

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

The Board of Supervisors of the Parklands West Community Development District held a Regular Meeting on July 8, 2021, at 1:00 p.m. at The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135.

Present were:

Frank Percuoco
Robert Wyant
William Dardy
David Levin
James Lukas

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Shane Willis
Dave Underhill
Mark Neneman
Racquel McIntosh

District Manager
Operations Manager
District Engineer
The Club
Grau & Associates

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m. All Supervisors were present, in person.

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,
2020, Prepared by Grau & Associates**

Ms. McIntosh presented the Audited Financial Report for the Fiscal Year Ended September 30, 2020. There were no findings, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit. She noted the following:

- The Unassigned Fund Balance in the General Fund was \$64,000; these funds were available for spending at the Board’s discretion.
- Fund balance decreased in the General Fund by \$14,065 and in the Debt Service Fund by \$8,715 because the CDD’s expenditures exceeded its revenues; fund balance was utilized to cover the difference.
- The CDD’s financial position did not change significantly.

Mr. Percuoco questioned whether the fund balance amount was adequate, given the excess expenditures noted. Mr. Adams stated the CDD’s unassigned funds were substantial, compared to the generally accepted minimum unassigned fund balance or working capital is 25% of the annual budget. The CDD has \$64,000 against an annual budget of about \$143,000. An assessment increase may be considered in the future to increase working capital to replenish surplus fund balance. Mr. Adams believed the Board is very responsible with the CDD’s funds.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020

Mr. Adams presented Resolution 2021-05.

On MOTION by Mr. Percuoco and seconded by Mr. Lukas, with all in favor, Resolution 2021-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020, was adopted.

FIFTH ORDER OF BUSINESS

Update: Golf Course Renovation Planning/Activities Affecting CDD Stormwater System

Mr. Neneman provided an update regarding construction as follows:

- Tropical Storm Elsa brought over 3” of rain and caused some washouts.
- Work was slightly delayed as crews were attending to flooding in Port Charlotte.
- Slight delays were possible as sod delivery issues were expected due to flooding.
- Water levels increased by 1’ in the last few weeks but were still within control levels.

A Board Member expressed his opinion that the grass on #2 Ibis was growing slowly, compared to other fairways that were grassed later, and wondered if it was due to construction traffic. Mr. Neneman noted that it was one of the last planted; #5, #6 and #7 Ibis were planted first. For the next several months, the greens would be mowed at variable heights to promote growth. Discussion ensued regarding planting and maintenance of sod on fairways.

Mr. Percuoco expressed concern about lake bank erosion in areas that were modified, including on #9 Ibis. He was unable to download information regarding planned replacement landscaping and he believed the CDD should have complete plans for Parklands Lee CDD (PLCDD) and Parklands West CDD (PWCDD). Mr. Underhill stated he would email the pre-mitigation plan to the Board and Staff.

Discussion ensued regarding the plan, trees to be installed and lake bank erosion. Mr. Percuoco stated he observed lake bank erosion in areas that were already addressed and noted that the CDD pays The Club \$30,000 annually to maintain the lake banks. A speaker stated he would like to discuss that because was not working well; SOLitude was not observed treating the lakes recently due to construction and service to treat torpedo grass and ongoing issues was needed.

Mr. Percuoco stated that he and Mr. Erickson attended a CDD meeting in another community south of PWCDD. Discussion ensued regarding lake bank erosion and elevations in PWCDD and surrounding communities. Mr. Underhill discussed the lake engineering study, construction issues, water levels, the possibility of regeneration wells and littoral and high-water plantings. Discussion ensued regarding plantings and the need to provide irrigation for littorals and high-water plantings during dry season. A Board Member suggested an irrigation study to determine where overspray is reaching in order to do targeted plantings. A Board Member recalled that the South Florida Water Management District (SFWMD) advised that it would take three to seven years, five years on average, for the banks to stabilize. Discussion

ensued regarding grading issues, lake bank erosion on the golf course and the homeowner side and possible erosion remedies including riprap, stabilization through sod and plantings and other methods including honeycomb materials, reinforcing mats and mulch. A speaker stated that he could get a per square footage price for a recent lake bank repair. Discussion ensued regarding whether the repairs are the responsibility of the homeowner. A Board Member stated that most HOAs assigned lake bank repair responsibility to the property owner but others may not have; it was a complicated issue due to financing questions and there have been no recent complaints. Discussion ensued regarding methods utilized to address exposed pipes with landscape stone, plantings planned in July or August and installation of a bubbler on #6 Ibis.

Mr. Underhill reviewed the stormwater management system as follows:

- The control elevation is 13.5' but the City required changing the plans to the new datum, which lowered the control elevation by approximately 1.2', reducing the control elevation to 12'3".
- The low point in the roads is 14.3' so the roads are 2' to 3' above control.
- The minimum floor elevation is 16', which is almost 4' above control. Depending on the location on the street and the proximity to inlets, homes will be slightly lower or higher.
- The numbers are based on designs and forms from SFWMD. Lee County typically requires roads at the five-year one-day storm level, perimeter berm at the 25-year three-day storm level and houses above the 100-year zero discharge storm level. Theoretical design tools are used to set elevations.
- The interconnected lakes are connected with pipes that allow water to flow back and forth between lakes. Generally, there is a difference of approximately 1" between lakes. Outfalls located in the northwest portion of PWCCD discharge into the ditch along Bonita Beach Road and to the Imperial River.

Mr. Underhill displayed a picture of the approximately 5" tall by 50" weir that mixes flow with groundwater until control elevation is achieved. From a modeling and stormwater management standpoint, there is no reason for lakes to be connected below control elevation other than aesthetics; pipes could be above control elevation with only a negligible effect on

modeling. He displayed the map showing water routes and paths to Lake 13, which runs parallel to Bonita Beach Road. Lakes along the western boundary flow to the north and turnover of water occurs in the problematic lake when water rises above control elevation and flows through it. The aerator and lake management measures would address the aesthetics of the lake. While shallow areas are aesthetically problematic, they do not present a stormwater management issue.

Discussion ensued regarding water flow following Hurricane Irma, monitoring water flow, impacts of additional development in the area and ongoing stormwater management by the City and County. Mr. Underhill discussed future work planned by the City and noted that the ongoing SFWMD study and resulting construction by municipalities should address all issues.

Discussion ensued regarding water management, water table effect on water levels, CDD ponds and outflows and the separate PLCDD and PWCDD West water management systems. Mr. Percuoco asked if the CDD would need to stabilize the banks where they were modified to prevent ongoing erosion. Mark stated erosion would be addressed closer to the end of the project. Discussion ensued regarding water management, observations during Hurricane Irma and control levels during rain events during a 25-year storm, such as Irma, and the performance of the stormwater management system according to its design.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2021

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2021. The financials were accepted.

SEVENTH ORDER OF BUSINESS

Approval of May 13, 2021 Regular Meeting Minutes

Mr. Adams presented the May 13, 2021 Regular Meeting Minutes.

On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, the May 13, 2021 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Donald A. Pickworth, Esq.*

There was no report.

B. District Engineer: *Banks Engineering, Inc.*

There was no report.

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

- **NEXT MEETING DATE: September 9, 2021 at 1:00 P.M.**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the September 9, 2021 meeting.

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

There were no audience comments or Supervisors' requests.

ELEVENTH ORDER OF BUSINESS

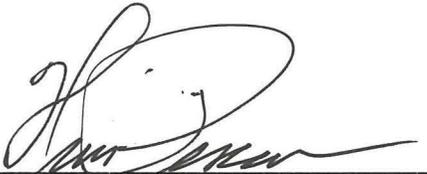
Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Lukas and seconded by Mr. Percuoco, with all in favor, the meeting adjourned at 1:50 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair