

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

The Board of Supervisors of the Parklands West Community Development District held a Regular Meeting on July 10, 2025 at 1:00 p.m., at the Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135.

Present:

Frank Percuoco	Chair
Robert Wyant	Vice Chair
James Lukas	Assistant Secretary
David Levin (via telephone)	Assistant Secretary
William Dardy (via telephone)	Assistant Secretary

Also present:

Chuck Adams (via telephone)	District Manager
Shane Willis	Operations Manager
Meagan Magaldi (via telephone)	District Counsel
Andy Nott	Superior Waterways
Peter Kohl	Resident
Roy Farchmin	Parklands Lee Resident, Master Homes Association Landscape Committee Member
Other residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Percuoco called the meeting to order at 1:00 p.m.

Supervisors Lukas, Percuoco and Wyant were present. Supervisors Dardy and Levin attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2024, Prepared by Grau & Associates**

A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

These items were presented following the Fifth Order of Business.

FOURTH ORDER OF BUSINESS

Presentation: Aesthetic Improvement of the Stormwater Lake Banks

Parklands Lee Resident Roy Farchmin stated he also represents the Greens Committee of the Country Club, Chaired by Greg Quinn, and the Master Homes Association Landscape Committee, Chaired by Lisa Giardino. He displayed slides and photographs and discussed the condition of the ponds in Palmira, noting that water levels fall as much as 8' during the dry season, exposing unattractive sand banks. He does not believe the littoral planting efforts have been successful due to the significant drop off of the ponds. He does not recommend additional littorals. He showed pictures of holes where the water has dropped down and natural grasses have grown in, which he thinks greatly improves the appearance of the ponds. He understands the CDD is primarily responsible for that area and that, as water levels drop, the Country Club does some maintenance work below the high-water mark down to the water level. He noted that the buffer zone above the high-water mark, which should be 3' to 10', is the responsibility of the Country Club, as it is on Country Club property and NHOA property. The neighborhood landscape company and estate homeowners are responsible for the buffer areas, where work is needed. He has been working with Bob Volpe, of the Country Club, in recent months. He noted that the Board Members received copies of his presentation.

Mr. Farchmin discussed the Master Site Plan, number of ponds, areas of deep water and irrigation. He displayed slides and discussed the following:

- Pond Osprey 7 shows sandbags on the east side, erosion and aesthetic issues, and no buffer area on the homeowner side; he encourages homeowners to let grass grow there.
- A lot of Canna lily was planted at Egret 8, where course renovation occurred. He would encourage more of that. There is no buffer zone and bare sand is showing.
- A photo of Osprey 9 taken during the dry season illustrates what he believes could be done. On the east slope on the homeowners' side, the grass grew down to the water line and an ideal buffer zone includes trees, grasses and shrubs. He would encourage this throughout the community, i.e., the homeowners, landscape companies, neighborhood and master associations and the Country Club.

➤ A recent photo of Ibis 6, a signature hole, shows great improvement. Previously, the entire west area was sand all the way to the water line; the grass has now grown in. Mr. Volpe started some plantings, including red copperleaf, java copperleaf and silver buttonbush, above the high-water mark in the buffer zone. He discussed other possible aesthetic plantings and noted the need to avoid obstructing golf course play. He noted that plantings can provide habitats and erosion control.

Discussion ensued regarding the former condition of Ibis 6, the slope and sand in the area, Ryan Golf's assurances that natural grasses would take over the slope, difficulties in areas with steeper slopes and in rocky areas, complications of ownership and responsibility, using buffer zone areas to create distractions from unattractive areas and areas where growth of wild grasses and wildflowers have taken over.

Resident Peter Kohl, who lives on Ibis 6, noted the location of a wooden bridge and voiced his opinion that the sister pond that is not shown is in poor condition because there is no bouldering on the pond, no plantings and it has significant erosion due to the steep bank. He thinks that pond is worse than others presented, has a terrible appearance and the water level significantly increases so that it is currently almost up to his pool enclosure. He discussed hazardous conditions on the back portion of his property and noted that a tractor nearly fell into the pond and was stuck in the area. He believes that erosion issues with water encroachment on private property and structures should be prioritized.

Discussion ensued regarding water flow, ponds in the area, redesign of the golf course, reduction in the size of the area designed to collect water, drains, erosion around drains, connections to other lakes in the area, perceived inadequacy of the pipe which is believed to be a 24" pipe, conditions before and after renovation, aeration in the pond, the steep slope looking down from the tee, etc.

Mr. Wyant noted that all the complexity shows that multiple types of problems must be addressed that will not be solved here. He believes that Johnson Engineering or others must provide solutions.

Mr. Percuoco noted that the problem is a perennial one. He recalled that the CDD has been providing \$30,000 in annual subsidies for lake bank maintenance for perhaps a dozen years. He recalled when the Engineers completed the golf course renovation that an announcement was made that an additional acre and a half of water was gained, not for retention but during the season and winter months.

Mr. Percuoco referred to an 11-page Engineering Firm's report that he brought with him, which was provided to Mr. Volpe. The Report focused on water use and evaluation for The Club; proposed treatments included treating the bottom with a material to prevent water seep away, and the fourth recommendation regarding water retention was to do nothing, due to the cost. It is estimated that 100,000 plants installed in the last ten years did not survive.

Mr. Kohl thinks the golf course renovation benefited the overall community but, from a personal standpoint, he lost as a result of the project because plantings along the golf course side of Ibis 6 were lost and the retaining of the water on that pond is now an issue that did not exist before. Mr. Lukas asked if Mr. Kohl measured any remaining property according to his survey and suggested that remediations on his property might be an option. Mr. Kohl stated that he can no longer walk all the way around the back side of his house.

Discussion ensued regarding the plantings on Ibis 6, how high the water levels can rise, the high-water mark and the function of the weirs.

Mr. Farchmin recalled a suggestion to further bury the drainage pipes. Mr. Percuoco stated the cost would be substantial and there was a question about whether The Club, the Master Association or the CDD would contribute; however, it is ultimately the homeowner's responsibility. Mr. Lukas believes whoever made the changes would be responsible for fixing and/or maintaining it. If a bridge or a drainage pipe were installed, the homeowner would be responsible for maintaining it. It was noted that pipes could eventually fail.

Mr. Farchmin stated he attended a presentation several years ago. He thinks the presenter, Dr. Ernesto de la Vega, could be another resource for the types of plants and grasses to be considered.

Mr. Dardy noted that Mr. Elliott Erickson published helpful information that was published to homeowners about one month ago.

Mr. Nott noted that aquatic plants cannot survive without irrigation, and plants that cannot tolerate water die when water levels rise. Grasses are problematic because the golf course weed-eats them and, as water comes up, torpedo grass grows. When water reaches the high-water mark and a 20' patch of grass is under water, algae can occur. There is a tradeoff in that, if vegetation is allowed to grow on the banks, when the water levels rise, different problems occur. Aesthetically, it will either look nice when water levels are low or when water levels are high. Fish kills are possible but, when submerged grasses decay, algae blooms or floating masses of decaying plant material can result. Algae is treated every summer and if

grass is irrigated, weeds will also grow and selective herbicide can get expensive. There is a need to decide what to accept.

It was noted that the golf course will install a new irrigation system; at that time, it might be possible to better control where irrigation covers.

Mr. Nott stated that some areas could be irrigated but irrigating the lake banks would require an excessive amount of water. Pickerelweed cannot tolerate rocky conditions and water fluctuations; without irrigation, Canna lily cannot survive during dry season.

Discussion ensued regarding various plantings, irrigation, maintenance needs, costs, etc.

Mr. Dardy recalled that the idea of installing pond linings was so prohibitively expensive that the idea was not pursued.

Mr. Nott recalled that this issue occurred at the rocky lake last year; after plantings were done, tall weeds dominated the area and the vegetation died as water levels rose. Without irrigation, weeds grow faster than desirable plantings. Irrigation necessitates some type of control such as weed-eating, and selective herbicides are costly. This year, an aquatic herbicide was discontinued, which has caused the cost of the one remaining alternative to double; therefore, incorporating separate treatments for torpedo grass and broad leaf weeds would significantly increase the cost.

Mr. Nott stated the easiest solution would be to continue planting in sites that can be irrigated, allowing the golf course to weed-eat those to keep weeds controlled, and having lake management spray them as water levels rise.

Discussion ensued regarding what can be done on the homeowners' side, installation of buffer zones, changes to the lake maintenance contract, each HOA's obligation to manage their side of the lake banks, buffer zones being above the control level which the CDD has no authority to maintain, erosion control offered by buffer zones, whether the goal is for ponds to look natural or maintained, the need to comply with permits and the CDD's responsibility to address stormwater management.

Mr. Lukas suggested the parties propose a two or three-step solution for the Board to consider and stated the CDD wants to work with other parties to find a solution.

It was noted that riprap was installed in Paloma to control erosion. A property owner voiced his opinion that weeds are more aesthetically appealing than riprap.

Discussion ensued regarding the perpetual nature of erosion control, the tendency for erosion to occur between homes, the unique features of the community, neighboring communities, the aquifer effect, etc.

FIFTH ORDER OF BUSINESS**Update: Superior Waterway Services, Inc.
Treatment Report**

The Superior Waterway Services, Inc. Treatment Report was included for informational purposes.

- **Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates**

This item, previously the Third Order of Business, was presented out of order.

Mr. Adams presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

- A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024**

On MOTION by Mr. Percuoco and seconded by Mr. Lukas, with all in favor, Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

SIXTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of May 31, 2025**

This item was presented following the Ninth Order of Business.

SEVENTH ORDER OF BUSINESS**Approval of May 8, 2025 Regular Meeting
Minutes**

On MOTION by Mr. Dardy and seconded by Mr. Lukas, with all in favor, the May 8, 2025 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS**Other Business**

There was no other business.

Staff Reports

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

Ms. Magaldi reminded the Board Members to complete the required four hours of ethics training by December 31, 2025. She will email the Memorandum which includes free course options to Mr. Willis for distribution to the Board.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **585 Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: September 11, 2025 at 1:00 PM [Public Hearing and QUORUM CHECK**

All Supervisors confirmed their attendance at the September 11, 2025 meeting.

▪ Acceptance of Unaudited Financial Statements as of May 31, 2025

This item, previously the Sixth Order of Business, was presented out of order.

Mr. Percuoco presented the Unaudited Financial Statements as of May 31, 2025. He noted that revenues are 100% collected and asked why contractuals are high. Mr. Willis thinks contractuals are high due to expenditures that occurred following approval of the budget.

The financials were accepted.

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

There were no audience comments or Supervisors' requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Wyant and seconded by Mr. Lukas, with all in favor, the meeting adjourned at 2:08 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair