

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

The Board of Supervisors of the Parklands West Community Development District held a Public Hearing and Regular Meeting on September 9, 2021, 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
David Levin	Assistant Secretary
James Lukas	Assistant Secretary

Also present were:

Chuck Adams (via telephone)	District Manager
Shane Willis	Operations Manager
Dave Underhill (via telephone)	District Engineer
Mark Neneman	The Club
Elliott Erickson	Parklands Lee CDD Board Member
William Heavner	Resident
Robert Perfetto	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

Resident Bill Heavner presented photographs and asked about the location of the pipe that connects the wet retention pond behind his street to a larger lake and to Bonita Beach Road. He asked for aerator installation in a lake on the south end and voiced his concern

regarding flooding and debris and sediment in the lakes. He hoped that the Board would consider budgeting to research the depth of some of the ponds and have them excavated.

Mr. Underhill stated a pipe runs under the land bridge, which he presumed was constructed where it is shown in the CDD plans. As part of the close out process for the golf course, Staff would receive as-built drawings that show the exact location of the pipe.

Discussion ensued regarding the pipes, lake levels, drainage and flooding concerns. Mr. Percuoco stated he recently received a copy of the drawings and he would check the location of the pipe and email a copy to Mr. Heavner. As to an area map, Mr. Percuoco stated the map would be updated to include the exact location of the pipe and posted on the CDD website.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2021/2022

A. Proof/Affidavit of Publication

The proof of publication was included for informational purposes.

B. Consideration of Resolution 2021-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Willis presented the Fiscal Year 2022 proposed budget.

Mr. Percuoco pointed out that the \$25,000 “Lake Banks (mowing)” line item, under Water Management Contractual Services on Page 3, should be \$30,000.

Mr. Adams stated Staff would make an adjustment and reduce the surplus fund balance by \$5,000 to keep assessments flat.

On MOTION by Mr. Percuoco and seconded by Mr. Levin, with all in favor, Resolution 2021-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-07, Making a Determination of Benefit, and Imposing Special Assessments for Fiscal Year 2021/2022; 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 2021-07 and read the title.

On MOTION by Mr. Percuoco and seconded by Mr. Levin, with all in favor, Resolution 2021-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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.

FIFTH ORDER OF BUSINESS

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

Mr. Adams suggested calling the Parklands Lee CDD (PLCDD) meeting to order so that Mr. Underhill could provide one update for both CDDs. Mr. Elliott Erickson, a PLCDD Board Member, stated the PLCDD did not have quorum. Mr. Adams stated Staff would proceed with the update, and the new PLCDD meeting date would be posted on the PLCDD website.

Mr. Underhill suggested that Mr. Neneman provide the update as he could give a more detailed presentation.

Mr. Neneman reported the following:

- The Osprey construction was completed and 50% to 60% of the construction equipment has been moved off site. The excess rocks were removed.
- One more green needs to be signed off on, on Egret, with four more to construct. Construction on the project should be completed by the end of September.
- The lake counts were emailed to Mr. Underhill; 3.5 acres of extra lake was acquired.

➤ Construction crews would continue equipment removal, commence correcting areas that require finishing and complete the project by the end of October.

Mr. Neneman, Mr. Underhill and Mr. Adams responded to questions regarding lake bank erosion and maintenance, littoral plantings, repair and replacement of vegetation in areas damaged by construction vehicles, driving range opening date, inspection, certification and permitting of the golf course project.

Asked to describe the close-out process and how the CDD would progress going forward, Mr. Underhill outlined the following steps:

- Mr. Neneman and his crew and Ryan Golf would declare the project completed.
- The District Engineering would perform an inspection and inform the City and the South Florida Water Management District (SFWMD) that the project was inspected and completed.
- The two agencies would likely perform inspections then issue a letter stating that they agree that the work was completed and signed off on and then the permits would be closed.
- The District Engineer would inform the Board that the project has been closed out.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2021

Mr. Willis presented the Unaudited Financial Statements as of July 31, 2021.

▪ **Dismissal of the Parklands Lee CDD Board**

This item was an addition to the agenda

Mr. Adams dismissed the PLCDD Board Members who were in attendance and stated the Parklands Lee meeting would be held on Monday, September 13, 2021 at 1:00 p.m.

The financials were accepted.

SEVENTH ORDER OF BUSINESS

Approval of July 8, 2021 Regular Meeting Minutes

Mr. Willis presented the July 8, 2021 Regular Meeting Minutes.

On MOTION by Mr. Lucas and seconded by Mr. Levin, with all in favor, the July 8, 2021 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

There was no other business.

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: January 13, 2022 at 1:00 P.M.**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the January 13, 2022 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. Percuoco and seconded by Mr. Lukas, with all in favor, the meeting adjourned at 1:48 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair