

**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 9, 2024 at 1:00 p.m., at the Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135.

Present were:

Frank Percuoco
Robert Wyant
James Lukas
David Levin

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Shane Willis
Greg Urbancic (via telephone)
Andy Nott
Bob Schwartz
Dwayne Radel
Elliott Erickson

District Manager
Operations Manager
District Manager
Superior Waterways
Parklands Lee CDD Board Member
Parklands Lee CDD Board Member
Parklands Lee CDD Board Member

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Percuoco called the meeting to order at 1:00 p.m.

Supervisors Percuoco, Wyant, Lukas and Levin were present. Supervisor Dardy was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Discussion: Paloma "Sweetscent" Proposal

Mr. Percuoco noted that this item primarily pertains to the Parklands Lee CDD. Mr. Willis stated this item was included for informational purposes; while the CDDs share the costs of the water management system, expenses related to this proposal would be borne by the Parklands Lee CDD.

The Board and Staff discussed Paloma's proposal to irrigate the Paloma pond banks to support the growth of "Sweetscent", a native plant that grows in proximity to riprap and offers the potential to fortify the lake bank.

Mr. Willis stated the stormwater management system is governed by the South Florida Water Management District (SFWMD), not the Master Association's documents.

Parklands Lee CDD Board Member Dwayne Radel stated that several environmentalists opined that the proposal would not affect water flow at all, as the pond in question is a stormwater collection pond and that none of them had an objection to native Florida plants growing among the riprap. He stated that his proposal is unique in that he does not propose spending money on plants but supporting the growth of a native Florida plant already growing on the pond banks. He discussed the suitability of Sweetscent, which has shallow roots that will not affect the root barrier, and voiced his opinion that it could grow into a beautiful landscape feature. Sweetscent propagates by rhizomes and by seeds and does well in low-nutrient, sandy soil such as what riprap provides. The plants are fragrant and attract bees and butterflies but it does not do well in drought conditions. The Paloma Board agreed to irrigate the bank to water the area; if the CDD will allow the Sweetscent to grow, Mr. Nott's crew can still maintain the unsightly invasive weeds.

Mr. Nott stated that Sweetscent grows in all the ponds but it is generally treated as an undesirable weed. His technicians generally spray weeds; it is more time-consuming to selectively spray some weeds and not treat others. Mr. Percuoco noted that riprap was also installed at a small pond at the center of The Enclave, where littoral plantings and irrigation were considered, but it has not been successful so far.

Discussion ensued regarding the likelihood that high water will drown the Sweetscent, its ability to grow back by root and by seed, its designation as a broad leaf weed also called "camphor weed" and "stinkweed", its comparison to littoral plants, the proposal to spend

approximately \$11,000 to test Sweetscent, previous installations of riprap in Paloma, whether to proceed with the project and language in the Master Covenants.

Mr. Willis stated that the Parklands Lee CDD will consult with its aquatics vendor and vote on whether to proceed with the project; while the Community has rules and regulations included in the Master Covenants, those rules cannot impose restrictions on the CDD and the stormwater system. The Design Review Committee can make aesthetic rules but it cannot pass rules that force the CDD to alter the stormwater system or easement. The CDD is subject to State Law, the Department of Environmental Protection (DEP) and the SFWMD; those are the governing bodies whose rules apply to the CDD.

Mr. Adams stated the Master Covenants have no more bearing on the CDD than they have on the City of Bonita Springs or on Lee County; as a governmental entity, the CDD Board is in charge of CDD facilities. Although the SFWMD drawings restrict permitted plants in littoral areas, the proposed location for these plants is outside of the littoral area, as it is on the bank.

It was noted that the SFWMD gave permission to do the test. Mr. Adams stated that an email from the SFWMD indicated that it has no objection to these plants, as depicted in the pictures provided; the CDD has the final authority.

Mr. Willis stated this matter will be discussed at the Parklands Lee CDD meeting.

FOURTH ORDER OF BUSINESS

Discussion/ Consideration of MRI Inspection, LLC Inspection Report and Estimate #4570 [Cleaning Storm Water System]

The Board and Staff discussed the MRI Inspection, LLC Inspection Report and Estimate #4570 for cleaning the stormwater system. It was noted that the CDD can direct the scope of work by specifying which pipes will be cleaned, according to condition.

Mr. Willis noted the importance of avoiding charges for multiple mobilizations.

Asked if anything additional such as installation of filters can be done to prevent clogs, Mr. Adams stated that sand, leaves and lawn debris accumulate in catch basins and, particularly, leaves from hardwoods.

Discussion ensued regarding the tendency for pipes to be clogged during heavy rains, equipment and cleaning measures used during stormwater system cleaning, and on-site dumping of debris.

MRI will provide additional proposals with cleaning at 40% and 50% thresholds.

FIFTH ORDER OF BUSINESS

Discussion/Consideration of Superior Waterway Services, Inc. Service Agreement – Lake Bank Spraying

It was noted that the proposal included in the agenda pertains to the Third Order of Business, which was discussed previously.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date

Mr. Adams presented Resolution 2024-02. Appropriations were minimally exceeded for Fiscal Year 2023; the amendment will ensure that appropriations cover actual expenditures and avoid a technical finding in the audit. A \$3,000 contingency and an additional \$5,000 buffer in case of any journal entry adjustments during the final stages of the audit will be added; any unused funds will fall back to surplus fund balance.

Mr. Adams noted that the annual audit is being finalized.

On MOTION by Mr. Lukas and seconded by Mr. Wyant, with all in favor, Resolution 2024-02, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and

Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Percuoco presented Resolution 2024-03 and read the title.

Mr. Adams reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. Overall, expenditures and assessments decreased slightly compared to Fiscal Year 2024.

Discussion ensued regarding the possibility of coordinating littoral plantings with adjacent property owners, irrigation and the need to educate crews with regard to spray treatments to avoid killing beneficial littorals were discussed.

On MOTION by Mr. Percuoco and seconded by Mr. Lukas, with all in favor, Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on September 12, 2024 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.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Percuoco presented Resolution 2024-04 and read the title.

On MOTION by Mr. Wyant and seconded by Mr. Levin, with all in favor, 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2024

Mr. Adams noted that the \$7,511 in “Interest & miscellaneous” revenue represents monies received related to shared Bond Counsel expenses received from Wells Fargo.

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of January 11, 2024 Regular Meeting Minutes

On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, the January 11, 2024 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.

Mr. Urbancic reminded the Supervisors about the requirement to complete four hours of ethics continuing education by December 31, 2024 as described in the previously distributed Memos which included links to online courses. Form 1 must be submitted to the Commission on Ethics electronically no later than July 1, 2024.

Mr. Urbancic stated that newly passed legislation requires special districts to set and meet goals and objectives, develop performance measures and prepare an annual report at the end of the fiscal year.

Mr. Willis will forward the ethics training memorandum to all Board Members.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **592 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: July 11, 2024 at 1:00 P.M.**

○ **QUORUM CHECK**

All Supervisors confirmed their attendance at the July 11, 2024 meeting.

THIRTEENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

There were no audience comments or Supervisors' requests.

FOURTEENTH 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