

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

The Board of Supervisors of the Parklands West Community Development District held a Regular Meeting on January 11, 2024 at 1: 15 p.m., or immediately thereafter 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	Assistant Secretary
Russell T. Rupp	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Megan Magaldi (via telephone)	District Counsel
Brent Burford (via telephone)	District Engineer
Andy Nott	Superior Waterways

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The meeting was called to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

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

Mr. Willis presented Resolution 2024-01 and read the title. Seats 1, 3 and 4, currently held by Mr. Schwartz, Mr. Clemens and Mr. Radel, respectively are up for election at the November 2024 General Election.

Mr. Adams stated the candidate qualifying period is from noon on June 10, 2024 through noon on June 14, 2024.

On MOTION by Mr. Erickson and seconded by Mr. Radel, with all in favor, 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, was adopted.

Mr. Willis presented the Superior Waterways aerator proposal for diffusers, in the amount of \$6,638.40.

Mr. Nott stated the diffusers have a five-year warranty and the diffusers will be replaced as needed.

On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor, the Superior Aerator proposal to replace diffusers, in the amount of \$6,638.40, was approved.

FOURTH ORDER OF BUSINESS

Discussion: Maintenance of Tract West of Main Entry Adjacent to Bonita Beach Road

Referencing a maintenance and easement agreement and an area map, Mr. Adams stated the tract west of the main entry is inundated with Brazilian pepper plants, which is a code violation. Staff was contacted by the City and advised the City that the CDDs are working through the facts and reviewing maintenance agreements, identifying the tract and, once that

has occurred, Staff will discuss the matter with the stakeholders to formulate a plan and how to split the costs.

Discussion ensued regarding the scope of work, project costs, cost-sharing with Parklands West CDD, sharing costs with residents in Sorrento, the exotic vegetation, Ronto, the Master Association and the golf course.

Mr. Adams stated Staff will review the various maintenance agreements and keep this item in progress.

FIFTH ORDER OF BUSINESS

Consideration of Pesky Varmints, LLC Estimate 1947 for Cane Toad Tadpole Removal

Mr. Willis presented Pesky Varmints, LLC Estimate 1947 for Cane Toad Tadpole Removal, in the amount of \$1,800.

A Board Member voiced his observation that the Brazilian pepper plants will be an ongoing item like the cane toads, as they are both invasive species.

On MOTION by Mr. Radel and seconded by Mr. Clemens, with all in favor, Pesky Varmints, LLC Estimate 1947 for Cane Toad Tadpole Removal, in the amount of \$1,800, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2023

Mr. Willis presented the Unaudited Financial Statements as of November 30, 2023. The financials were accepted.

SEVENTH ORDER OF BUSINESS

Approval of September 14, 2023 Public Hearings and Regular Meeting Minutes

Mr. Willis presented the September 14, 2023 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Schwartz and seconded by Mr. Clemens, with all in favor, the September 14, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

Asked if Staff was able to resolve the Sorrento pipe issue, Mr. Willis replied affirmatively.

Mr. Willis stated that MRI recently completed the pipe inspections and is working on the report. He will email the report to the Board as soon as he receives it. He asked if there were any surprises and MRI replied no.

Discussion ensued regarding quorum checks.

NINTH ORDER OF BUSINESS

Staff Reports

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

- **Ethics Training Requirement**

Ms. Magaldi reported the following:

- Board Members must undergo four hours of ethics training, including one hour on the Sunshine Law, one hour on public records and two hours on general ethics. Free online course options are listed on the Commissions website.

- A new legislative session started on January 9th and a few bills might affect CDDs.

- Form 1 will be filed electronically.

Asked if there is an email with instructions, Mr. Adams stated he will send an email to the Board with a link.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **NEXT MEETING DATE: May 9, 2024 at 1:15 P.M. or immediately following the adjournment of the Parklands West CDD meeting scheduled to commence at 1:00 P.M.**

○ **QUORUM CHECK**

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

There were no audience comments or Supervisor requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Clemens and seconded by Mr. Radel, with all in favor, the meeting adjourned at 2:24 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair