

PARKLANDS LEE

COMMUNITY DEVELOPMENT DISTRICT

May 9, 2024

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Parklands Lee Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-Free: (877) 276-0889

May 2, 2024

Board of Supervisors
Parklands Lee Community Development District

<u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Parklands Lee Community Development District will hold a Regular Meeting on May 9, 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. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion: Paloma "Sweetscent" Proposal
4. Consideration of MRI Inspection, LLC Inspection Report and Estimate #4564 [Cleaning Storm Water System per 2024 Inspection]
5. Discussion/Consideration of Superior Waterway Services, Inc. Service Agreement – Lake Bank Spraying
6. Consideration of Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
7. Consideration of Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of March 31, 2024
9. Approval of January 11, 2024 Regular Meeting Minutes

10. Other Business

11. Staff Reports

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

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

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

- 565 Registered Voters in District as of April 15, 2024
- NEXT MEETING DATE: July 11, 2024 at 1:15 PM, *or immediately following the adjournment of the Parklands West CDD meeting scheduled to commence at 1:00 PM*

○ QUORUM CHECK

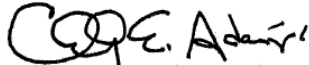
SEAT 1	ROBERT SCHWARTZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ELLIOTT ERICKSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	THOMAS CLEMENS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DWAYNE RADEL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	RUSSELL T. RUPP	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Audience Comments/Supervisors' Requests

13. Adjournment

Should you have any questions, please contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

PARTICIPANT CODE: 229 774 8903

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

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Good Morning,

Please include the email chain below on the next Palmira Lee & West agendas as a topic of discussion, thank you!

Respectfully,
Shane Willis
Operations Manager
Wrathell, Hunt, & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 259-4299 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Dwayne Radel <dwayneradel@gmail.com>
Sent: Saturday, April 20, 2024 9:41 AM
To: Chuck Adams <adamsc@whhassociates.com>; shane willis <williss@whhassociates.com>
Subject: Paloma "sweetscent" proposal

Chuck and Shane,

Please add this to the May 9th meeting agenda for both Parkland West and Parkland LEE CDDs.

PALOMA "SWEETSCENT" PROPOSAL

The Paloma condominium association respectfully asks the Palmira CDD's to support the following test project:

Step One: Paloma adjusts its irrigation system to water the Paloma pond banks. The primary adjustment needed is to replace the existing spray heads with rotary sprinkler heads. The cost to Paloma—\$1,876

Step Two: Superior Waterways is contracted to selectively spray invasive weeds on the pond banks, while taking reasonable care not to spray the sweetscent plants (photo attached). To do so will require employees to spray using individual backpack

sprayers. Andy Nott suggests the selective spraying be done twice a year. Andy has quoted a price of \$2,500 per application.

Test duration: It will take time for the sweetscent plant to spread and become dominate on the pond banks. Accordingly, we propose this be a two-year test, after which it may be possible to discontinue spraying.



**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

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M.R.I. Underwater Specialists, Inc.
5570 Zip Dr.
Fort Myers, FL. 33905
239-984-5241 Office
239-707-5034 cell
239-236-1234 fax



Bill To:

Parkland East
CO/ Wrathell, Hart, Hunt & Asso.
9220 Bonita Beach Rd Ste 214
Bonita Springs Fl. 34135

Invoice

Job Name

Parklane East
Storm Water System
Inspection
2024

Date

Invoice #

1/16/2024

4349

Due Date 2/15/2024

P.O. No.

Terms

Net 30

Quantity	Description	Rate	Amount
1	Total cost to physically inspect specified storm structures. We utilized a diver to enter each structure to inspect the condition and determine the amount of sand, debris, and blockage within the system. We have provided a detailed inspection report of our findings and a proposal to clean all structures that contain 25% or more sand, debris, and blockage. This price includes all labor, material and equipment needed to complete this job.	4,500.00	4,500.00

Total \$4,500.00

All Invoices are due within 30 days.
Payments recieved after 30 days will have a
10% late fee.

Payments/Credits \$0.00

Balance Due \$4,500.00

M.R.I UnderWater Specialists Utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.



M.R.I. Inspection LLC

5570 Zip Dr.
Fort Myers Fl. 33905
239-984-5241 Office
239-236-1234 Fax



CGC 1507963

Name

Parklands Lee CDD
C/O Wrathell, Hart, Hunt & Asso
9220 Bonita Beach Rd Ste 214
Bonita Springs, FL.34135

Proposal

Date	Estimate #
------	------------

1/16/2024

4564

Project

Cleaning Storm Water System
As per inspection 2024
25% and Up

Description	Total
<p>This proposal is to utilize the divers to clean and remove sand and debris from structures that have 25% and more of sand and debris. As per our inspection report. This price includes all labor and equipment and dive services needed to complete this job. Any work completed outside the scope of this proposal may result in additional charges. This also includes Vac Truck Service as per report We will have to dump on site or there will be a \$400.00 for each load</p>	48,900.00
<p>Total Cost To Hydro/ Concrete Storm Structure #175</p>	2,500.00

Please know that we cannot hold pricing according to our normal terms, as our vendors are not holding pricing to us. All quotes will need to be reviewed at the time of contract.

Total \$51400.00

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance . All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system . Due to sink holes crevases or breeches etc. in and around wet well. This proposal does not include replacing any landscaping(Grass,trees, shrubs.etc.) all Jobsites will be left clean.

Authorized Signature
Michael Radford
Michael Radford President

We Utilize E-Verify for all workers

Arreptaurr of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee. This proposal may be withdrawn if not accepted within thirty (30) days.

Signature_____

Date of acceptance_____

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
1	Curb	24"	10% Sand & Debris	No
2	Curb	24"	10% Sand & Debris	No
3	Lake #10	24"	25% Sand & Debris	Yes
4	Lake # 3	24"	50% Sand & Debris	Yes
5	Curb	15"	10% Sand & Debris	No
6	Curb	15"-18"	25% Sand & Debris	Yes
7	Lake # 3	15"	30% Sand & Debris	Yes
8	Curb	15"	10% Sand & Debris	No
9	Curb	15"-18"	15% Sand & Debris	No
10	Lake # 6	18"	10% Sand & Debris	No
11	Curb	24"	10% Sand & Debris	No
12	Curb	24"	10% Sand & Debris	No
13	Lake # 6	24"	15% Sand & Debris	No
14	Lake # 4	24"	30% Sand & Debris	Yes
15	Curb	24"	Clean	No
16	Curb	24"	Clean	No
17	Lake # 6	24"	30% Sand & Debris	Yes
18	Lake # 4	24"	50% Sand & Debris	Yes
19	Curb	15"	Clean	No
20	Lake # 4	15"	Clean	No
21	Curb	15"	Clean	No
22	Curb	15"	Clean	No
23	Lake # 4	15"	15% Sand & Debris	No
24	Curb	18"-24"	Clean	No
25	Curb	18"-15"	Clean	No
26	Lake # 4	24"	15% Sand & Debris	No

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
27	Curb	24"	Clean	No
28	Curb	15"	Clean	No
29	Curb	30"	Clean	No
30	Curb	30"	Clean	No
31	Lake # 4	30"	15% Sand & Debris	No
32	Curb	30"	Clean	No
33	Curb	30"	clean	No
34	Curb	30"	Clean	No
35	Curb	30"	Clean	No
36	Lake A	30"	Did Not Locate	Yes
37	Curb	15"-18"	Clean	No
38	Curb	18"	Clean	No
39	Lake # 4	18"	Clean	No
40	Curb	15"	Clean	No
41	Curb	15"	Clean	No
41A	Lake # 5	15"	Clean	No
42	Curb	24"	15% Sand & Debris	No
43	Curb	24"	Clean	No
44	Lake # 4	24'	80% Sand & Debris	Yes
45	Lake # 5	24"	Did Not Locate	Yes
46	Curb	18"-24'	Clean	No
47	Curb	18"-24'	Clean	No
48	Lake # 8	24	Clean	No
49	Lake # 9	24"	Clean	No
50	Curb	18"	Clean	No
51	Curb	18"	Clean	No

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
52	Lake # 12	18"	25% Sand & Debris	Yes
53	Curb	18"	30% Sand & Debris	Yes
54	Curb	15"-18"	Clean	No
55	Lake # 12	18"	Clean	No
56	Curb	24"	10% Sand & Debris	No
57	Curb	24"-30"	Clean	No
58	Lake # 12	24"	50% Sand & Debris	Yes
59	Lake # 8	30"	25% Sand & Debris	Yes
60	Curb	15"	Clean	No
61	Curb	15"-18"	15% Sand & Debris	No
62	Lake # 11	18"	80% Sand & Debris	Yes
63	Curb	24"	Clean	No
64	Curb	24"	Clean	No
65	Lake # 11	24"	70% Sand & Debris	Yes
66	Lake # 7	24"	Clean	No
66A	Curb	15"	Clean	No
67	Curb	15"-18'	Clean	No
68	Lake # 10	18"	25% Sand & Debris	Yes
69	Curb	24"	Clean	No
70	Curb	24"	Clean	No
71	Lake # 11	24"	30% Sand & Debris	Yes
72	Lake # 10	24"	15% Sand & Debris	No
73	Curb	24"	Clean	No
74	Curb	24"	Clean	No
75	Lake # 14	24"	10% Sand & Debris	No
76	Lake # 10	24"	25% Sand & Debris	Yes

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
77	Curb	15"	Clean	No
78	Curb	15"-18"	Clean	No
79	Lake # 14	18"	5% Sand & Debris	No
80	Curb	18"	25% Sand & Debris	Yes
81	Curb	18"	Clean	No
82	Lake # 14	18"	Clean	No
83	Curb	15"	Clean	No
84	Lake # 12	15"	25% Sand & Debris	Yes
85	Curb	18"	30% Sand & debris	Yes
86	Curb	18"	15% Sand & debris	No
87	Curb	18"-30"	5% Sand & Debris	No
88	Curb	30"	Clean	No
89	Curb	30"	10% Sand & Debris	No
90	Curb	30"	10% Sand & Debris	No
91	Lake # A	30"	25% Sand & Debris	Yes
93	Curb	18"	5% Sand & Debris	No
94	Curb	18"	25% Sand & Debris	Yes
95	Curb	18"-24"	5% Sand & Debris	No
96	Curb	24"	Clean	No
97	Manhole	24"	25% Sand & Debris	Yes
98	Lake # A	24"	15% Sand & debris	No
103	Curb	30"	Clean	No
102	Curb	30"	Clean	No
100	Curb	30"	10% Sand & Debris	No
99	Curb	30"	10% Sand & Debris	No
101	Lake # A	30"	Clean	No

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
104	Box	42'	15% Sand & Debris	No
105	Curb	18"-42"	Clean	No
105A	Curb	18"	25% Sand & Debris & Rocks	Yes
106	Manhole	42"	25% Sand & Debris	Yes/Vac Truck
107	Curb	42"	25% Sand & Debris	Yes
108	Curb	42"-24"	25% Sand & Debris	Yes
109	Box	42"	Clean has a grate in the bottom of box	No
110	Curb	42"	Clean	No
111	Lake # C	42"	Clean	No
112	Box	18"-24"	30% Sand & Debris Large Chunks of concrete	Yes/Vac Truck
113	Manhole	18"	10% Sand & Debris	No
113B	Box	18"	Clean	No
114	Box	18"-24"	Clean	No
112A	Box	18"	10% Sand & Debris	No
113A	Box	18"	10% Sand & Debris	No
123	Curb	18"	15% Sand & Debris	No
122	Curb	18"	15% Sand & Debris	No
121	Box	24"	10% Sand & Debris	No
123	Curb	24"	Clean	No
124	Curb	24"	Clean	No
125	Manhole	24"	35% Sand & Debris	Yes
126	Lake # D	24"	35% Sand & Debris	Yes
129	Curb	36"-42"	25% Sand & Debris	Yes
130	Curb	36"-42"	25% Sand & Debris	Yes
131	Lake # D	42"	30% Sand & Debris	Yes
116	Curb	18"-15"	Clean	No

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
115	Curb	18"	10% Sand & Debris	No
120	Box	15"	15% Sand & Debris	No
119	Box	15"	15% Sand & Debris	No
118	Curb	24"-15"	25% Sand & Debris	Yes/Vac Truck
117	Curb	18"	25% Sand & Debris	Yes/Vac Truck
127	Lake # D	42"	25% Sand & Debris	Yes
127A	Curb	18"-42"	15% Sand & Debris	No
128	Curb	18"	5% Sand & Debris	No
132	Curb	42"-18"	10% Sand & Debris	No
132A	Curb	42"-18"	5% Sand & Debris	No
133	Curb	18"	5% Sand & Debris	No
134	Curb	18"	10% Sand & Debris	No
135	Yard Drains		Clean	No
136	Yard Drains		Clean	No
137	Yard Drains		Clean	No
138	Curb	18"	5% Sand & Debris	No
139	Curb	18"	5% Sand & Debris	No
140	Box	18"	10% Sand & Debris	No
141	Lake # D	36"	Clean	No
142	Curb	24"-36"	10% Sand & Debris	No
143	Curb	24"	30% Sand & Debris	Yes
144	Box	24"	Clean	No
145	Box	24"	Clean	No
146	Curb	18"	Clean	No
147	Curb	18"	Clean	No
148	Lake # D	36"	Clean	No

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
149	Curb	24"	Clean	No
150	Curb	24"	45% Sand & Debris	Yes
151	Box	24"-18"	10% Sand & Debris	No
153	Manhole	18"-24"	60% Sand & Debris	Yes
154	Curb	18"	Clean	No
155	Curb	18"	Clean	No
156	Curb	18"	Clean	No
157	Curb	18"	Clean	No
158	Curb	18"	Clean	No
159	Curb	18"	Clean	No
161	Curb	18"	Clean	No
162	Curb	18"	Clean	No
163	Box	18"-42"	80% Sand & Debris	Yes/Vac Truck
164	Box	42"-32"	75% Sand & Debris	Yes/Vac Truck
165	Box	42"	80% Sand & Debris	Yes/Vac Truck
166	Box	15"-12"	Tennis ct Parking 30% Sand & Debris	Yes/Vac Truck
167	Box	15"	25% Sand & Debris	Yes/Vac Truck
168	Box	15"	25% Sand & Debris	Yes
169	Curb	18"-15"	10% Sand & Debris	No
170	Curb	18"	5% Sand & Debris	No
172	Curb	18"	Clean	No
173	Curb	18"	Clean	No
174	Lake # A	18"	90% Sand & Debris	Yes
175	Box	18"	Clean Needs the structure to be repaired for grate unsafe and can fall in if ran over or stepped on	No / Repair Yes

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
176	Curb	18"	10% Sand & Debris	No
177	Box	24"	35% Sand & Debris & Large Rocks	Yes
178	Curb	24"	Clean	No
179	Curb	24"	Clean	No
180	Lake #C	24"	10% Sand & Debris	No
181	Curb	18"	Clean	No
182	Curb	18"	10% Sand & Debris	No
183	Lake #C	18"	Clean	No
184	Lake #C	30"	15% Sand & Debris	No
185	Curb	30"-18"	10% Sand & Debris	No
186	Curb	18"	15% Sand & Debris	No
187	Curb	18"	5% Sand & Debris	No
188	Curb	18"	5% Sand & Debris	No
189	Box	18"	25% Sand & Debris & Concrete	Yes
191	Manhole	18"-24"	25% Sand & Debris & Bricks	Yes
192	Curb	18"	Clean	No
194	Manhole	24"	Clean	No
195	Curb	24"	Clean	No
196	Lake #C	24"	25% Sand & Debris	Yes
197	Curb	18"	15% Sand & Debris	No
198	Curb	18"	15% Sand & Debris	No
199	Lake #C	18"	25% Sand & Debris	Yes
200	Curb	18"	Clean	No
201	Curb	18"	Clean	No
202	Lake #C	18"	Clean	No
203	Curb	18"	5% Sand & Debris	No

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
204	Curb	18"	10% Sand & Debris	No
205	Curb	18"	Clean	No
206	Curb	18"	25% Sand & Debris	Yes
207	Curb	18"	25% Sand & Debris	Yes
208	Lake # B	18"	10% Sand & Debris	No
209	Curb	18"	10% Sand & Debris	No
210	Curb	18"	Clean	No
211	Lake # B	18"	5% Sand & Debris	No
212	Curb	18"	15% Sand & Debris	No
213	Curb	18"	Clean	No
214	Lake # B	18"	25% Sand & Debris	Yes
215	Curb	18"	10% Sand & Debris	No
216	Curb	15"-18"	10% Sand & Debris	No
217	Box		Did Not locate	No
218	Box	24"-18"	10% Sand & Debris	No
219	Box		Did Not Locate	No
220	Curb	24"	10% Sand & Debris	No
221	Lake # B	24"	Clean	No
222	Box	15"	10% Sand & Debris	No
223	Box	18"	Clean	No
224	Curb	18"	25% Sand & Debris	Yes/Vac Truck
225	Curb	18"-15"	15% Sand & Debris	No
226	Curb	18"	35% Sand & Debris	Yes/Vac Truck
227	Curb	18"-15"	10% Sand & Debris	No
228	Curb	18"	30% Sand & Debris	Yes/Vac Truck
229	Curb	18"-15"	15% Sand & Debris	No

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
230	Box	18"	15% Sand & Debris	No
231	Box	18"-24"	10% Sand & Debris	No
232	Box	24"	5% Sand & Debris	No
233	Curb	24"	25% Sand & Debris	Yes/Vac Truck
234	Curb	18"-24"	15% Sand & Debris	No
235	Manhole	24"	25% Sand & Debris	Yes
236	Box	24"	25% Sand & Debris	Yes
237	Manhole	24"	10% Sand & Debris	No
238	Curb	24"	5% Sand & Debris	No
239	Lake # B	24"	Clean	No
240	Curb	15"	5% Sand & Debris	No
241	Manhole	15"-18"	25% Sand & Debris & Rocks , Bricks	Yes
242	Box	18"	Clean	No
243	Curb	18"-24"	Clean	No
244	Lake # B	24"	Clean	No
245	Curb		15% Sand & Debris	No
246	Curb		10% Sand & Debris	No
247	Box		5% Sand & Debris	No
248	Curb		15% Sand & Debris	No
249	Curb		10% Sand & Debris	No
250	Box		Did Not Locate	No
251	Box	18"-15"	25% Sand & Debris	Yes
252	Lake # B	24"	Clean	No
253	Box	15"	15% Sand & Debris	No
254	Curb	15"	5% Sand & Debris	No
255	Curb	15"-18"	25% Sand & Debris	Yes

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
256	Lake # B	18"	Clean	No
253A	Box	15"-18"	25% Sand & Debris & Concrete	Yes
258	Curb	18"-15"	25% Sand & Debris	Yes
259	Lake # B	18"	10% Sand & Debris	No
260	Box	24"	25% Sand & Debris	Yes
261	Curb	24"	35% Sand & Debris	Yes
262	Lake # B	24"	15% Sand & Debris	No
263	Box	15-24"	30% Sand & Debris	Yes/Vac Truck
264	Box	24"	25% Sand & Debris	Yes/Vac Truck
265			Did Not Locate	No
266	Curb	15"	25% Sand & Debris	Yes/Vac Truck
268	Box	15"	35% Sand & Debris/Concrete/Rocks	Yes/Vac Truck
269	Box	15"	35% Sand & Debris /Concrete/Rocks	Yes/Vac Truck
270	Curb	15"	30% Sand & Debris	Yes/Vac Truck

WE SEE THINGS YOU CAN'T

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

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SERVICE AGREEMENT LAKE BANK SPRAYING

March 22, 2024

Parklands Lee & West CDD
C/o: Wrathell, Hunt and Associates, LLC
9220 Bonita Beach Rd SE UNIT 214
Bonita Springs, FL 34135
Attn: Shane Willis

Terms: Net 30 days

DESCRIPTION

AMOUNT

One time treatment Lake 2L

Approximately 200ft of Rip-Rap will sprayed using back pack sprayer to selective spray weeds and grasses and leave The Sweetscent plants per customer request. See attached map for treatment aera.

*** Superior Waterway will take care when spraying but cannot guarantee there will be no collateral damage to the Sweetscent plants.**

*** Superior Waterway cannot guarantee 100% of non-desired weeds and grasses will be killed after treatment
A lot of the weeds that are present are difficult to control and will grow back after treatment**

Total: \$2,500.00 per event

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications, and conditions are

satisfactory and are hereby accepted.

By: _____

By: _____

Dated: _____

SUPERIOR WATERWAY SERVICES, INC.



**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Parklands Lee Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budgets**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The operating and debt service budgets prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: September 12, 2024

HOUR: 1:15 PM

LOCATION: The Renaissance Center
28191 Matteotti View
Bonita Springs, Florida 34135

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Bonita Springs and Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF MAY, 2024.

ATTEST:

**PARKLANDS LEE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2024/2025 Proposed Budget

Exhibit A: FY 2024/2025 Proposed Budget

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
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**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 190,000				\$ 189,191
Allowable discounts (4%)	(7,600)				(7,568)
Assessment levy: on-roll - net	182,400	\$ 178,567	\$ 3,833	\$ 182,400	181,623
Interest and miscellaneous	500	14,760	(14,260)	500	500
Total revenues	<u>182,900</u>	<u>193,327</u>	<u>(10,427)</u>	<u>182,900</u>	<u>182,123</u>
EXPENDITURES					
Professional & admin					
Supervisors	4,306	1,077	3,229	4,306	4,306
Management/recording	60,687	30,343	30,344	60,687	60,687
Legal	500	-	500	500	500
Engineering	20,000	756	5,000	5,756	20,000
Audit	7,100	-	7,100	7,100	7,100
Accounting services	4,797	2,399	2,398	4,797	4,797
Assessment roll preparation	12,500	6,250	6,250	12,500	12,500
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent fees	1,000	500	500	1,000	1,000
Trustee fees	6,000	-	6,000	6,000	6,000
Telephone	500	250	250	500	500
Postage	324	172	152	324	324
Printing & binding	1,035	518	517	1,035	1,035
Legal advertising	750	-	750	750	750
Office supplies	105	-	105	105	105
Website maintenance & hosting	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Annual district filing fee	175	175	-	175	175
Insurance	8,085	8,504	-	8,504	9,354
Contingencies	1,000	394	606	1,000	1,000
Total professional & admin	<u>130,979</u>	<u>51,338</u>	<u>65,816</u>	<u>117,154</u>	<u>132,248</u>
Water management					
Contractual services	50,618	14,084	36,534	50,618	48,572
Total water management	<u>50,618</u>	<u>14,084</u>	<u>36,534</u>	<u>50,618</u>	<u>48,572</u>

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
EXPENDITURES (continued)					
Other fees and charges					
Property appraiser	521	-	521	521	521
Tax collector	782	909	(127)	782	782
Total other fees and charges	<u>1,303</u>	<u>909</u>	<u>394</u>	<u>1,303</u>	<u>1,303</u>
Total expenditures	<u>182,900</u>	<u>66,331</u>	<u>102,744</u>	<u>169,075</u>	<u>182,123</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 -	 126,996	 (113,171)	 13,825	 -
 Fund balance - beginning (unaudited)	 <u>109,326</u>	 <u>110,129</u>	 <u>237,125</u>	 <u>110,129</u>	 <u>123,954</u>
Fund balance - ending (projected)	<u><u>\$ 109,326</u></u>	<u><u>\$ 237,125</u></u>	<u><u>\$ 123,954</u></u>	<u><u>\$ 123,954</u></u>	<u><u>\$ 123,954</u></u>

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & admin

Supervisors	\$ 4,306
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year. The District anticipates four meetings during the fiscal year.</p>	
Management/recording	60,687
<p>Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.</p>	
Legal	500
<p>Provides on-going general counsel and legal representation. As such, he is confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. He provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope – providing infrastructure and services to development.</p>	
Engineering	20,000
<p>Johnson Engineering, Inc., provides a broad array of engineering, consulting and construction services to the District, which assist in crafting solutions with sustainability for the long-term interests of the community - recognizing the needs of government, the environment and maintenance of the District's facilities. In 2020, the CDD hired a consultant to create a GIS program and which continued management/updating is anticipated and will be cost shared with the West CDD based upon the number of units within each CDD.</p>	
Audit	7,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Accounting services	4,797
<p>Preparation of all financial work related to the District's governmental funds (including preparation of monthly financials statements and annual budgets).</p>	
Assessment roll preparation	12,500
<p>The District has a contract with WHA Associates, Inc., to prepare the annual assessment roll.</p>	
Arbitrage rebate calculation	1,200
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent fees	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. Wrathell, Hunt & Associates, LLC is the dissemination agent.</p>	
Trustee fees	6,000
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.</p>	

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Telephone	500
Telephone and fax machine.	
Postage	324
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	1,035
Letterhead, envelopes, copies, etc.	
Legal advertising	750
The District advertises for monthly meetings, special meetings, public hearings,	
Office supplies	105
Accounting and administrative supplies.	
Website maintenance & hosting	705
Website ADA compliance	210
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance	9,354
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	

Contingencies	1,000
Bank charges, automate AP routing and other miscellaneous expenses incurred during the year.	

Water management

Contractual services	48,572
The District hires a qualified/licensed contractor for the routine maintenance of the lake system to insure compliance with the SFWMD issued permit. The lake maintenance expense has been increased over previous years and includes exposed lake bank mowing which is provided by agreement by the golf course. The District also operates and maintains the aeration systems, lake banks and aquascaping. These costs are shared with Parklands West CDD (based upon the number of units).	

	Total	Parklands Lee (521 Units)	Parklands West (498 Units)
Lake maintenance	40,000	20,451	19,549
Aeration	10,000	5,113	4,887
Aquascaping	15,000	7,669	7,331
Lake banks (mowing)	30,000	15,339	14,661
Total	95,000	48,572	46,428

Other fees and charges

Property appraiser	521
The property appraiser's fees are \$1.00 per parcel.	
Tax collector	782
The tax collector's fees are \$1.50 per parcel.	
Total expenditures	\$182,123

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 BONDS
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 305,855				\$ 305,848
Allowable discounts (4%)	(12,234)				(12,234)
Assessment levy: on-roll - net	293,621	\$ 285,958	\$ 7,663	\$ 293,621	293,614
Interest	-	7,925	-	7,925	-
Total revenues	293,621	293,883	7,663	301,546	293,614
EXPENDITURES					
Debt service					
Principal Series A-1	160,000	-	160,000	160,000	170,000
Principal Series A-2	20,000	-	20,000	20,000	15,000
Interest Series A-1	98,775	49,388	49,387	98,775	92,975
Interest Series A-2	12,250	6,125	6,125	12,250	11,250
Total debt service	291,025	55,513	235,512	291,025	289,225
Excess/(deficiency) of revenues over/(under) expenditures	2,596	238,370	(227,849)	10,521	4,389
Beginning fund balance (unaudited)	262,545	271,329	509,699	271,329	281,850
Ending fund balance (projected)	\$265,141	\$509,699	\$281,850	\$281,850	286,239
Use of fund balance					
Debt service reserve account balance Series A-1 (required)					(133,084)
Debt service reserve account balance Series A-2 (required)					(8,338)
Series A-1 interest expense - November 1, 2025					(43,300)
Series A-2 interest expense - November 1, 2025					(5,250)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 96,267</u>

Parklands Lee
 Community Development District
 Series 2013 A-1
 \$3,865,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-	-	46,487.50	46,900.00
05/01/2025	170,000.00	3.750%	46,487.50	216,900.00
11/01/2025	-	-	43,300.00	43,712.50
05/01/2026	175,000.00	3.875%	43,300.00	218,712.50
11/01/2026	-	-	39,909.38	40,321.88
05/01/2027	180,000.00	4.125%	39,909.38	220,321.88
11/01/2027	-	-	36,196.88	36,609.38
05/01/2028	190,000.00	4.125%	36,196.88	226,609.38
11/01/2028	-	-	32,278.13	32,690.63
05/01/2029	195,000.00	4.125%	32,278.13	232,690.63
11/01/2029	-	-	28,256.25	28,565.63
05/01/2030	205,000.00	4.125%	28,256.25	238,565.63
11/01/2030	-	-	24,028.13	24,234.38
05/01/2031	210,000.00	4.125%	24,028.13	244,234.38
11/01/2031	-	-	19,696.88	19,696.88
05/01/2032	225,000.00	4.125%	19,696.88	244,696.88
11/01/2032	-	-	15,056.25	15,056.25
05/01/2033	235,000.00	4.125%	15,056.25	250,056.25
11/01/2033	-	-	10,209.38	10,209.38
05/01/2034	245,000.00	4.125%	10,209.38	255,209.38
11/01/2034	-	-	5,156.25	5,156.25
05/01/2035	250,000.00	4.125%	5,156.25	255,156.25
Total	\$2,280,000.00	-	\$601,150.06	\$2,906,306.32

Parklands Lee

Community Development District

Series 2013 Refunding Bonds (Series A-2) - Subordinate Series

\$395,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-	-	5,625.00	5,625.00
05/01/2025	15,000.00	5.000%	5,625.00	20,625.00
11/01/2025	-	-	5,250.00	5,250.00
05/01/2026	20,000.00	5.000%	5,250.00	25,250.00
11/01/2026	-	-	4,750.00	4,750.00
05/01/2027	20,000.00	5.000%	4,750.00	24,750.00
11/01/2027	-	-	4,250.00	4,250.00
05/01/2028	20,000.00	5.000%	4,250.00	24,250.00
11/01/2028	-	-	3,750.00	3,750.00
05/01/2029	20,000.00	5.000%	3,750.00	23,750.00
11/01/2029	-	-	3,250.00	3,250.00
05/01/2030	20,000.00	5.000%	3,250.00	23,250.00
11/01/2030	-	-	2,750.00	2,750.00
05/01/2031	20,000.00	5.000%	2,750.00	22,750.00
11/01/2031	-	-	2,250.00	2,250.00
05/01/2032	20,000.00	5.000%	2,250.00	22,250.00
11/01/2032	-	-	1,750.00	1,750.00
05/01/2033	20,000.00	5.000%	1,750.00	21,750.00
11/01/2033	-	-	1,250.00	1,250.00
05/01/2034	25,000.00	5.000%	1,250.00	26,250.00
11/01/2034	-	-	625.00	625.00
05/01/2035	25,000.00	5.000%	625.00	25,625.00
Total	\$225,000.00	-	\$71,000.00	\$296,000.00

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
Projected Fiscal Year 2025 Assessments**

*****PRELIMINARY*****

						Lee County 10 years remaining
2013 Series Bond Issue						
Neighborhood	Block	Product Type	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2024-2025 tax payment
Siena	15	Estate SF	\$ 2,467.11	\$ 363.13	\$ 2,830.24	\$ 18,734.95
Avallone	11	SF 75'	1,163.09	363.13	1,526.22	8,832.39
Bellezza	12	SF 60'	946.37	363.13	1,309.50	7,188.97
Bella Vita	9	SF 55'	930.90	363.13	1,294.03	7,069.17
Novela	10A-C	SF 53'	851.13	363.13	1,214.26	6,463.36
Paloma	Parcel 13	Coach	697.79	363.13	1,060.92	5,298.91
Sorrento		Coach	-	363.13	363.13	-
Future Units	(balance of Sorrento)	Coach	-	363.13	363.13	-

Fiscal Year 2023-2024

Siena	\$ 2,467.11	\$ 364.68	\$ 2,831.79	\$ 20,228.90
Avallone	1,163.09	364.68	1,527.77	9,536.70
Bellezza	946.37	364.68	1,311.05	7,762.23
Bella Vita	930.90	364.68	1,295.58	7,632.88
Novela	851.13	364.68	1,215.81	6,978.76
Paloma	697.79	364.68	1,062.47	5,721.45

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2024-03

A RESOLUTION OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Parklands Lee Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 9th day of May, 2024.

Attest:

**PARKLANDS LEE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
January 9, 2025	Regular Meeting	1:15 PM*
May 8, 2025	Regular Meeting	1:15 PM*
July 10, 2025	Regular Meeting	1:15 PM*
September 11, 2025	Public Hearing & Regular Meeting	1:15 PM*
<i>*Meetings are expected to commence at 1:15 PM, or immediately thereafter the adjournment of the meeting of the Parklands West CDD, which are scheduled to commence at 1:00 PM</i>		

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2024**

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2024**

	General	Debt Service Series 2013	Total Governmental Funds
ASSETS			
SunTrust - operating account	\$250,054	\$ -	\$ 250,054
Revenue	-	360,197	360,197
Interest A	-	17	17
Sinking A	-	59	59
Sinking B	-	6	6
Reserve A1	-	135,263	135,263
Reserve A2	-	7,938	7,938
Due from other funds			
General fund	-	6,219	6,219
Total assets	\$250,054	\$ 509,699	\$ 759,753
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 6,710	\$ -	\$ 6,710
Due to other funds			
Debt service	6,219	-	6,219
Total liabilities	12,929	-	12,929
Fund Balances:			
Restricted for			
Debt service	-	509,699	509,699
Unassigned	237,125	-	237,125
Total fund balances	237,125	509,699	746,824
Total liabilities, deferred inflows of resources and fund balances	\$ 250,054	\$ 509,699	\$ 759,753

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 3,366	\$ 178,567	\$ 182,400	98%
Interest & miscellaneous	2	14,760	500	2952%
Total revenues	<u>3,368</u>	<u>193,327</u>	<u>182,900</u>	106%
EXPENDITURES				
Administrative				
Supervisors	-	1,077	4,306	25%
Management	5,057	30,343	60,687	50%
Legal	-	-	500	0%
Engineering	-	756	20,000	4%
Audit	-	-	7,100	0%
Accounting services	400	2,399	4,797	50%
Assessment roll preparation	1,042	6,250	12,500	50%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	83	500	1,000	50%
Trustee	-	-	6,000	0%
Telephone	42	250	500	50%
Postage	-	172	324	53%
Printing & binding	86	518	1,035	50%
Legal advertising	-	-	750	0%
Office supplies	-	-	105	0%
Website maintenance & hosting	-	-	705	0%
Website ADA compliance	-	-	210	0%
Annual district filing fee	-	175	175	100%
Insurance	-	8,504	8,085	105%
Contingencies	158	394	1,000	39%
Total administrative	<u>6,868</u>	<u>51,338</u>	<u>130,979</u>	39%
Water management				
Contractual services	-	14,084	50,618	28%
Total water management	<u>-</u>	<u>14,084</u>	<u>50,618</u>	28%
Other fees and charges				
Property appraiser	-	-	521	0%
Tax collector	-	909	782	116%
Total other fees and charges	<u>-</u>	<u>909</u>	<u>1,303</u>	70%
Total expenditures	<u>6,868</u>	<u>66,331</u>	<u>182,900</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	(3,500)	126,996	-	
Fund balance - beginning	240,625	110,129	109,326	
Fund balance - ending	<u>\$ 237,125</u>	<u>\$ 237,125</u>	<u>\$ 109,326</u>	

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013 REFUNDING BONDS
FOR THE PERIOD ENDED MARCH 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 5,418	\$ 285,958	\$ 293,621	97%
Interest	-	7,925	-	N/A
Total revenues	<u>5,418</u>	<u>293,883</u>	<u>293,621</u>	100%
EXPENDITURES				
Debt service				
Principal Series A-1	-	-	160,000	0%
Principal Series A-2	-	-	20,000	0%
Interest Series A-1	-	49,388	98,775	50%
Interest Series A-2	-	6,125	12,250	50%
Total debt service	<u>-</u>	<u>55,513</u>	<u>291,025</u>	19%
over/(under) expenditures	5,418	238,370	2,596	
Fund balances - beginning	504,281	271,329	262,545	
Fund balances - ending	<u>\$ 509,699</u>	<u>\$ 509,699</u>	<u>\$ 265,141</u>	

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**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;

40 **Providing for Compensation; Setting Forth**
 41 **the Terms of Office; Authorizing Notice of**
 42 **the Qualifying Period; and Providing for**
 43 **Severability and an Effective Date**
 44

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

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

50

51 **On MOTION by Mr. Erickson and seconded by Mr. Radel, with all in favor,**
 52 **Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and**
 53 **Requesting that the Lee County Supervisor of Elections Begin Conducting the**
 54 **District’s General Elections; Providing for Compensation; Setting Forth the**
 55 **Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for**
 56 **Severability and an Effective Date, was adopted.**

57

58

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

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

63

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

67

68

69 **FOURTH ORDER OF BUSINESS**

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

70

71 Referencing a maintenance and easement agreement and an area map, Mr. Adams
 72 stated the tract west of the main entry is inundated with Brazilian pepper plants, which is a
 73 code violation. Staff was contacted by the City and advised the City that the CDDs are working
 74 through the facts and reviewing maintenance agreements, identifying the tract and, once that
 75

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

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

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

83

84 **FIFTH ORDER OF BUSINESS**

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

85

86

87

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

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

92

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

96

97

98 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of November 30, 2023**

99

100

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

103

104 **SEVENTH ORDER OF BUSINESS**

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

105

106

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

109

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

113
114
115 **EIGHTH ORDER OF BUSINESS**

Other Business

116
117 Asked if Staff was able to resolve the Sorrento pipe issue, Mr. Willis replied
118 affirmatively.

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

122 Discussion ensued regarding quorum checks.
123

124 **NINTH ORDER OF BUSINESS**

Staff Reports

125
126 **A. District Counsel: Coleman, Yovanovich & Koester, P.A.**

127 • **Ethics Training Requirement**

128 Ms. Magaldi reported the following:

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

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

133 ➤ Form 1 will be filed electronically.

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

136 **B. District Engineer: Johnson Engineering, Inc.**

137 There was no report.

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

- 139 • **NEXT MEETING DATE: May 9, 2024 at 1:15 P.M. or immediately following the**
140 **adjournment of the Parklands West CDD meeting scheduled to commence at**
141 **1:00 P.M.**

142 ○ **QUORUM CHECK**

143

144 **TENTH ORDER OF BUSINESS**

**Audience
Requests**

Comments/Supervisors'

145

146

147 There were no audience comments or Supervisor requests.

148

149 **ELEVENTH ORDER OF BUSINESS**

Adjournment

150

151

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

152

153

154

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156

157

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

158
159
160
161
162
163

Secretary/Assistant Secretary

Chair/Vice Chair

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2024

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2024
Babcock Ranch	0
Bay Creek	792
Bayside Improvement	3,068
Beach Road Golf Estates	1,339
Brooks I of Bonita Springs	2,253
Brooks II of Bonita Springs	1,518
Coral Bay	81
East Bonita Beach Road	647
Mediterra	446
Parklands Lee	565
Parklands West	592
River Hall	2,860
River Ridge	1,456
Saltleaf CDD	0
Savanna Lakes	82
Stonewater	226
Stoneybrook	1,740
University Square	0
University Village	0
Verandah East	997
Verandah West	1,014
Waterford Landing	1,512
WildBlue	864

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
January 11, 2024	Regular Meeting	1:15 PM*
May 9, 2024	Regular Meeting	1:15 PM*
July 11, 2024	Regular Meeting	1:15 PM*
September 12, 2024	Public Hearing & Regular Meeting	1:15 PM*

**Meetings are expected to commence at 1:15 PM, or immediately thereafter the adjournment of the meetings of the Parklands West CDD, which are scheduled to commence at 1:00 PM.*