

PARKLANDS WEST

**COMMUNITY DEVELOPMENT
DISTRICT**

January 11, 2024

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Parklands West Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-Free: (877) 276-0889

January 4, 2024

Board of Supervisors
Parklands West Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

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

1. Call to Order/Roll Call
2. Public Comments
3. 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
4. Discussion: Maintenance of Tract West of Main Entry Adjacent to Bonita Beach Road
5. Consideration of Pesky Varmints, LLC Estimate 1947 for Cane Toad Tadpole Removal
6. Acceptance of Unaudited Financial Statements as of November 30, 2023
7. Approval of September 14, 2023 Public Hearings and Regular Meeting Minutes
8. Other Business
9. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - Ethics Training Requirement
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 9, 2024 at 1:00 PM

○ QUORUM CHECK

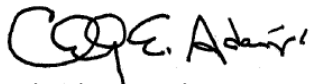
SEAT 1	JAMES LUKAS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	FRANK PERCUOCO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	ROBERT WYANT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	BILL DARDY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	DAVID LEVIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Audience Comments/Supervisors' Requests

11. Adjournment

If you have any questions, please contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL IN NUMBER: 1-888-354-0094

PARTICIPANT CODE: 229 774 8903

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT 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

WHEREAS, the Parklands West Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors ("Board") of Parklands West Community Development District seeks to implement section 190.006(3), Florida Statutes, and to instruct the Lee County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("General Election").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Robert J Wyant, Seat 4, currently held by William Dardy, and Seat 5, currently held by David Levin, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District’s Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 11TH DAY OF JANUARY, 2024.

DEVELOPMENT

**PARKLANDS WEST COMMUNITY
DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Parklands West Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, 3rd Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Parklands West Community Development District has three (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, in the manner prescribed by law for general elections.

For additional information please contact the Lee County Supervisor of Elections.

District Manager
Parklands West Community Development District

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

4

This Instrument Prepared by and after recording return to:

Name:

John L. Farquhar, Esq.

Address:

Ruden, McClosky, Smith,
Schuster & Russell, P.A.
5150 North Tamiami Trail, Suite 502
Naples, Florida 34103

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

MAINTENANCE AND EASEMENT AGREEMENT

THIS MAINTENANCE AND EASEMENT AGREEMENT ("Agreement") is made as of this 30th day of May, 2008, by PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT ("CDD") and PALMIRA GOLF AND COUNTRY CLUB MASTER HOMEOWNERS ASSOCIATION, INC. a Florida not-for-profit corporation ("Corporation").

WHEREAS, Parklands Development Limited Partnership, a Delaware limited partnership ("Declarant") has previously created the Palmira Golf and Country Club by the Declaration of Protective Covenants, Restrictions and Easements for Palmira Golf and Country Club recorded in Official Records Book 3394, Page 0609, of the Public Records of Lee County, Florida, as such Declaration has been amended and supplemented by recordings in the Public Records of Lee County, Florida, or is in the future supplemented or amended by amendments and supplements recorded in the Public Records of Lee County, Florida by Declarant (collectively referred to as the "Declaration"), creating the Palmira Golf and Country Club community which is controlled by the Declaration; and

WHEREAS, part of the property encompassed by the Declaration is also within the boundaries of the CDD; and

WHEREAS, the CDD owns Tract A-1, Palmira Golf and Country Club, according to the plat thereof recorded in Plat Book 68 at Pages 59 through 67 of the Public Records of Lee County, Florida (hereinafter referred to as "Tract A-1") pursuant to the conveyance recorded in Official Records Book 3472, Page 4768, of the Public Records of Lee County, Florida; and

WHEREAS, Corporation is the master association responsible for the maintenance of the Roadways, entrance gates and other facilities for the owners within Palmira Golf and Country Club; and

WHEREAS, it is determined to be appropriate and in the best interests of the Corporation, the CDD and the owners of the property within Palmira Golf and Country Club for an easement from the CDD for the Corporation to maintain those certain landscaped areas in and around Tract A-1 owned by the CDD which landscaped areas the Corporation has been maintaining; and

WHEREAS, the parties have determined that it is in the best interest of the owners within the CDD, the CDD and the owners of Palmira Golf and Country Club for the CDD to grant an easement to the Corporation to go on such properties adjacent to Tract A-1 owned by the CDD and to maintain and irrigate the landscaped areas within and adjacent to Tract A-1.

NOW, THEREFORE, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the covenants contained herein, the parties agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. The definitions contained herein shall have the same meaning as set forth in the Declaration unless otherwise defined herein.

3. The CDD as the owner of Tract A-1 grants an easement to the Corporation to landscape, maintain and irrigate the landscaped areas within and adjacent to Tract A-1 owned by the CDD, which are presently being landscaped, irrigated and maintained by the Corporation and to continue doing so. Such easement shall not give the right to the Corporation to interfere with any other use of Tract A-1 by the CDD and the Corporation shall indemnify and hold harmless the CDD for any damages, loss or costs, including, but not limited to, Attorney's Fees (as defined in the Declaration), caused in whole or in part from the actions of the Corporation, its employees, agents or contractors in maintaining the areas to be maintained as described in this Agreement. The parties also agree that there are pumps and water lines which may be on the other's property as of this time and each party shall have the right to continue to use and repair and maintain same.
4. Disputes. If there is any dispute as to whether an area is to be maintained by the Corporation or is one which the Corporation is not to have access and maintenance over Tract A-1 owned by the CDD, the CDD shall have the final right to make the determination of such maintenance and access.
5. Corporation Obligation to Maintain. In exchange for the easements and the right to be able to use certain areas which are owned by the CDD and part of the area which is described as Tract A-1 as authorized by this Agreement, the Corporation acknowledges and agrees that it shall properly maintain, landscape and irrigate such areas and pay for such expenses and costs relating to properly maintaining, landscaping and irrigating such areas.

CORPORATION:

PALMIRA GOLF AND COUNTRY CLUB
MASTER HOMEOWNERS ASSOCIATION,
INC., a Florida not-for-profit corporation

D. Bruglio
Witness Signature
DEBORAH L BRUGLIO
Printed Name
J. Farquhar
Witness Signature
John L Farquhar
Printed Name

By: *James M. Reinders*
JAMES M. REINDERS, President
Attest: *Ken Bloom*
KEN BLOOM, Secretary
(CORPORATE SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF LEE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by JAMES M. REINDERS and KEN BLOOM, as President and Secretary, respectively, of PALMIRA GOLF AND COUNTRY CLUB MASTER HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, who are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of May, 2008.

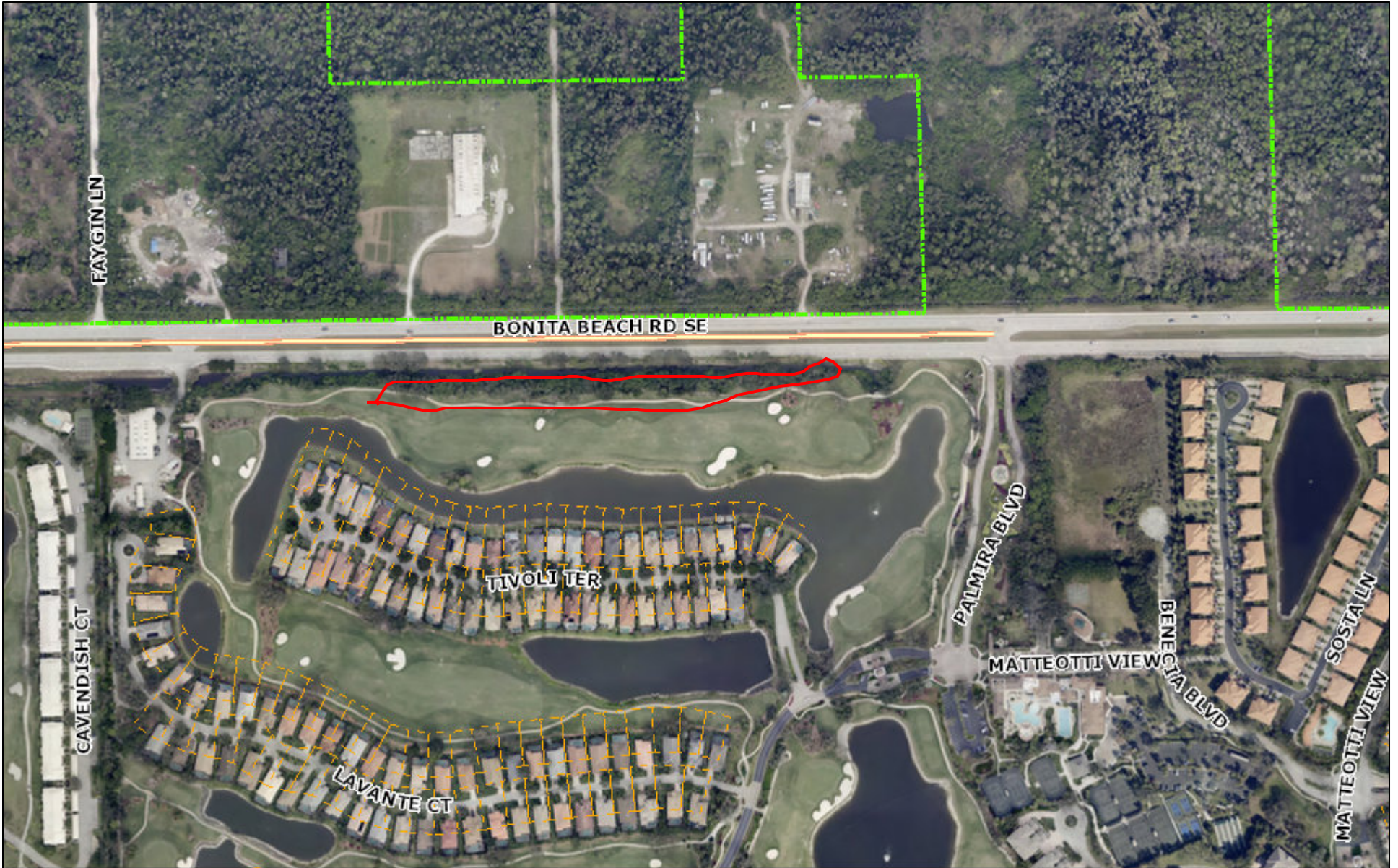
John L. Farquhar
Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:



GeoView Map

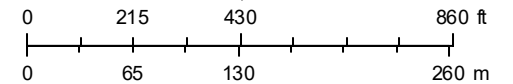


January 5, 2024

Air Photos: 2023 Hi-Res (3 inch)

1:4,650

- | | | | | |
|--------------------|------------------|---------------------------|----------------|--------------|
| Hospital Locations | School Locations | County Boundary | US 41 | Parcels Near |
| Library Locations | School Locations | Major Roads Medium | Other Highways | |
| CCC_Parks | I - 75 | Other Roads | | |



This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

AREAS OF RESPONSIBILITY FOR MAINTENANCE/REPAIR/REPLACEMENT OF LANDSCAPE + SUPPORTING EQUIPMENT

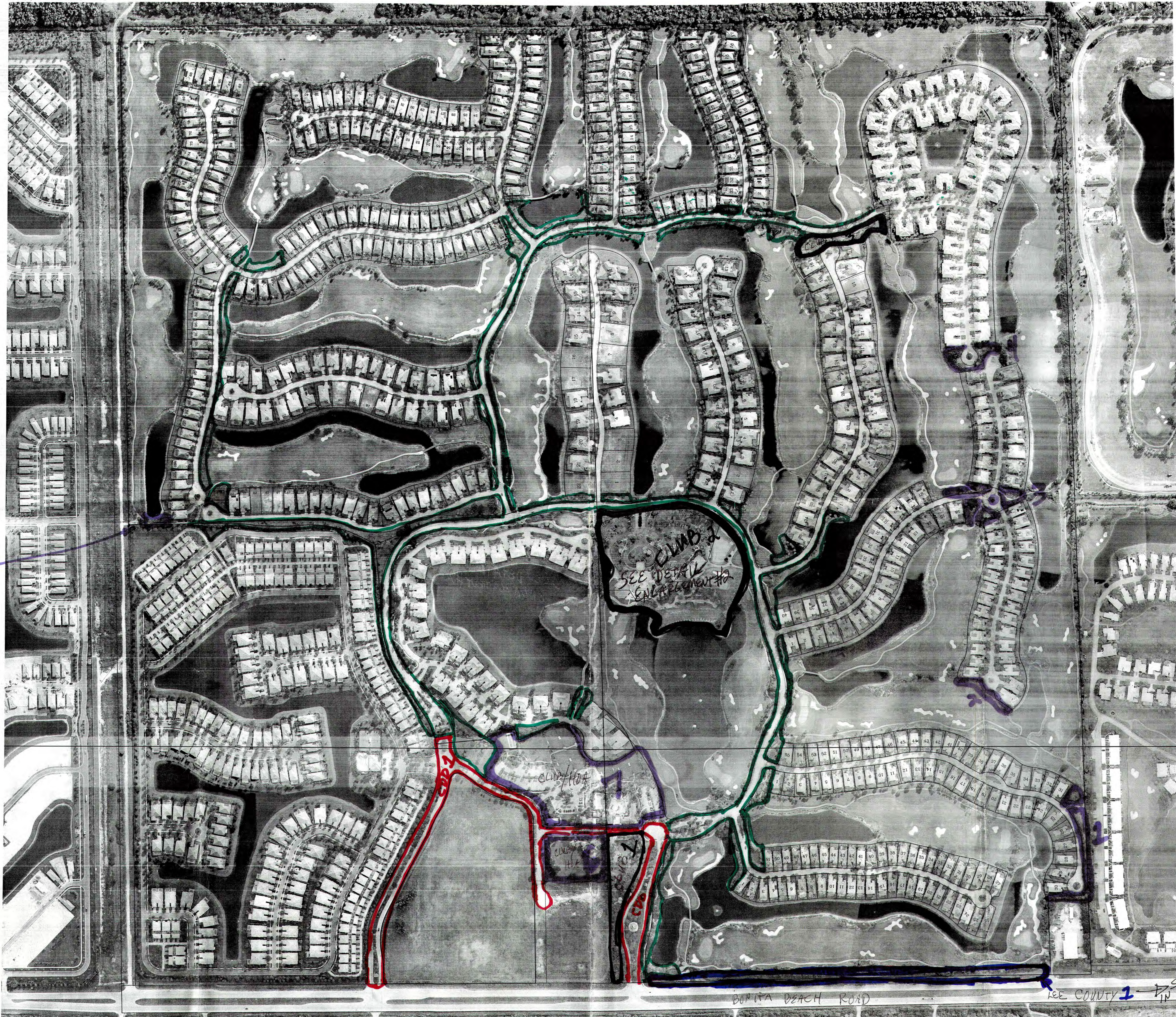
SEE DETAIL W/ ENLARGEMENT #3

SEE DETAIL ENLARGEMENT #2

Elliott Everson
CDD
KCC
Pm HOA manager 5/15/20
Robert Vajrac

- Pm HOA
- Club/HOA ^{7 places} _{owns MAINTAINS}
- CDD _{ROADS BY RCC} ^{1 place}
- Club _{→ 3 places}
- Lee County _{along B. B. R.D.} ^{2 place}

SEE DETAIL IN ENLARGEMENT #1



BONITA BEACH ROAD

LEE COUNTY



ENLARGEMENT #1

2012



PMHDA

LEE COUNTY

PMHDA

SIDEWALK

BONITA BEACH RD



PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

5



Pesky Varmints, LLC

12385 Cecil Lane | Bonita Springs, Florida 34135
239-353-7378 | peskyvarmintsf@aol.com |
www.peskyvarmintsf.com

Estimate #1947

Sent on	Nov 08, 2023
Total	\$1,800.00

RECIPIENT:

Palmira CDD

Parklands Lee and West
Community Development District
Bonita Springs, FL 34135

SERVICE ADDRESS:

Parklands Lee and West
Community Development District
Bonita Springs, FL 34135

Product/Service	Description	Qty.	Unit Price	Total
Cane Toad Tadpole Removal	<p>Tadpoles - Estimating 4 Day visits for tadpole control for the 2024 year \$450 per day/ per visit/ per crew Lakes throughout Palmira</p> <p>Daytime tadpole removal (If Needed) during breeding times. We are recommending to budget 4 visits for the 2024 year. If more visits are needed, we will notify Management.</p> <p>Working tadpoles during the daytime, we will be respectful of Golfers and work around them. These visits could take place during early morning hours or late evening hours. A report and invoice will be submitted to Management up to 3 business days after completion.</p>	4	\$450.00	\$1,800.00*

Total **\$1,800.00**

* Non-taxable

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ **Date:** _____

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2023**

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2022	
ASSETS			
Cash - SunTrust	\$ 523,444	\$ -	\$ 523,444
Investments			
Revenue account	-	141,133	141,133
Interest account	-	7	7
Sinking	-	127	127
Due from other funds			
General fund	-	388,186	388,186
Total assets	\$ 523,444	\$ 529,453	\$ 1,052,897
LIABILITIES & FUND BALANCES			
Liabilities:			
Due to other government	\$ 14,749	\$ -	\$ 14,749
Due to other funds			
Debt service	388,186	-	388,186
Due to other	-	6,000	6,000
Total liabilities	402,935	6,000	408,935
Fund balances:			
Restricted for:			
Debt service	-	523,453	523,453
Unassigned	120,509	-	120,509
Total fund balances	120,509	523,453	643,962
Total liabilities and fund balances	\$ 523,444	\$ 529,453	\$ 1,052,897

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 108,468	\$ 108,468	\$ 190,902	57%
Interest & miscellaneous	-	1	-	N/A
Total revenues	<u>108,468</u>	<u>108,469</u>	<u>190,902</u>	57%
EXPENDITURES				
Administrative				
Supervisors	-	-	4,306	0%
Management/recording	4,958	9,916	59,497	17%
Legal	-	-	500	0%
Engineering fees	196	196	20,000	1%
Audit	-	-	7,100	0%
Accounting services	400	800	4,797	17%
Assessment roll preparation	1,042	2,083	12,500	17%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent fees	83	167	1,000	17%
Trustee fees	-	-	4,500	0%
Telephone	42	83	500	17%
Postage	-	-	500	0%
Printing & binding	86	173	1,035	17%
Legal advertising	-	-	750	0%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Annual district filing fee	-	175	175	100%
Insurance	-	7,526	7,500	100%
Contingencies	44	87	1,000	9%
Total administrative	<u>6,851</u>	<u>21,206</u>	<u>127,775</u>	17%
Water management services				
Other contractual	3,111	4,506	48,382	9%
Electricity	252	252	1,500	17%
Total water management services	<u>3,363</u>	<u>4,758</u>	<u>49,882</u>	10%
Other fees and charges				
Tax collector	885	885	747	118%
Property appraiser	-	-	498	0%
Total other fees and charges	<u>885</u>	<u>885</u>	<u>1,245</u>	71%
Total expenditures	<u>11,099</u>	<u>26,849</u>	<u>178,902</u>	15%
Excess/(deficiency) of revenues over/(under) expenditures	97,369	81,620	12,000	
Fund balance - beginning	23,140	38,889	38,712	
Fund balance - ending	<u>\$ 120,509</u>	<u>\$ 120,509</u>	<u>\$ 50,712</u>	

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll	\$ 356,137	\$ 356,137	\$ 632,079	56%
Assessment levy: off-roll, direct bill	32,049	32,049	33,385	96%
Interest	799	799	-	N/A
Total revenues	<u>388,985</u>	<u>388,985</u>	<u>665,464</u>	58%
EXPENDITURES				
Principal	-	-	456,000	0%
Interest	50,293	50,293	196,464	26%
Total expenditures	<u>50,293</u>	<u>50,293</u>	<u>652,464</u>	8%
Excess/(deficiency) of revenues over/(under) expenditures	338,692	338,692	13,000	
Fund balance - beginning	184,761	184,761	175,883	
Fund balance - ending	<u>\$ 523,453</u>	<u>\$ 523,453</u>	<u>\$ 188,883</u>	

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37

The Board of Supervisors of the Parklands West Community Development District held Public Hearings and a Regular Meeting on September 14, 2023 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 |
| James Lukas | Assistant Secretary |

Also present:

- | | |
|---------------------------------|--------------------|
| Chuck Adams | District Manager |
| Shane Willis | Operations Manager |
| Greg Urbancic (via telephone) | District Manager |
| David Caplivski (via telephone) | Grau & Associates |
| Eric Howard (via telephone) | District Engineer |
| Robert Perfetto | Resident |
| Gina Smith | Resident |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Percuoco called the meeting to order at 1:00 p.m.
Supervisors Percuoco, Wyant, Dardy and Lukas were present. Supervisor Levin was not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Gina Smith questioned why individuals and companies are using a service road behind her home to dump debris from Hurricane Ian and to park trailers and trucks containing pallets of sod and mulch. She voiced her opinion that it is very unpleasant and unfair to

38 residents whose lanais overlook this area, which she thinks has become a dumping/staging
39 area, and nothing is being done to resolve this issue.

40 Mr. Percuoco stated it is unfortunate that this is occurring but the area in question is a
41 vacant property that the CDD does not own or control. Mr. Willis stated that the area is owned
42 by the Parklands Lee CDD and Sea Castle Development. Mr. Adams stated Mr. Ken Bloom and
43 the Association will be asked to increase patrols, from a security perspective.

44

45 **THIRD ORDER OF BUSINESS**

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

46

47

48

49 Mr. Caplivski, from Grau & Associates, stated an annual audit is required, per Florida
50 Statutes and because of the bonds. He presented the Audited Financial Report for the Fiscal
51 Year Ended September 30, 2022 and noted the pertinent information. There were no findings,
52 recommendations, deficiencies on internal control or instances of non-compliance; it was a
53 clean audit.

54 Asked about the meaning of the “emergency conditions” verbiage in Section 5, Mr.
55 Caplivski stated the verbiage says that the CDD is not in a financial emergency.

56

57 **FOURTH ORDER OF BUSINESS**

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

58

59

60

61

62 Mr. Adams presented Resolution 2023-06.

63

64 **On MOTION by Mr. Percuoco and seconded by Mr. Lukas, with all in favor,
65 Resolution 2023-06, Hereby Accepting the Audited Financial Report for the
66 Fiscal Year Ended September 30, 2022, was adopted.**

67

68

69 **FIFTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year
2023/2024 Budget**

70

71

72 **A. Proof/Affidavit of Publication**

73 **B. Consideration of Resolution 2023-07, Relating to the Annual Appropriations and**
74 **Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending**
75 **September 30, 2024; Authorizing Budget Amendments; and Providing an Effective**
76 **Date**

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

80 Discussion ensued regarding outstanding items, the assessment increase in the General
81 Fund, the "Accounting services" and "Engineering" line items, a telemetry survey, depth of the
82 ponds, future flood prevention and requiring the District Engineer to provide best practices for
83 maintaining the stormwater system.

84

85 **On MOTION by Mr. Percuoco and seconded by Mr. Lukas, with all in favor, the**
86 **Public Hearing was opened.**

87

88

89 Resident Robert Perfetto asked about the CDD's stormwater system maintenance, the
90 pipes and the \$20,000 "Engineering" line item. He asked if the CDD is in compliance. Mr. Adams
91 stated the CDD is in compliance and is reviewing the system, which is currently 20 years old,
92 and setting a benchmark as to where it was originally during its design and how it compares
93 with the original design, whether there are deficiencies that need to be addressed and
94 inspected, etc. The performance of the system indicates that it is working as it was designed, as
95 there was no flooding in anyone's home during recent storm events.

96

97 **On MOTION by Mr. Percuoco and seconded by Mr. Lukas, with all in favor, the**
98 **Public Hearing was closed.**

99

100

101 **On MOTION by Mr. Wyant and seconded by Mr. Dardy, with all in favor,**
102 **Resolution 2023-07, Relating to the Annual Appropriations and Adopting the**
103 **Budget for the Fiscal Year Beginning October 1, 2023, and Ending September**
104 **30, 2024; Authorizing Budget Amendments; and Providing an Effective Date,**
105 **was adopted.**

106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141

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 and read the title.

Mr. Adams stated this Resolution is referred to as the assessment levying resolution and directs the District Manager to finalize and transmit the lien roll to the Tax Collector for placement of assessment on the property tax bill.

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

No members of the public spoke.

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

On MOTION by Mr. Percuoco and seconded by Mr. Wyant, 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.

142 SEVENTH ORDER OF BUSINESS

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

143
144
145

146 Mr. Adams presented the Coleman, Yovanovich & Koester, P.A., Proposal for District
147 Counsel General Legal Representation, which was previously executed by the Chair.

148 Mr. Dardy noted that the fee structure, although comparable to market rates, lists fees
149 for the primary attorney and the assistant and asked if both professionals must be
150 compensated in every instance when service is provided. Mr. Urbancic stated no, the
151 Assistant’s fee will only be charged when the Associate Attorney assists on a case or performs a
152 task in his stead.

153

154 **On MOTION by Mr. Percuoco and seconded by Mr. Lukas, with all in favor, the**
155 **Coleman, Yovanovich & Koester, P.A., Proposal for District Counsel General**
156 **Legal Representation, was ratified.**

157
158

159 EIGHTH ORDER OF BUSINESS

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

160
161
162
163

164 Mr. Percuoco recalled that, at the May meetings, the CDD Boards discussed the Golf
165 Club and asked for the lake maintenance contractor to spray the weeds and the riprap,
166 regardless of whether they were submerged. Mr. Willis obtained a quote of \$13,200 per year
167 for the spraying project and, at the present time, the Golf Club has chosen an option that will
168 involve the CDD, so there is no longer a need to consider or vote on this item.

169 This item was tabled.

170

171 NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of July 31, 2023

172
173

174 Mr. Adams presented the Unaudited Financial Statements as of July 31, 2023.

175 The financials were accepted.

176

177 TENTH ORDER OF BUSINESS

Approval of May 11, 2023 Regular Meeting Minutes

178
179
180
181

Mr. Willis presented the May 11, 2023 Regular Meeting Minutes.

182 **On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, the**
183 **May 11, 2023 Regular Meeting Minutes, as presented, were approved.**

184
185

186 ELEVENTH ORDER OF BUSINESS

Other Business

187
188

Mr. Adams provided an update regarding the bank filing for the refinancing. He stated that the paperwork will be finalized within the next few weeks and the Board can have the discussion regarding legal fees for the closing.

191
192
193
194
195
196

Mr. Dardy asked how to respond to complaints he receives about the Golf Course’s spraying killing vegetation and making the ponds an eyesore. Mr. Wyant stated the lake maintenance company is obligated to spray the weeds and not go above the control level or into the littoral areas; however, water levels in the lakes are currently at historic lows and this would not be occurring if there was normal rainfall and the lakes were at proper levels.

197 TWELFTH ORDER OF BUSINESS

Staff Reports

198
199

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

200
201
202

Mr. Urbancic thanked the Board for engaging his firm. He stated that, commencing in January 2024, Supervisors must attend four hours of ethics training; more information will be provided at the January meeting.

203 B. District Engineer:

204 There was no report.

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

- 206 • NEXT MEETING DATE: January 11, 2024 at 1:00 P.M.

207 ○ QUORUM CHECK

208

209 **THIRTEENTH ORDER OF BUSINESS** **Audience** **Comments/Supervisors'**
210 **Requests**

211
212 In response to a resident’s question regarding the CDD’s plan for the ponds, Mr. Adams
213 stated a proposal will be presented at the next meeting for below ground/below water
214 inspections to be performed by MRI and then a report of MRI’s findings will be presented at the
215 May 2024 meeting.

216 Mr. Adams responded to questions regarding the ethics training requirement, ethics
217 classes offered by law firms and Florida Statutes.

218

219 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

220

221

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

224

225

226

227

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

228
229
230
231
232
233

Secretary/Assistant Secretary

Chair/Vice Chair

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
January 11, 2024	Regular Meeting	1:00 PM
May 9, 2024	Regular Meeting	1:00 PM
July 11, 2024	Regular Meeting	1:00 PM
September 12, 2024	Public Hearing & Regular Meeting	1:00 PM