

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

The Board of Supervisors of the Parklands West Community Development District held a Regular Meeting on January 13, 2022 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-General Manager
Elliott Erickson	Parklands Lee CDD Board Member
William Heavner	Resident
Jack Lewis	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:01 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments

Resident Bill Heavner reiterated a prior request for installation of a nano-bubbler system in the lake behind his residence at Osprey 8. Mr. Percuoco asked to table this item until later in the meeting.

Mr. Heavner asked if the as-built certification drawings were presented and approved and if the location of the connection pipe between the two ponds was determined. Mr. Percuoco stated it is located in front of the T-box.

Resident Jack Lewis presented a package of information and photographs explaining his “Concerns for the CDD at the South End of the Retention Pond Adjacent to Osprey 7”, and the areas of concern.

Discussion ensued regarding dredging, engaging SOLitude to clean up areas during the dry season and stabilizing the banks closer to the residences to prevent further erosion. Mr. Underhill would inspect the areas and provide Mr. Adams with his suggestions.

Regarding the SOLitude information sent to Mr. Adams about using remote control equipment to dredge the lakes, which might cause less damage to the area, Mr. Adams recommended installing geotubes, as it would be less costly. He would ask the contractor to determine the best course of action and confer with Mr. Underhill before presenting it to the City.

Mr. Levin recalled that the CDD previously engaged a firm to do a cross section of the ponds to determine the actual depths versus the as-built drawings. Mr. Underhill stated those documents would be helpful if they can be located; otherwise, cross sections could be obtained for a few targeted areas. He questioned if the main issue is irrigation intake. Regarding the timeline, it was noted that the information will not be available for another 30 days.

Mr. Lewis’ submittal is attached as an exhibit.

THIRD ORDER OF BUSINESS

Update: Wastewater and Stormwater Needs Analysis Requirements

This item was discussed during the Fourth Order of Business.

FOURTH ORDER OF BUSINESS

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

Mr. Underhill reported the following:

- The Golf Course Renovation Project is nearly completed.

- In December, the as-built drawings based on the as-built lake surveys were submitted to the City, along with the Certification of the project.
- At the City's request, he is collecting information to submit a permit revision to the City to submit the as-builts to facilitate the City's inspection. This is necessary because there were substantial deviations from the approved plans. There were not as many modifications to the lakes as originally permitted because they did not fill or excavate as much as originally envisioned.
- There is more net lake area than expected but there is no significant impact to the stormwater system.
- The Certifications accepted by the regulatory agencies are expected within the next 30 to 45 days. Once this is resolved, the CDD can revisit the property exchange; work is underway on the legal descriptions for the lake and golf parcels whereby the CDD will own all the completed lakes.

Mr. Percuoco asked if having more storage capacity would have any negative impacts on the stormwater needs, littoral life, overflow and weir. Mr. Underhill replied no, based on the work that was done, as the stormwater system has not changed since all the connecting pipes were installed and the lake volume was maintained and increased from the golf course remodel.

Schematics of the aerators prior to the renovation were distributed. Regarding whether SOLitude was contacted to repair the broken systems, Mr. Elliott Erickson, a PLCDD Board Member, discussed the steps taken since July 2021 to restore the aeration systems, which involved identifying all the equipment. Mr. Erickson stated that, in December 2021, Mr. Neneman took a more active role in the aeration restoration project and provided information indicating that two compressors were not functioning and 16 of the 59 diffusers were out. The contractor repaired the two compressors and two of the diffusers between yesterday and today.

Discussion ensued regarding the quantity of non-functioning equipment in the CDD, having Mr. Neneman provide a progress report on approving a proposal for certain projects and having SOLitude modify other proposals. The current condition of the lakes and coding proposals to the correct entity were discussed.

Mr. Percuoco asked about the littoral plantings on the lake banks. Mr. Underhill stated the work was completed and the certification was sent to the City. Regarding the aesthetics, the opinion was that it does not look good. Mr. Underhill stated that the littorals were planted per the permit, about 9,600, and are based on percentages.

Discussion ensued about an engineer engaged by the Master Association nine years ago determining that the lakes were perforated due to construction. Involving other people with a better understanding of littorals was suggested.

The Board Members were invited to a January 16th meeting at Hunter’s Ridge sponsored by City Council Member Fred Forbes to discuss new legislation affecting the communities and associations.

▪ **General Fund Budget Amendment for Fiscal Year 2021**

This item is an addition to the agenda

Mr. Adams distributed and presented the General Fund Budget Amendment for Fiscal Year 2021. The Amendment was prepared to bolster certain line items to ensure there are no budget line-item overages that could cause a finding in the annual audit. If there are no overages, the funds will default back to the surplus fund balance.

On MOTION by Mr. Percuoco and seconded by Mr. Dardy, with all in favor, the Amended General Fund Budget for Fiscal Year 2021, was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2021

Mr. Willis presented the Unaudited Financial Statements as of November 30, 2021. The financials were accepted.

SIXTH ORDER OF BUSINESS

Approval of September 9, 2021 Public Hearing and Regular Meeting Minutes

Mr. Willis presented the September 9, 2021 Regular Meeting Minutes.

On MOTION by Mr. Percuoco and seconded by Mr. Dardy, with all in favor, the September 9, 2021 Public Hearing and Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Other Business

There was no other business.

EIGHTH 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: May 12, 2022 at 1:00 P.M.**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the May 12, 2022 meeting.

NINTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

There were no audience comments or Supervisors' requests.

TENTH 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~~

EXHIBIT

HANDOUT FROM RESIDENT JACK LEWIS

Concerns for the CDD at the South End of the Retention Pond Adjacent to Osprey 7

Area erodes badly.

Lawn sprinkler filters clog up quickly due to pond sediment contamination from shallow depth during low rainfall season.

New community sprinkler pump installed last year. Pump intake location was moved due to shallow water level during low rainfall season. Main sprinkler filters clogged up rapidly.

Rumor is there was a pool washout near the south end of the pond more than 5 years ago that exacerbated the erosion and shallow depth problem.

Bank view is just plain ugly from both the houses and the golf tees.

North end of pond looks great after the golf course renovation.

South end needs attention, as it continues to get worse from erosion.

Summary:

1. Erosion shallows the pond, resulting in:
 - a. Less water volume for collection and irrigation.
 - b. High maintenance manhours / costs for cleaning filters.
 - c. Clogs the sprinklers heads.
2. Looks really ugly.

Jack Lewis
28632 San Galgano Way



AN



VILLA D'ESTE

VILLA TUSCANY

RAVISTA

AVIETO

SIENA

BELLEZZA

AVALLONE

CARAVELLO

NOVELA

BELLA VITA

THE ENCLAVE

RENAISSANCE CENTER CLUB

TENNIS CENTER

AQUA RANGE

CLUBHOUSE

PALOMA

REC AREA

CASINO TERRACE

MADRID AVENUE

TALOTTA

RAYBOLD LANE

WEST OAK LANE

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GIUSTINO WAY

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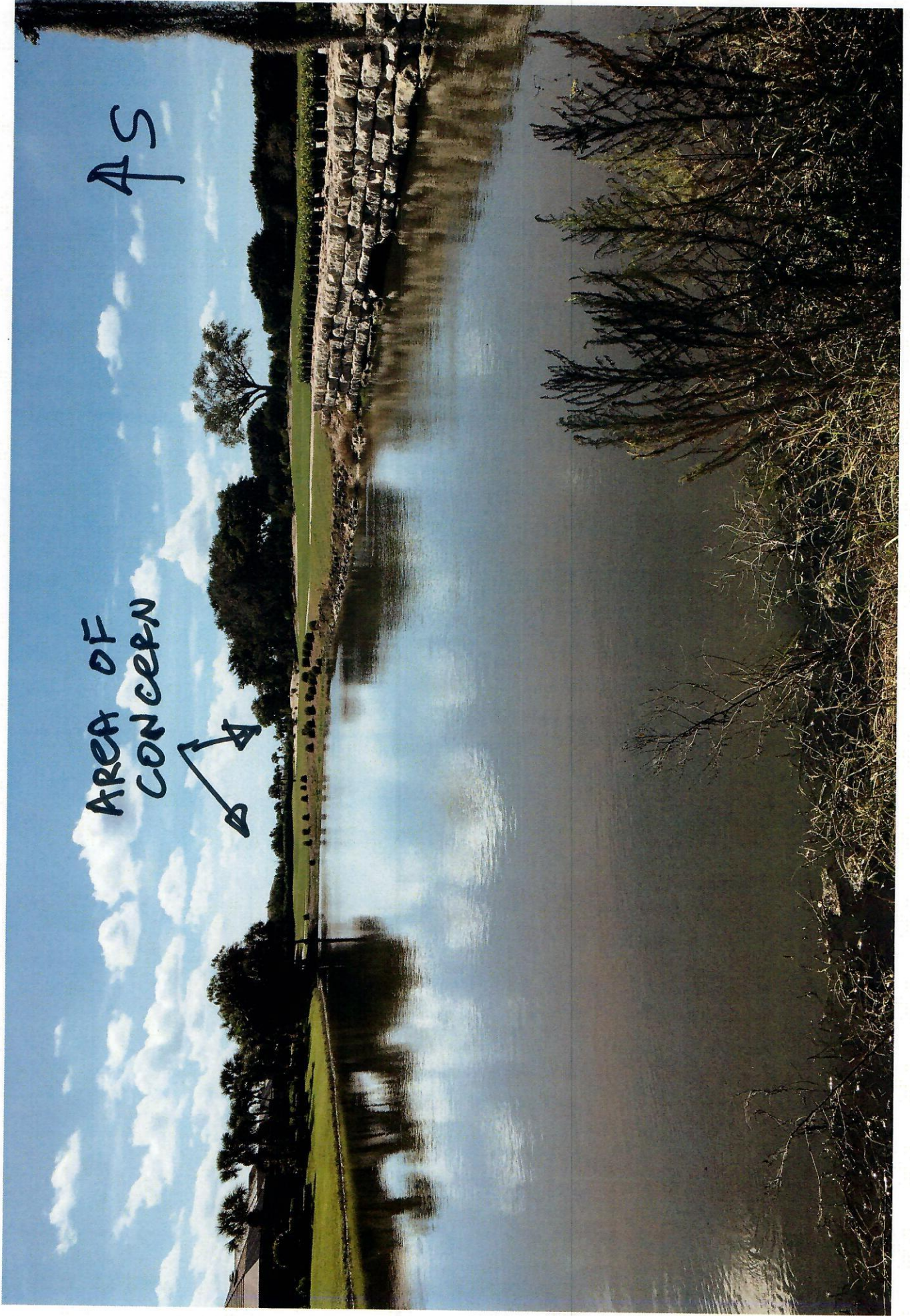
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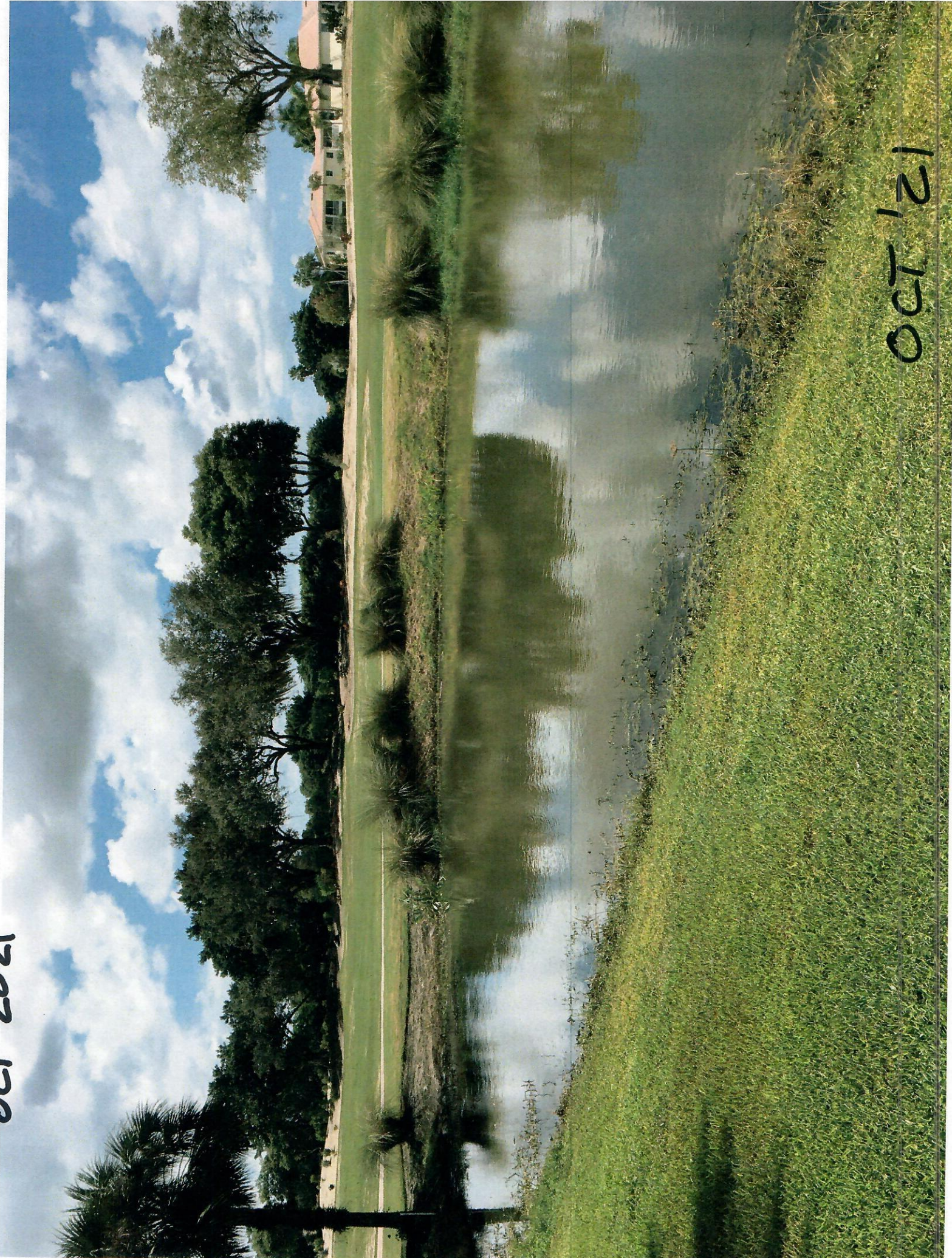
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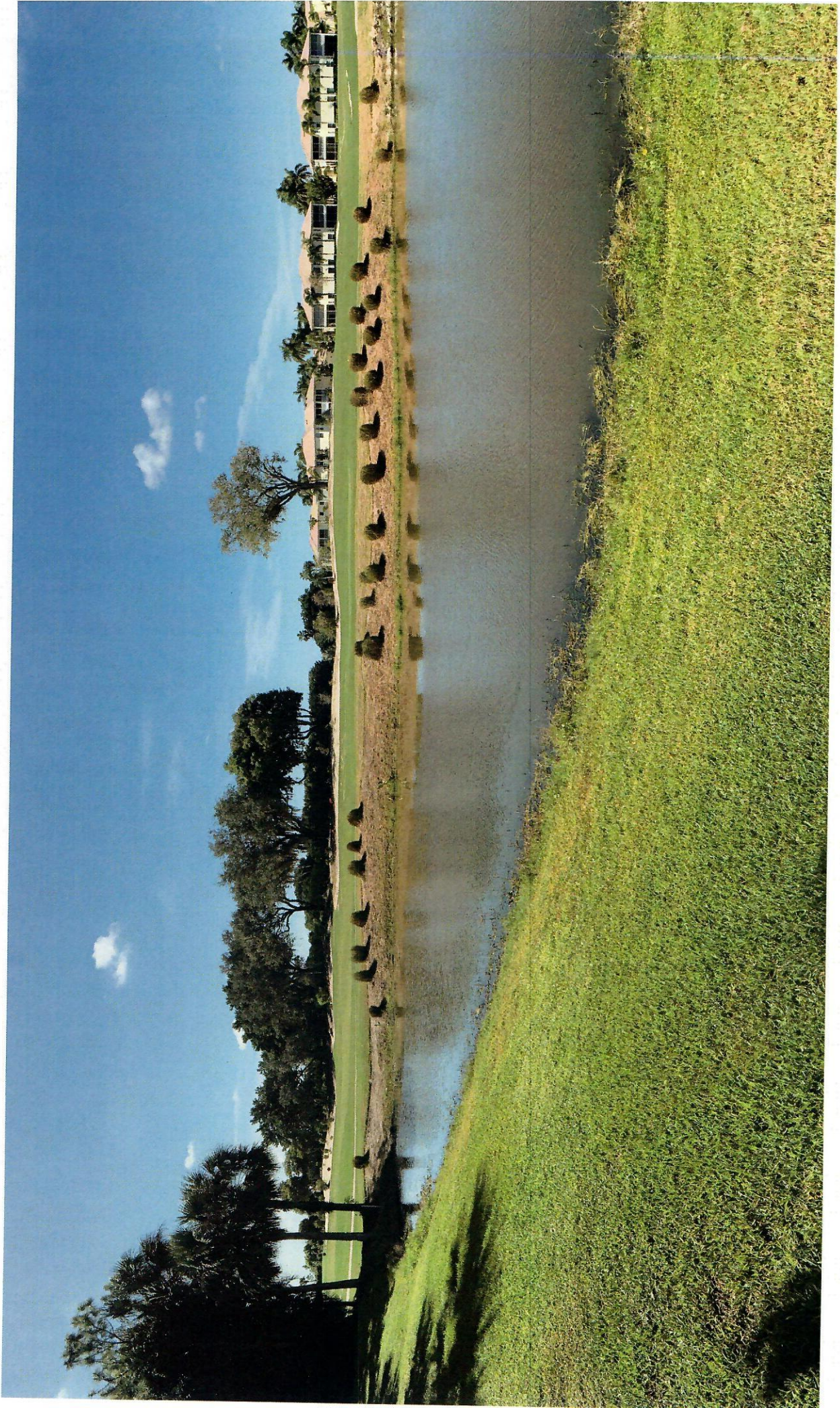
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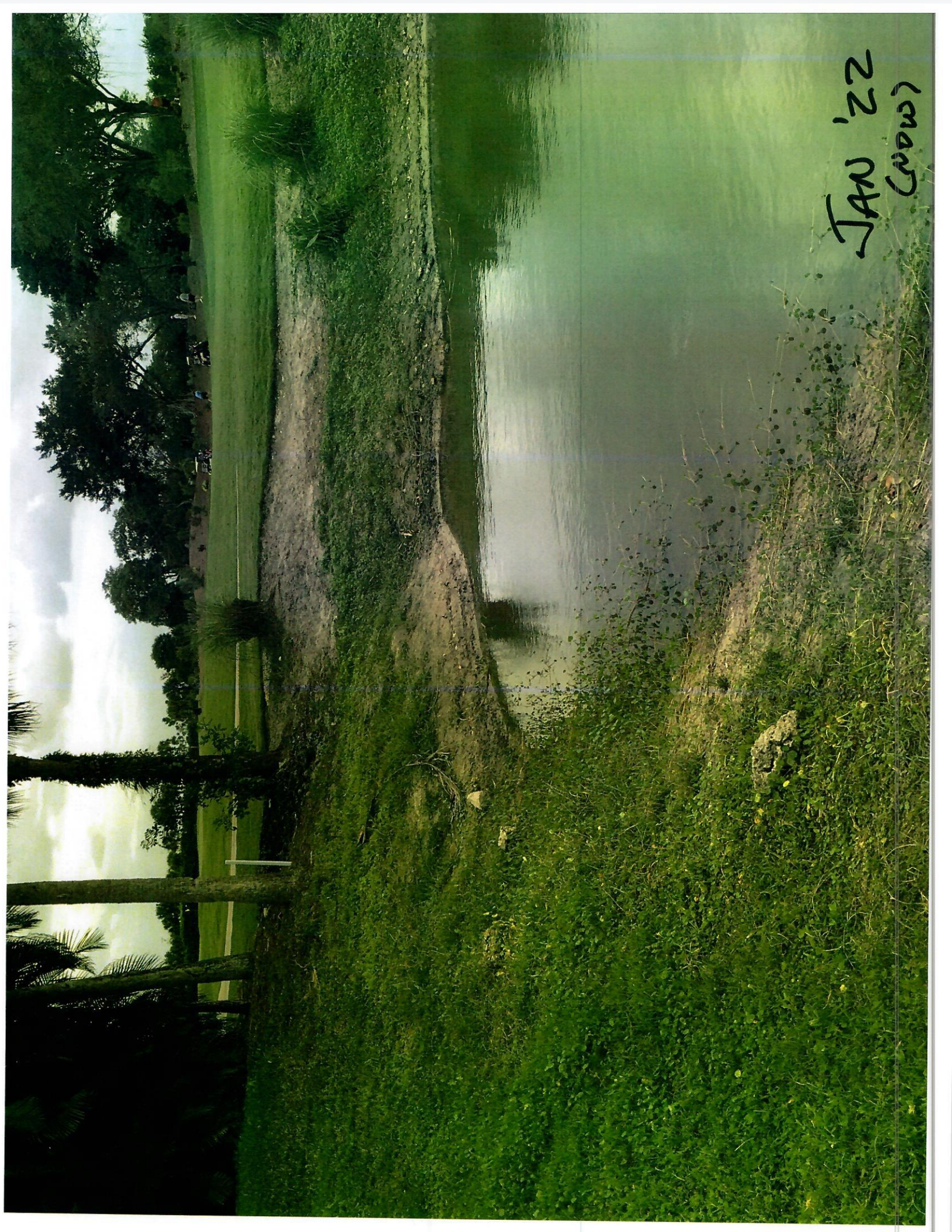
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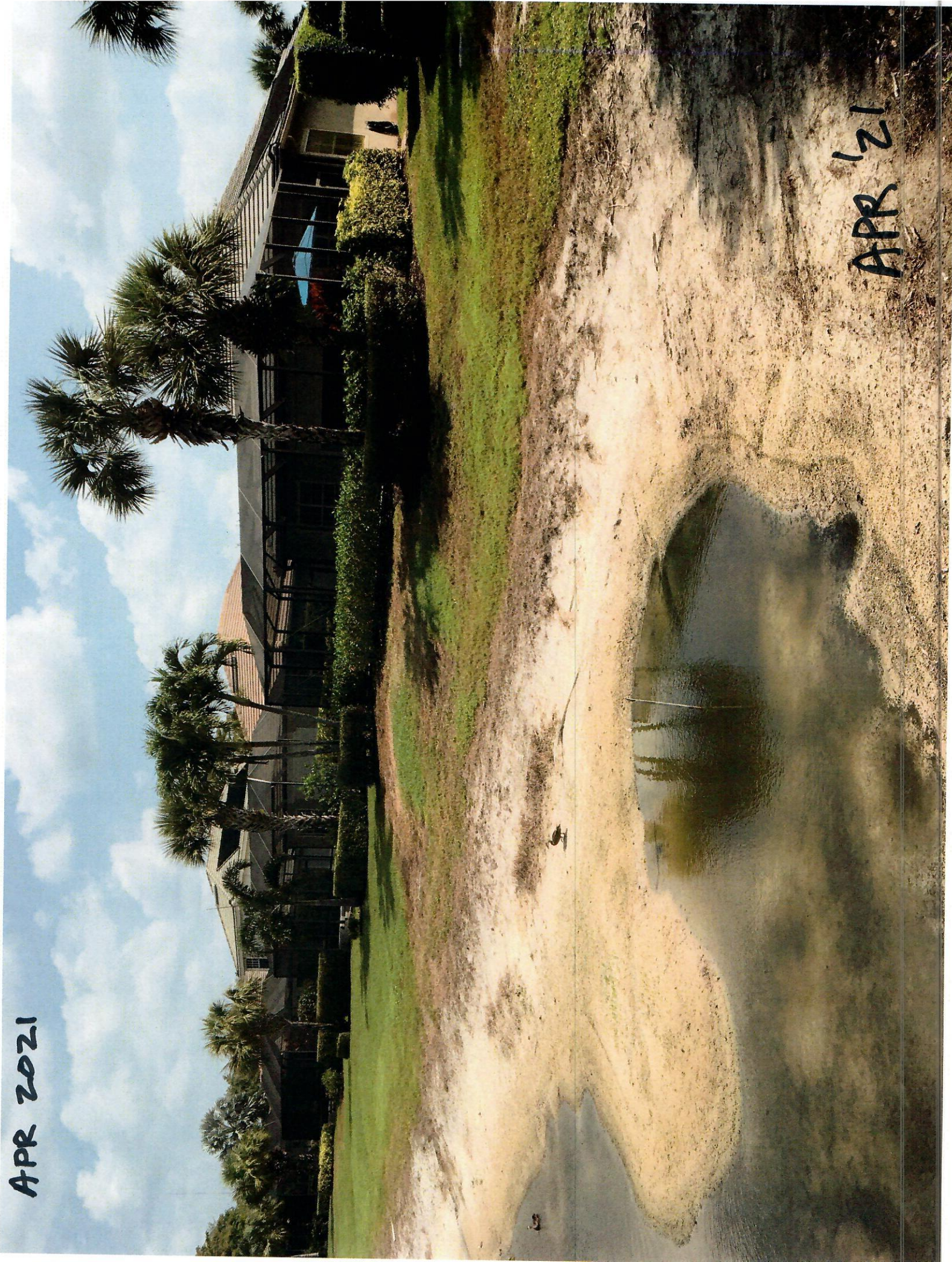


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