide the ditch because the ditch is unsightly and has been maintaining that, including replacements, ever since. He was unsure if the HOA maintained the drainage that goes up to the golf course, other than addressing line of sight issues.

Discussion ensued regarding the ditch bank, clusia installed by the CDD, drainage, existing maintenance and easement agreements, stakeholder buy-in, CDD's budget cycle and compliance with the City.

Mr. Adams stated Staff will keep this item in progress.

FIFTH ORDER OF BUSINESS

**Consideration of Pesky Varmints, LLC
Estimate 1947 for Cane Toad Tadpole
Removal**

Mr. Willis presented Pesky Varmints, LLC Estimate 1947 for Cane Toad Tadpole Removal, in the amount of \$1,800.

On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, Pesky Varmints, LLC Estimate 1947 for Cane Toad Tadpole Removal, in the amount of \$1,800, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2023

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2023.

On MOTION by Mr. Percuoco and seconded by Mr. Lukas, with all in favor, the Unaudited Financial Statements as of November 30, 2023, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of September 14, 2023 Public Hearings and Regular Meeting Minutes

Mr. Willis presented the September 14, 2023 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Wyant and seconded by Mr. Darby, with all in favor, the September 14, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Willis recalled that, at the last meeting, the Board approved the MRI Inspection program. MRI recently completed the inspections and is working on the report. Mr. Willis will email the report to the Board as soon as he receives it. He asked MRI if there were any surprises and was told that there was nothing significant.

NINTH ORDER OF BUSINESS

Staff Reports

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

- **Ethics Training Requirement**

Mr. Urbancic stated that a new legislative session started on January 9th and a few bills might affect CDDs. He will monitor the changes and provide an update at the next meeting.

B. District Engineer: Johnson Engineering, Inc.

A Board Member stated there have been several inquiries about water retention and pond filling options and noted that, per an Engineering Report, there is currently no known way to improve water availability in the CDDs’ lakes. Mr. Adams stated there is no permitted way.

Discussion ensued regarding the water levels, permitting, the South Florida Water Management District (SFWMD), legislative changes related to water retention, risks, partial refunding from the County, the Engineer’s recommendations and littoral plantings.

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

- **NEXT MEETING DATE: May 9, 2024 at 1:00 P.M.**
 - **QUORUM CHECK**

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors’

Discussion ensued regarding Brazilian pepper plants, the County and code enforcement.

Mr. Percuoco presented a proposal relating to the installation of 18 diffusers in nine lakes, at the cost of \$369 per diffuser.

Mr. Nott stated his company serviced the lakes recently and experienced difficulties adjusting some of the diffusers. After inspecting all the lakes, Staff’s recommendation was to present the proposal to replace several of the defective diffusers.

On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, the Superior Aerator proposal to replace defective diffusers, in the amount of \$6,638.40, was approved.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Percuoco and seconded by Mr. Lukas, with all in favor, the meeting adjourned at 1:49 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair