

# **PARKLANDS WEST**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**May 9, 2024**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**PARKLANDS WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Parklands West 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 West Community Development District

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

The Board of Supervisors of the Parklands West Community Development District will hold a Regular Meeting on May 9, 2024 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. Discussion/Consideration of MRI Inspection, LLC Inspection Report and Estimate #4570 [Cleaning Storm Water System]
5. Discussion/Consideration of Superior Waterway Services, Inc. Service Agreement – Lake Bank Spraying
6. Consideration of Resolution 2024-02, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date
7. Consideration of Resolution 2024-03, 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
8. Consideration of Resolution 2024-04, 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
9. Acceptance of Unaudited Financial Statements as of March 31, 2024
10. Approval of January 11, 2024 Regular Meeting Minutes

11. Other Business

12. Staff Reports

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

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

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

- 592 Registered Voters in District as of April 15, 2024
- NEXT MEETING DATE: July 11, 2024 at 1:00 PM

○ QUORUM CHECK

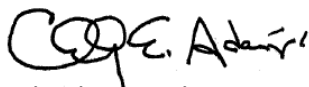
SEAT 1	JAMES LUKAS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	FRANK PERCUOCO	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	ROBERT WYANT	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	BILL DARDY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	DAVID LEVIN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

13. Audience Comments/Supervisors' Requests

14. Adjournment

If 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 WEST**  
**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](mailto:dwayneradel@gmail.com)>  
**Sent:** Saturday, April 20, 2024 9:41 AM  
**To:** Chuck Adams <[adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)>; shane willis <[williss@whhassociates.com](mailto: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 WEST**  
**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 West**  
**CO/ Wrathell, Hart, Hunt & Asso.**  
**9220 Bonita Beach Rd Ste 214**  
**Bonita Springs Fl. 34135**

**Invoice**

**Job Name**

2024 Storm Water  
 System inspection

**Date**

1/18/2024

**Invoice #**

4354

**Due Date 2/17/2024**

**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. as per Proposal # 4391	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 West CDD  
c/o Wrathell, Hunt & Assoc., LLC.  
9220 Bonita Beach Rd., #214  
Bonita Springs, FL 34135

# Proposal

Date	Estimate #
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1/18/2024

4570

## Project

Cleaning  
Storm Water System  
2024

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.</p> <p>Any work completed outside the scope of this proposal may result in additional charges.</p>	49,850.00

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 \$49850.00**

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 WEST	Recommend Cleaning
DB226	Yard Drain	12"	Clean	No
<b>FE227</b>	<b>Box</b>	<b>24"</b>	<b>30% Sand &amp; Debris</b>	<b>Yes</b>
<b>FE228</b>	<b>Box</b>	<b>24"</b>	<b>40% Sand &amp; debris</b>	<b>Yes</b>
DB-205A	Box	24"	Clean Box Needs Hydro Repair	No
<b>VG-205</b>	<b>Curb</b>	<b>18'</b>	<b>30% Sand &amp; Debris</b>	<b>Yes</b>
<b>VG-204</b>	<b>Curb</b>	<b>24"-18"</b>	<b>50% Sand &amp; Debris</b>	<b>Yes</b>
<b>FE-206</b>	<b>L-9</b>	<b>24"</b>	<b>65% Sand &amp; Debris</b>	<b>Yes</b>
VG-212	Curb	18"	Clean	No
VG-211	Curb	18"-24"	Clean	No
<b>DB-158A</b>	<b>Box</b>	<b>18"</b>	<b>50% Sand &amp; Debris</b>	<b>Yes</b>
FE-158B	L-12	18"	5% Sand & Debris	No
VG-160A	Curb	18"	15% Sand & Debris	No
VG-159A	Curb	18"	5% Sand & Debris	No
VG-160	L-12	15"-18"	Clean	No
VG-159	Curb	15"-18'	Clean	No
FE-158	Curb	18"	15% Sand & Debris	No
VG-164	Curb	18"	Clean	No
VG-163	Curb	18"	Clean	No
DB-162	Box	18"	15% Sand & Debris	No
FE-166	L-11	18"	Clean	No
<b>DB-164A</b>	<b>Box</b>	<b>18"</b>	<b>25% Sand &amp; debris</b>	<b>Yes</b>
FE170	L-11	18"	15% Sand & Debris	No
VG-169	Curb	18"	10% Sand & Debris	No
VG-168	Curb	18"	5% Sand & Debris	No
FE-167	Box	18"	15% Sand & Debris	No

**WE SEE THINGS YOU CAN'T**

Structure #	Structure Type	Pipe Size	Condition 2024 WEST	Recommend Cleaning
VG28	Curb	15"	Clean	No
VG29	Curb	15"	5% Sand & Debris	No
DB27	Box	15"	10% Sand & Debris vegetation on top	Yes
VG121	Curb	30"	Clean	No
VG122	Curb	30"	Clean	No
<b>FE120</b>	<b>L6</b>	<b>30"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>
<b>FE123</b>	<b>L10</b>	<b>30"</b>	<b>50% Sand &amp; Debris</b>	<b>Yes</b>
VG118	Curb	30"	5% Sand & Debris	No
VG117	Curb	30"	5% Sand & Debris	No
<b>Fe116</b>	<b>L6</b>	<b>30"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>
<b>FE119</b>	<b>L10</b>	<b>30"</b>	<b>50% Sand &amp; Debris</b>	<b>Yes</b>
<b>FE115</b>	<b>L6</b>	<b>36"</b>	<b>35% Sand &amp; Debris</b>	<b>Yes</b>
VG114	Curb	36"	10% Sand & Debris	No
VG113	Curb	36"	5% Sand & Debris	No
<b>FE112</b>	<b>L9</b>	<b>36"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>
<b>Maintenance Area</b>				
FE 220	Yard Drain	12"	Clean	No
FE 221	Yard Drain	12"	Clean	No
DB222	Box	15"	Clean	No
DB223	Box	15"	Clean	No
DB224	Yard Drain	12"	Clean	No
DB225	Yard Drain	12"	Clean	No

**WE SEE THINGS YOU CAN'T**

Structure #	Structure Type	Pipe Size	Condition 2024 WEST	Recommend Cleaning
<b>FE31</b>	<b>L2</b>	<b>30"</b>	<b>90% Sand &amp; Debris</b>	<b>Yes</b>
VG32	Curb	30"	15% Sand & Debris	No
<b>FE30</b>	<b>L2</b>	<b>15"</b>	<b>40% Sand &amp; Debris</b>	<b>Yes</b>
<b>FE23A</b>	<b>L1</b>	<b>24"</b>	<b>65% Sand &amp; Debris</b>	<b>Yes</b>
VG23	Curb	24"-15"	5% Sand & Debris	No
VG24	Curb	24"-15"	5% Sand & Debris	No
<b>FE25</b>	<b>L2</b>	<b>24"</b>	<b>65% Sand &amp; Debris</b>	<b>Yes</b>
<b>FE21</b>	<b>L1</b>	<b>24"</b>	<b>35% Sand &amp; Debris</b>	<b>Yes</b>
VG20	Curb	24"	5% Sand & Debris	No
VG19	Curb	24"-18"	5% Sand & Debris	No
DB19A	Box	18"	10% Sand & Debris	No
FE12	Curb	24"	Clean	No
FE11	Curb	24"	5% Sand & Debris	No
<b>FE10</b>	<b>L1</b>	<b>24"</b>	<b>40% Sand &amp; Debris</b>	<b>Yes</b>
1A	Box	30"	10% Sand & Debris	No
2A	Lake	42"	10% Sand & Debris	No
<b>3A</b>	<b>Box</b>	<b>30"</b>	<b>30% Sand &amp; Debris</b>	<b>Yes</b>
<b>4A</b>	<b>Curb</b>	<b>30"</b>	<b>40% Sand &amp; Debris</b>	<b>Yes</b>
<b>5A</b>	<b>Curb</b>	<b>30"-24"</b>	<b>30% Sand &amp; Debris</b>	<b>Yes</b>
<b>6A</b>	<b>Curb</b>	<b>24"</b>	<b>40% Sand &amp; Debris</b>	<b>Yes</b>
<b>7A</b>	<b>Curb</b>	<b>24"-18"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>
<b>8A</b>	<b>Curb</b>	<b>18"-15"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>
<b>9A</b>	<b>Curb</b>	<b>15"</b>	<b>100% Sand &amp; Debris</b>	<b>Yes</b>
VG237	Curb	18"	10% Sand & Debris	No
VG238	Curb	18"-24"	Clean	No
DB239	Box	24"	5% Sand & Debris	No
DB240	Box	24"	15% Sand & Debris	No
<b>FE241</b>	<b>L1</b>	<b>24"</b>	<b>35% Sand &amp; Debris</b>	<b>Yes</b>

**WE SEE THINGS YOU CAN'T**

Structure #	Structure Type	Pipe Size	Condition 2024 WEST	Recommend Cleaning
VG235	Curb	18"-24"	30% Sand & Debris	Yes
VG234	L5	24"	40% Sand & Debris	Yes
VG74	Curb	18"-24"	10% Sand & Debris	No
VG75	Curb	18"	10% Sand & Debris	No
FE76	L5	24"	40% Sand & Debris	Yes
FE51-A	L6	24"	80% Sand & Debris	Yes
VG52	Curb	18"	Clean	No
VG53	Curb	24"	Clean	No
FE54	L7	24"	60% Sand & Debris	Yes
VG49	Curb	24"	5% Sand & Debris	No
VG50	Curb	24"	10% Sand & Debris	No
MH59A	Manhole		Buried	No
FE59	L4	36"	25% Sand & Debris	Yes
MH60	Manhole		Buried	No
FE61	L7	36"	Clean	No
VG43	Curb	18"	Clean	No
VG44	Curb	24"	Clean	No
FE45	L3	24"	50% Sand & Debris	Yes
FE35	L2	24"	65% Sand & Debris	Yes
VG36	Curb	18"	10% Sand & Debris	No
VG37	Curb	24"	15% Sand & Debris	No
FE38	L3	24"	30% Sand & Debris	Yes
VG39	Curb	18"	Clean	No
VG40	Curb	24"	Clean	No
MH41	Manhole	24"	Clean	No
FE42	L3	24"	35% Sand & Debris	Yes
FE48A	L2	24"	30% Sand & Debris	Yes
FE49A	L4	24"	30% Sand & Debris	Yes

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024 WEST	Recommend Cleaning
FE185	L12	40"	Clean	No
VG186	Curb	40"	Clean	No
VG192	L13		15% Sand & Debris	No
VG-193	Curb	18"	15% Sand & Debris	No
VG-193A	Curb	18"-24"	10% Sand & Debris	No
VG194	Curb	24"	10% Sand & Debris	No
VG195	Curb	24"	Clean	No
<b>FE196</b>	<b>L13</b>	<b>24"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>
DB197	Box	24"	Clean	No
VG198	Curb	18"	Clean	No
VG199	Curb	18"-24"	Clean	No
<b>FE200</b>	<b>L13</b>	<b>24"</b>	<b>45% Sand &amp; Debris</b>	<b>Yes</b>
219	Curb	18"-24"	Clean	No
DB218	Curb	18"	Clean	No
<b>FE217</b>	<b>L13</b>	<b>48"</b>	<b>60% Sand &amp; Debris</b>	<b>Yes</b>
DB217A	Box	49"-36"	10% Sand & Debris	No
VG201	Curb	18"	10% Sand & Debris	No
<b>VG202</b>	<b>Box</b>	<b>24"-18"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>
FE203	L9	24"	15% Sand & Debris	No
FE157	L9	18"	Clean	No
VG157A	Curb	18"	Clean	No
VG157B	Curb	18"	Clean	No
FE161	L9	18"	Clean	No
FE184	L13	40"	Clean	No
<b>VG183</b>	<b>Curb</b>	<b>24"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>
VG182	Curb	24"	Clean	No
FE181	L13	24"	10% Sand & Debris	No
FE236	Curb	24"-30"	15% Sand & Debris	

**WE SEE THINGS YOU CAN'T**



Structure #	Structure Type	Pipe Size	Condition 2024 WEST	Recommend Cleaning
<b>FE143</b>	<b>L8</b>	<b>36"</b>	<b>40% Sand &amp; Debris</b>	<b>Yes</b>
MH144	Manhole	36"	Clean	No
<b>DB145</b>	<b>Box</b>	<b>15"</b>	<b>100% Sand &amp; Debris</b>	<b>Yes</b>
<b>VG146</b>	<b>Curb</b>	<b>18"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>
VG147	Curb	30"-18"	15% Sand & Debris	No
MH148	Box	36"	Clean	No
<b>FE149</b>	<b>L11</b>	<b>36"</b>	<b>35% Sand &amp; Debris</b>	<b>Yes</b>
VG151	Curb	18"	Clean	No
VG152	Curb	18"	Clean	No
FE153	L10	18"	15% Sand & Debris	No
<b>FE189</b>	<b>L13</b>	<b>40"</b>	<b>30% Sand &amp; Debris</b>	<b>Yes</b>
VG189A	Curb	40"-18"	10% Sand & Debris	No
VG188A	Curb	18"-40"	15% Sand & Debris	No
FE188	L12	40"	Clean	No
FE187	L12	40"	5% Sand & Debris	No
<b>FE171</b>	<b>L11</b>	<b>36"</b>	<b>50% Sand &amp; Debris</b>	<b>Yes</b>
DB172	Box	36"	Clean	No
VG173	Curb	36"	10% Sand & Debris	No
<b>VG174</b>	<b>Curb</b>	<b>36"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>
<b>FE175</b>	<b>L13</b>	<b>36"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>
VG176	Curb	18"	Clean	No
VG177	Curb	18"	Clean	No
<b>FE180</b>	<b>L13</b>	<b>18'</b>	<b>100% Sand &amp; Debris</b>	<b>Yes</b>
<b>FE216</b>	<b>L13</b>	<b>18"</b>	<b>100% Sand &amp; Debris</b>	<b>Yes</b>
Maint216A	Box	18"	10% Sand & Debris	No
DB229	Box	18"	Clean	No
VG230	Curb	18"	10% Sand & Debris	No
VG231	Curb	18"	10% Sand & Debris	No
<b>FE232</b>	<b>L10</b>	<b>18"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024 WEST	Recommend Cleaning
<b>FE103</b>	<b>L5</b>	<b>36"</b>	<b>70% Sand &amp; Debris</b>	<b>Yes</b>
DB104	Box	18"	Clean	No
VG105	Box	18"-24"	Clean	No
VG106	Box	18"	Clean	No
FE107	L6	24"	15% Sand & Debris	No
DB108	Box	18"	Clean	No
VG109	Curb	18"	5% Sand & Debris	No
VG110	Curb	18"-24"	15% Sand & Debris	No
<b>FE111</b>	<b>L6</b>	<b>24"</b>	<b>30% Sand &amp; Debris</b>	<b>Yes</b>
DB65	Box	18"	Clean	No
VG66	Curb	18"	5% Sand & Debris	No
VG67	Curb	24"	5% Sand & Debris	No
<b>FE68</b>	<b>L6</b>	<b>18"</b>	<b>35% Sand &amp; Debris</b>	<b>Yes</b>
VG125	Curb	36"	Clean	No
VG126	Curb	36"	Clean	No
<b>FE124</b>	<b>L6</b>	<b>36"</b>	<b>45% Sand &amp; Debris</b>	<b>Yes</b>
<b>FE127</b>	<b>L10</b>	<b>36"</b>	<b>45% Sand &amp; Debris</b>	<b>Yes</b>
DB130	Box	18"	10% Sand & Debris	No
VG131	Curb	18"	15% Sand & Debris	No
VG132	Curb	18"	Clean	No
FE133	L8	18'	15% Sand & Debris	No
<b>FE215</b>	<b>L8</b>	<b>36"</b>	<b>90% Sand &amp; Debris</b>	<b>Yes</b>
<b>FE214</b>	<b>L7</b>	<b>36"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>
DB140	Box	18"	15% Sand & Debris	No
<b>VG141</b>	<b>Curb</b>	<b>18"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>
VG142	Curb	18"	15% Sand & Debris	No
FE143-A	L8	30"	Clean	No

**WE SEE THINGS YOU CAN'T**

Structure #	Structure Type	Pipe Size	Condition 2024 WEST	Recommend Cleaning
<b>VG77</b>	<b>Curb</b>	<b>24"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>
VG78	Curb	24"	15% Sand & Debris	No
<b>VG79</b>	<b>L5</b>	<b>24"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>
VG80	Curb	24"	Clean	No
VG81	Curb	24"	10% Sand & Debris	No
DB82	Box	24"	Clean Box needs to be Hydro	No
VG83	Curb	30"-24"	15% Sand & Debris	No
<b>VG84</b>	<b>Curb</b>	<b>30"</b>	<b>25% Sand &amp; Debris</b>	<b>Yes</b>
<b>DB85</b>	<b>Box</b>	<b>30"</b>	<b>45% Sand &amp; Debris</b>	<b>Yes</b>
<b>FE86</b>	<b>L5</b>	<b>30"</b>	<b>65% Sand &amp; Debris</b>	<b>Yes</b>
DB87	Box	18"	Clean	No
VG88	Curb	18"	5% Sand & Debris	No
VG89	Curb	24"-18"	10% Sand & Debris	No
<b>FE90</b>	<b>L5</b>	<b>24"</b>	<b>45% Sand &amp; Debris</b>	<b>Yes</b>
VG91	Curb	15"	15% Sand & Debris	No
VG92	Curb	18"-15"	Clean	No
FE93	L5	18"	Clean	No
VG94	Curb	18"	Clean	No
VG95	Curb	18"	5% Sand & Debris Box needs to be Hydro repaired	No
FE96	L5	18"	5% Sand & Debris	No
FE97	L5	36"	10% Sand & Debris	No
VG98	Box	36"	5% Sand & Debris	No
VG99	Box	36"	5% Sand & Debris	No
<b>FE100</b>	<b>L6</b>	<b>36"</b>	<b>65% Sand &amp; Debris</b>	<b>Yes</b>
FE101A	L6	36"	10% Sand & Debris	No
VG101	Box	36"	5% Sand & Debris	No
VG102	Box	36"	15% Sand & Debris	No

**WE SEE THINGS YOU CAN'T**

**PARKLANDS WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**



**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 WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on September 8, 2022, the Board of Supervisors (“Board”) of the Parklands West Community Development District (“District”), adopted a Budget for Fiscal Year 2022/2023; and

**WHEREAS**, the Board desires to amend the previously adopted budget for Fiscal Year 2022/2023.

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

Section 1. The Fiscal Year 2022/2023 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

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

ATTEST:

**PARKLANDS WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors



**EXHIBIT "A"**

**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2023  
EFFECTIVE NOVEMBER 30, 2023**

**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2023  
GENERAL FUND  
EFFECTIVE NOVEMBER 30, 2023**

	Fiscal Year 2023				
	Adopted FY 2023 Budget	Actual through 9/30/2023	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended FY 2023 Budget
<b>REVENUES</b>					
Assessment levy	142,908	\$ 144,230	(1,322)	1,322	144,230
Interest & miscellaneous	-	14,119	(14,119)	14,119	14,119
Total revenues	<u>142,908</u>	<u>158,349</u>	<u>(15,441)</u>	<u>15,441</u>	<u>158,349</u>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Supervisors	4,306	3,014	1,292	(1,292)	3,014
Management/recording	59,497	59,497	-	-	59,497
Legal	500	450	50	(50)	450
Engineering fees	2,000	2,769	(769)	769	2,769
Audit	7,100	7,100	-	-	7,100
Accounting services	4,797	4,797	-	-	4,797
Assessment roll preparation	12,500	12,500	-	-	12,500
Arbitrage rebate calculation	1,200	750	450	(450)	750
Dissemination agent fees	1,000	1,000	-	-	1,000
Trustee fees	4,500	4,310	190	(190)	4,310
Telephone	500	500	-	-	500
Postage	500	592	(92)	92	592
Printing & binding	1,035	1,035	-	-	1,035
Legal advertising	750	4,207	(3,457)	3,457	4,207
Office supplies	-	300	(300)	300	300
Website hosting & maintenance	705	-	705	(705)	-
Website ADA compliance	210	210	-	-	210
Annual district filing fee	175	175	-	-	175
Insurance	7,100	7,236	(136)	136	7,236
Contingencies	1,000	2,061	(1,061)	6,061	7,061
Total administrative	<u>109,375</u>	<u>112,503</u>	<u>(3,128)</u>	<u>8,128</u>	<u>117,503</u>
<b>Water management services</b>					
Other contractual	44,473	43,301	1,172	(1,172)	43,301
Electricity	1,500	2,022	(522)	522	2,022
Total water management services	<u>45,973</u>	<u>45,323</u>	<u>650</u>	<u>(650)</u>	<u>45,323</u>
<b>Other fees and charges</b>					
Tax collector	747	540	207	(207)	540
Property appraiser	498	481	17	(17)	481
Total other fees and charges	<u>1,245</u>	<u>1,021</u>	<u>224</u>	<u>(224)</u>	<u>1,021</u>
Total expenditures	<u>156,593</u>	<u>158,847</u>	<u>(2,254)</u>	<u>7,254</u>	<u>163,847</u>
Excess/(deficiency) of revenues over/(under) expenditures	(13,685)	(498)	(13,187)	8,187	(5,498)
Fund balance - beginning	63,429	38,410	25,019	(25,019)	38,410
Fund balance - ending	<u>\$ 49,744</u>	<u>\$ 37,912</u>	<u>\$ 11,832</u>	<u>\$ (16,832)</u>	<u>\$ 32,912</u>

**PARKLANDS WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLANDS WEST 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 West 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 WEST 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: 1:00 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 WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2024/2025 Proposed Budget

**Exhibit A: FY 2024/2025 Proposed Budget**

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



**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
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Projected Fiscal Year 2025 Assessments	6

**PARKLANDS WEST  
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	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 198,856				\$ 195,549
Allowable discounts (4%)	(7,954)				(7,822)
Assessment levy: on-roll - net	190,902	\$ 188,227	\$ 2,675	\$ 190,902	187,727
Interest and miscellaneous	-	7,511	100	7,611	-
Total revenues	190,902	195,738	2,775	198,513	187,727
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative fees</b>					
Supervisors	4,306	1,077	3,229	4,306	4,306
Management/recording	59,497	29,748	29,749	59,497	59,497
Legal	500	-	500	500	500
Engineering	20,000	808	5,000	5,808	20,000
Audit	7,100	-	7,100	7,100	7,100
Accounting services	4,797	2,400	2,397	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	1,000	500	500	1,000	1,000
Trustee	4,500	-	4,500	4,500	4,500
Telephone	500	250	250	500	500
Postage	500	159	341	500	500
Printing & binding	1,035	517	518	1,035	1,035
Legal advertising	750	-	750	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Annual district filing fee	175	175	-	175	175
Insurance	7,500	7,526	-	7,526	8,279
Contingencies	1,000	366	634	1,000	1,000
Total professional & admin fees	127,775	49,776	63,833	113,609	128,554
<b>Water management</b>					
Contractual services	48,382	13,467	34,915	48,382	46,428
Electricity	1,500	643	700	1,343	1,500
Total water management services	49,882	14,110	35,615	49,725	47,928
<b>Other fees and charges</b>					
Tax collector	747	885	(138)	747	747
Property appraiser	498	-	498	498	498
Total other fees and charges	1,245	885	360	1,245	1,245
Total expenditures	178,902	64,771	99,808	164,579	177,727
Net change in fund balances	12,000	130,967	(97,033)	33,934	10,000
Fund balance - beginning (unaudited)	38,712	37,913	168,880	37,913	71,847
Fund balance - ending (projected)	\$ 50,712	\$ 168,880	\$ 71,847	\$ 71,847	\$ 81,847

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

**EXPENDITURES**

**Professional services**

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	59,497
<p><b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development district's 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 anticipate continued management/updating that will be cost shared with the Lee 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 Wrathell, Hunt and Associates, LLC., to prepare the annual</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	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities &amp; Exchange Act of 1934.</p>	
Trustee	4,500
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.</p>	
Telephone	500
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	1,035
<p>Letterhead, envelopes, copies, etc.</p>	

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

**EXPENDITURES (continued)**

Legal advertising	750
The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance	8,279
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 public officials liability is set at \$1,000,000.	
Contingencies	1,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	

**Water management**

Contractual services	46,428
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 to include 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 Lee CDD (based upon the number of units).	

	<u>Total</u>	<u>Parklands Lee (521 Units)</u>	<u>Parklands West (498 Units)</u>
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

Electricity	1,500
<b>Other fees and charges</b>	
Tax collector	747
The tax collector's fees are \$1.50 per parcel.	
Property appraiser	498
The property appraiser's fees are \$1.00 per parcel.	
Total expenditures	<b>\$ 177,727</b>

**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022 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	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$658,416				\$ 658,416
Allowable discounts (4%)	(26,337)				(26,337)
Assessment levy: on-roll - net	632,079	\$ 620,333	\$ 11,746	\$ 632,079	632,079
Assessment levy: off-roll, direct bill	33,385	32,049	1,336	33,385	33,385
Interest	-	6,079	-	6,079	-
Total revenues	<u>665,464</u>	<u>658,461</u>	<u>13,082</u>	<u>671,543</u>	<u>665,464</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	456,000	-	456,000	456,000	475,000
Interest	196,464	100,586	95,878	196,464	177,435
Total debt service	<u>652,464</u>	<u>100,586</u>	<u>551,878</u>	<u>652,464</u>	<u>652,435</u>
<b>Other fees &amp; charges</b>					
Total expenditures	<u>652,464</u>	<u>100,586</u>	<u>-</u>	<u>652,464</u>	<u>652,435</u>
Excess/(deficiency) of revenues over/(under) expenditures	13,000	557,875	13,082	19,079	13,029
Fund balance:					
Net change in fund balances	13,000	557,875	13,082	19,079	13,029
Beginning fund balance (unaudited)	175,883	184,761	742,636	184,761	203,840
Ending fund balance (projected)	<u>\$ 188,883</u>	<u>\$ 742,636</u>	<u>\$ 755,718</u>	<u>\$ 203,840</u>	<u>216,869</u>
<b>Use of fund balance</b>					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2024 and February 1, 2025					(81,361)
Projected fund balance excess/(deficiency) - as of September 30, 2025					<u>\$ 135,508</u>

**Parklands West**  
 Community Development District  
 Series 2022  
 \$5,197,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2024			45,584.88	45,584.88
02/01/2025			45,584.88	45,584.88
05/01/2025	475,000.00	4.130%	45,584.88	520,584.88
08/01/2025			40,680.50	40,680.50
11/01/2025			40,680.50	40,680.50
02/01/2026			40,680.50	40,680.50
05/01/2026	494,000.00	4.130%	40,680.50	534,680.50
08/01/2026			35,579.95	35,579.95
11/01/2026			35,579.95	35,579.95
02/01/2027			35,579.95	35,579.95
05/01/2027	514,000.00	4.130%	35,579.95	549,579.95
08/01/2027			30,272.90	30,272.90
11/01/2027			30,272.90	30,272.90
02/01/2028			30,272.90	30,272.90
05/01/2028	536,000.00	4.130%	30,272.90	566,272.90
08/01/2028			24,738.70	24,738.70
11/01/2028			24,738.70	24,738.70
02/01/2029			24,738.70	24,738.70
05/01/2029	558,000.00	4.130%	24,738.70	582,738.70
08/01/2029			18,977.35	18,977.35
11/01/2029			18,977.35	18,977.35
02/01/2030			18,977.35	18,977.35
05/01/2030	581,000.00	4.130%	18,977.35	599,977.35
08/01/2030			12,978.53	12,978.53
11/01/2030			12,978.53	12,978.53
02/01/2031			12,978.53	12,978.53
05/01/2031	605,000.00	4.130%	12,978.53	617,978.53
08/01/2031			6,731.90	6,731.90
11/01/2031			6,731.90	6,731.90
02/01/2032			6,731.90	6,731.90
05/01/2032	652,000.00	4.130%	6,731.90	658,731.90
<b>Total</b>	<b>\$4,415,000.00</b>		<b>\$816,593.96</b>	<b>\$5,231,593.96</b>

**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

**Lee County  
7 years remaining**

**Fiscal year 2024-2025**

<b>Neighborhood</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2023-2024 tax payment</b>
La Tremiti	SF 50'	\$ 716.09	\$ 392.67	\$ 1,108.76	\$ 4,070.13
Caravella	SF 55'	741.53	392.67	1,134.20	4,214.78
Villa D'Este	SF 60'	755.82	392.67	1,148.49	4,295.98
Villa Tuscany	SF 65'	858.19	392.67	1,250.86	4,877.81
Villa Tuscany	SF 75'	935.45	392.67	1,328.12	5,316.99
Favista	SF 85'	1,307.39	392.67	1,700.06	7,431.01
Avieto	SF 100'	2,236.65	392.67	2,629.32	12,712.80
Siena	SF 125'	2,644.53	392.67	3,037.20	15,031.11
Enclave	4 Plex Coach	597.65	392.67	990.32	3,396.95
Commercial		33,384.51	-	33,384.51	197,659.12
Golf Club		244,105.70	7,068.06	251,173.76	1,387,461.56

**Fiscal year 2023-2024**

La Tremiti		\$ 716.09	\$ 399.31	\$ 1,115.40	\$ 4,560.82
Caravella		741.53	399.31	1,140.84	4,722.91
Villa D'Este		755.82	399.31	1,155.13	4,813.90
Villa Tuscany		858.19	399.31	1,257.50	5,465.87
Villa Tuscany		935.45	399.31	1,334.76	5,958.00
Favista		1,307.39	399.31	1,706.70	8,326.88
Avieto		2,236.65	399.31	2,635.96	14,245.44
Siena		2,644.53	399.31	3,043.84	16,843.24
Enclave		597.65	399.31	996.96	3,806.48
Commercial		33,384.51	-	33,384.51	221,488.60
Golf Club		244,105.70	7,187.58	251,293.28	1,554,731.76

**PARKLANDS WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8**



**RESOLUTION 2024-04**

**A RESOLUTION OF THE PARKLANDS WEST 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 West 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 WEST 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 WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

Exhibit A

<b>PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>January 9, 2025</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>May 8, 2025</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>July 10, 2025</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>September 11, 2025</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:00 PM</b>

**PARKLANDS WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

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

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

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2022	
<b>ASSETS</b>			
Cash - SunTrust	\$ 191,474	\$ -	\$ 191,474
Investments			
Revenue account	-	732,561	732,561
Interest account	-	13	13
Sinking	-	129	129
Due from other funds			
General fund	-	15,933	15,933
Total assets	\$ 191,474	\$ 748,636	\$ 940,110
<b>LIABILITIES &amp; FUND BALANCES</b>			
<b>Liabilities:</b>			
Accounts payable	6,661	-	6,661
Due to other funds			
Debt service	15,933	-	15,933
Due to other	-	6,000	6,000
Total liabilities	22,594	6,000	28,594
<b>Fund balances:</b>			
Restricted for:			
Debt service	-	742,636	742,636
Unassigned	168,880	-	168,880
Total fund balances	168,880	742,636	911,516
Total liabilities and fund balances	\$ 191,474	\$ 748,636	\$ 940,110

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 3,622	\$ 188,227	\$ 190,902	99%
Interest & miscellaneous	1	7,511	-	N/A
Total revenues	<u>3,623</u>	<u>195,738</u>	<u>190,902</u>	103%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	-	1,077	4,306	25%
Management/recording	4,958	29,748	59,497	50%
Legal	-	-	500	0%
Engineering fees	-	808	20,000	4%
Audit	-	-	7,100	0%
Accounting services	400	2,400	4,797	50%
Assessment roll preparation	1,042	6,250	12,500	50%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent fees	83	500	1,000	50%
Trustee fees	-	-	4,500	0%
Telephone	42	250	500	50%
Postage	-	159	500	32%
Printing & binding	86	517	1,035	50%
Legal advertising	-	-	750	0%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Annual district filing fee	-	175	175	100%
Insurance	-	7,526	7,500	100%
Contingencies	177	366	1,000	37%
Total administrative	<u>6,788</u>	<u>49,776</u>	<u>127,775</u>	39%
<b>Water management services</b>				
Other contractual	-	13,467	48,382	28%
Electricity	-	643	1,500	43%
Total water management services	<u>-</u>	<u>14,110</u>	<u>49,882</u>	28%
<b>Other fees and charges</b>				
Tax collector	-	885	747	118%
Property appraiser	-	-	498	0%
Total other fees and charges	<u>-</u>	<u>885</u>	<u>1,245</u>	71%
Total expenditures	<u>6,788</u>	<u>64,771</u>	<u>178,902</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	(3,165)	130,967	12,000	
Fund balance - beginning	172,045	37,913	38,712	
Fund balance - ending	<u>\$ 168,880</u>	<u>\$ 168,880</u>	<u>\$ 50,712</u>	

**PARKLANDS WEST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022  
FOR THE PERIOD ENDED MARCH 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 11,991	\$ 620,333	\$ 632,079	98%
Assessment levy: off-roll, direct bill	-	32,049	33,385	96%
Interest	2,600	6,079	-	N/A
Total revenues	<u>14,591</u>	<u>658,461</u>	<u>665,464</u>	99%
<b>EXPENDITURES</b>				
Principal	-	-	456,000	0%
Interest	-	100,586	196,464	51%
Total expenditures	<u>-</u>	<u>100,586</u>	<u>652,464</u>	15%
Excess/(deficiency) of revenues over/(under) expenditures	14,591	557,875	13,000	
Fund balance - beginning	728,045	184,761	175,883	
Fund balance - ending	<u>\$ 742,636</u>	<u>\$ 742,636</u>	<u>\$ 188,883</u>	

**PARKLANDS WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**



**DRAFT**

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

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The Board of Supervisors of the Parklands West Community Development District held a Regular Meeting on January 11, 2024 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
James Lukas	Assistant Secretary
David Levin	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Manager
Andy Nott	Superior Waterways
HOA Representative	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Percuoco called the meeting 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**

41 the Qualifying Period; and Providing for  
42 Severability and an Effective Date

43  
44 Mr. Percuoco presented Resolution 2024-01 and read the title.

45 Mr. Adams stated this is an election year and this Resolution allows the Supervisor of  
46 Elections (SOE) to facilitate the general election process for the CDD. Seats 3, 4 and 5, currently  
47 held by Mr. Wyant, Mr. Darby and Mr. Levin, respectively are up for election in the November  
48 2024 General Election.

49 Mr. Adams and Mr. Urbancic responded to questions regarding Form 6, the ethics  
50 training requirement, online course options and filing Form 1.

51 Mr. Adams will email a link with course options to Board Members.

52

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

59

60

61 **FOURTH ORDER OF BUSINESS**

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

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63  
64 Referencing a maintenance and easement agreement and an area map, Mr. Adams  
65 explained that a tract west of the main entry, adjacent to Bonita Beach Road, is currently fully  
66 inundated with exotics and invasives, primarily Brazilian pepper plants. Parklands West has title  
67 to the area, through the legal description that was a part of the deed provided to Management  
68 by the City and verified by the previous District Engineer. Notwithstanding the Maintenance  
69 Agreement between the CDD and the Master Association to maintain the main entry and right-  
70 of-way (ROW), the intention was that the two CDDs would not be in the same type of  
71 maintenance business as the Association so there would not be a duplication of overhead. The  
72 City contacted Management a few times regarding the Brazilian pepper plants, as it is a code  
73 enforcement violation. Mr. Adams advised the City that it is a very large project and requested  
74 additional time to coordinate with the stakeholders to formulate a plan. District Staff will

75 review all documents to verify ownership and responsibility and contact the other stakeholders,  
76 including the Master Association and the golf course, regarding this tract and how best to  
77 address it. Staff might schedule a Special Meeting with the other two entities in 30 days to  
78 discuss the matter further.

79 Mr. Percuoco stated he made a few inquiries and the only information he got, in terms  
80 of relief, was that, if the Board is amenable, it could spread the work out over a few years, and  
81 have it done incrementally, although that might be more costly. Mr. Adams feels that it would  
82 be best to bid the entire project from start to finish, see if there is any buy-in and determine if  
83 there will be any cost-sharing. Or, the Board can possibly consider financing the project, which  
84 will be more cost-effective, as that will remove the cost of repeated mobilization. A Board  
85 Member recalled originally there was no vegetation on the south side of the curb walkway but  
86 the Master Association installed the plantings to hide the ditch because the ditch is unsightly  
87 and has been maintaining that, including replacements, ever since. He was unsure if the HOA  
88 maintained the drainage that goes up to the golf course, other than addressing line of sight  
89 issues.

90 Discussion ensued regarding the ditch bank, clusia installed by the CDD, drainage,  
91 existing maintenance and easement agreements, stakeholder buy-in, CDD’s budget cycle and  
92 compliance with the City.

93 Mr. Adams stated Staff will keep this item in progress.

94

95 **FIFTH ORDER OF BUSINESS**

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

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

101

102 **On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor,**  
103 **Pesky Varmints, LLC Estimate 1947 for Cane Toad Tadpole Removal, in the**  
104 **amount of \$1,800, was approved.**

105

106

107 **SIXTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
108 **Statements as of November 30, 2023**

109  
110 Mr. Adams presented the Unaudited Financial Statements as of November 30, 2023.

111  
112 **On MOTION by Mr. Percuoco and seconded by Mr. Lukas, with all in favor, the**  
113 **Unaudited Financial Statements as of November 30, 2023, were accepted.**

114  
115  
116 **SEVENTH ORDER OF BUSINESS** **Approval of September 14, 2023 Public**  
117 **Hearings and Regular Meeting Minutes**

118  
119 Mr. Willis presented the September 14, 2023 Public Hearings and Regular Meeting  
120 Minutes.

121  
122 **On MOTION by Mr. Wyant and seconded by Mr. Darby, with all in favor, the**  
123 **September 14, 2023 Public Hearings and Regular Meeting Minutes, as**  
124 **presented, were approved.**

125  
126  
127 **EIGHTH ORDER OF BUSINESS** **Other Business**

128  
129 Mr. Willis recalled that, at the last meeting, the Board approved the MRI Inspection  
130 program. MRI recently completed the inspections and is working on the report. Mr. Willis will  
131 email the report to the Board as soon as he receives it. He asked MRI if there were any  
132 surprises and was told that there was nothing significant.

133  
134 **NINTH ORDER OF BUSINESS** **Staff Reports**

135  
136 **A. District Counsel: Coleman, Yovanovich & Koester, P.A.**

- 137
  - **Ethics Training Requirement**

138 Mr. Urbancic stated that a new legislative session started on January 9<sup>th</sup> and a few bills  
139 might affect CDDs. He will monitor the changes and provide an update at the next meeting.

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

141 A Board Member stated there have been several inquiries about water retention and  
142 pond filling options and noted that, per an Engineering Report, there is currently no known way  
143 to improve water availability in the CDDs’ lakes. Mr. Adams stated there is no permitted way.

144 Discussion ensued regarding the water levels, permitting, the South Florida Water  
145 Management District (SFWMD), legislative changes related to water retention, risks, partial  
146 refunding from the County, the Engineer’s recommendations and littoral plantings.

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

- 148 • **NEXT MEETING DATE: May 9, 2024 at 1:00 P.M.**

- 149 ○ **QUORUM CHECK**

150

<b>TENTH ORDER OF BUSINESS</b>	<b>Audience</b>	<b>Comments/Supervisors’</b>
	<b>Requests</b>	

154 Discussion ensued regarding Brazilian pepper plants, the County and code enforcement.

155 Mr. Percuoco presented a proposal relating to the installation of 18 diffusers in nine  
156 lakes, at the cost of \$369 per diffuser.

157 Mr. Nott stated his company serviced the lakes recently and experienced difficulties  
158 adjusting some of the diffusers. After inspecting all the lakes, Staff’s recommendation was to  
159 present the proposal to replace several of the defective diffusers.

160

161 **On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, the**  
 162 **Superior Aerator proposal to replace defective diffusers, in the amount of**  
 163 **\$6,638.40, was approved.**

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<b>ELEVENTH ORDER OF BUSINESS</b>	<b>Adjournment</b>
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169 **On MOTION by Mr. Percuoco and seconded by Mr. Lukas, with all in favor, the**  
 170 **meeting adjourned at 1:49 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**PARKLANDS WEST**  
**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

<b>NAME OF COMMUNITY DEVELOPMENT DISTRICT</b>	<b>NUMBER OF REGISTERED VOTERS AS OF 04/15/2024</b>
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](mailto:gillyardd@whhassociates.com) Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329  
Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)



**PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>January 11, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>May 9, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>July 11, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>September 12, 2024</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:00 PM</b>