

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

The Board of Supervisors of the Parklands Lee Community Development District held a Regular Meeting on May 8, 2025 at 1:15 p.m., 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:**

Elliott Erickson  
Thomas Clemens  
Robert Schwartz  
Russell T. Rupp  
Gary Mona

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**Also present:**

Chuck Adams  
Shane Willis  
Greg Urbancic (via telephone)  
Andy Nott

District Manager  
Operations Manager  
District Counsel  
Superior Waterways (Superior)

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Willis called to order at 1:35 p.m.  
All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Update: Superior Waterway Services, Inc.  
Treatment Report**

Mr. Nott distributed and presented the Superior Waterway Services, Inc. Treatment Report and responded to questions. He noted that water levels are dropping and grasses and lake banks are being maintained proactively.

Mr. Willis stated that Mr. Mona's information will be uploaded to the CDD website.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Willis presented Resolution 2025-03 and read the title.

Mr. Adams stated that the proposed Fiscal Year 2026 budget is similar to the Fiscal Year 2025 budget. He reviewed increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any adjustments.

**On MOTION by Mr. Rupp and seconded by Mr. Clemens, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on September 11, 2025 at 1:00 p.m., at the Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

Mr. Adams stated the Debt Service Fund will mature in 2035; that is the end of the bond. Should interest rates become more favorable, the bond can be rated and refinanced again.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year**

**2025/2026 and Providing for an Effective Date**

Mr. Willis presented Resolution 2025-04.

**On MOTION by Mr. Schwartz and seconded by Mr. Erickson, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2025**

Mr. Willis presented the Unaudited Financial Statements as of March 31, 2025.

The financials were accepted.

**SEVENTH ORDER OF BUSINESS**

**Approval of January 9, 2025 Regular Meeting Minutes**

Mr. Willis presented the January 9, 2025 Regular Meeting Minutes.

A Board Member referred to Line 151 and asked Mr. Adams about the \$14,468 actuals in "Interest and miscellaneous" noted in the July 31, 2024 financials.

A Resolution to adopt the Florida Statewide Mutual Aid Agreement will be included on the next agenda.

**On MOTION by Mr. Rupp and seconded by Mr. Mona, with all in favor, the January 9, 2025 Regular Meeting Minutes, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There was no other business.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Urbancic reminded the Board Members to complete the required four hours of ethics training by December 31, 2025 and to contact him with any questions. Recent legislative changes that Staff was monitoring did not affect CDDs; ongoing updates will be provided if relevant to CDDs.

A Board Member asked about recently reported changes to the Florida Environmental Resource Permitting. Mr. Urbancic stated that he will research it. His understanding is that the changes only apply to new systems.

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

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

There were no District Engineer or District Manager reports.

- **UPCOMING MEETINGS**

- **July 10, 2025 at 1:15 PM, or immediately following the adjournment of the Parklands West CDD meeting scheduled to commence at 1:00 PM**

Supervisors Schwartz, Erickson, Clemens and Mona confirmed their attendance at the July 10, 2025 meeting. Supervisor Rupp will attend via telephone.

- **September 11, 2025 at 1:15 PM [Public Hearing and Regular Meeting]  
(Adoption of FY2026 Proposed Budget)**

- **QUORUM CHECK**

Supervisors Schwartz, Erickson and Clemens confirmed their attendance at the September 11, 2025 meeting. Mr. Willis noted the need to ensure quorum to adopt the budget.

#### **TENTH ORDER OF BUSINESS**

#### **Audience Requests**

#### **Comments/**

#### **Supervisors'**

A Board Member asked if any of the construction on East Bonita Beach Road will affect the CDD. Mr. Willis stated that wild animals, including hogs, are migrating due to loss of habitat.

Mr. Adams stated that the \$14,748 discussed during the Seventh Order of Business was the CDD's portion of funds that were billed to the golf course for renovation work done in the ponds, including the aeration system.

Discussion ensued regarding how increasing coastline hurricane risk levels are affecting the CDDs.

Mr. Adams stated the insurance rates are rising rapidly along the immediate coast, more so with HOAs than CDDs, which tend to own infrastructure, rather than for clubhouses, etc.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

<p><b>On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor, the meeting adjourned at 1:55 p.m.</b></p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair