

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

The Board of Supervisors of the Parklands Lee Community Development District held a Public Hearing and Regular Meeting on September 12, 2024, 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
Thomas Clemens	Assistant Secretary
Dwayne Radel (via telephone)	Assistant Secretary
Russell T. Rupp (via telephone)	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Meagan Magaldi (via telephone)	Coleman, Yovanovich & Koester, P.A.
Mark Zordan (via telephone)	District Engineer
Andy Nott	Superior Waterways (Superior)
Ben Steets (via telephone)	Grau & Associates

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The meeting was called to order at 1:58 p.m. Supervisors Erickson, Schwartz and Clemens were present. Supervisors Rupp and Radel 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, 2023, Prepared by Grau & Associates

Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2024-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

On MOTION by Mr. Schwartz and seconded by Mr. Rupp, with all in favor, Resolution 2024-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Willis presented Resolution 2024-05 and read the title. He reviewed the proposed Fiscal Year 2025 budget, noting that overall expenditures decreased slightly compared to Fiscal Year 2024.

Mr. Adams stated most of the \$20,000 “Engineering” line item is budgeted for stormwater system inspections and pipe cleanings that will be performed by MRI in Fiscal Year 2025, after which structural inspections can proceed.

Discussion ensued regarding the previous decision to approve the cleaning in a not-to-exceed amount of \$35,000 and issues with MRI’s reporting due to the ID numbers in MRI’s original Report.

Mr. Adams stated that Mr. Willis is working to cross-reference MRI’s Report with the GIS mapping; he expects the Report to be complete tomorrow. When complete, it will match up with the GIS ID numbers. MRI completed a portion of the cleaning.

It was noted that this is the first year during which the bonds can be refinanced; while interest rates are not currently favorable, the Board can act on this at any time.

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

No members of the public or affected property owners spoke.

The Public Hearing was closed.

On MOTION by Mr. Clemens and seconded by Mr. Erickson, with all in favor, Resolution 2024-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Willis presented Resolution 2024-06 and read the title.

On MOTION by Mr. Clemens and seconded by Mr. Erickson, with all in favor, Resolution 2024-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Ratification of MRI Inspection LLC Proposal Estimate #4897 [Cleaning – 30% and up \$32,800]

Mr. Willis presented MRI Inspection LLC Proposal Estimate #4897 for cleaning pipes with 30% blockage and up. While the original approval was to clean pipes with 40% blockage for \$30,000, the decision was made to clean pipes with 30% or more blockage in the amount of \$32,800.

The original request to re-do the structure numbers was discussed.

Mr. Willis stated that he will cross-reference MRI's field map with the CDD's GIS map and email it to the Board today or tomorrow.

With regard to deliverables, Mr. Adams stated that a Report will be provided when the work is complete, as stipulated in the proposal.

On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor, MRI Inspection LLC Proposal Estimate #4897 for cleaning pipes with 30% or more blockage, and approving increasing the amount from \$30,000 to \$32,800, was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting] Acceptance of Unaudited Financial Statements as of July 31, 2024

Mr. Willis and Mr. Adams presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. The Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals, was presented.

On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2024

Mr. Willis presented the Unaudited Financial Statements as of July 31, 2024.

It was noted that assessments levied are 101% collected.

A Board Member asked about the \$14,768 actuals in "Interest and miscellaneous". Mr. Adams will research it.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of May 9, 2024 Regular Meeting Minutes

Mr. Erickson asked for comments from the Parklands West CDD May 9, 2024 Regular Meeting Minutes to be added to the Parklands Lee CDD May 9, 2024 Regular Meeting Minutes so that Mr. Radel's comments at that meeting are reflected.

Mr. Willis will ask for that portion of the Parklands West CDD minutes be included in the May 9, 2024 Regular Meeting Minutes.

Discussion ensued regarding the need to clarify that adjacent property owners in Paloma are responsible for maintaining their properties to the water line.

On MOTION by Mr. Clemens and seconded by Mr. Radel, with all in favor, the May 9, 2024 Regular Meeting Minutes, amended as discussed, were approved.

TENTH ORDER OF BUSINESS

Other Business

There was no other business.

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

Ms. Magaldi reminded the Board Members to complete the required four hours of ethics training by December 31, 2024. Completion of the requirement will be noted when filing Form 1 in 2025. She discussed a new law that requires the vendor for any contract the CDD

enters into or extends to provide an affidavit stating that they do not engage in human trafficking.

B. District Engineer: Johnson Engineering, Inc.

Mr. Mark Zordan, the new Johnson Engineering, Inc. representative, introduced himself.

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

- **NEXT MEETING DATE: January 9, 2025 at 1:15 PM, or immediately following the adjournment of the Parklands West CDD meeting scheduled to commence at 1:00 PM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the January 9, 2025 meeting.

Mr. Willis stated that he will email the Memorandum related to the ethics training courses to the Board Members.

TWELFTH ORDER OF BUSINESS

**Audience
Requests**

**Comments/Supervisors’
Requests**

Mr. Nott stated the water has risen above the riprap and asked for guidance related to the spraying desired on the weeds in the riprap areas.

Mr. Radel thinks it is important to note that, while adjacent property owners have a responsibility to maintain vegetation on the lake bank, they must do so in compliance with all the rules and ordinances of the Water Control District. Property owners must abide by restrictions and controls; they are not free to do anything they want.

Mr. Nott was directed to spray all submerged weeds with roots in the water.

Mr. Nott inquired if littoral plantings are needed.

A Board Member noted that Mr. Bob Volpe installed plantings above the control level and suggested working with him in an attempt to target those areas and get irrigation.

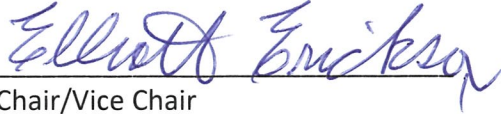
THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Clemens and seconded by Mr. Schwartz, with all in favor, the meeting adjourned at 2:38 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair