

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

The Board of Supervisors of the Parklands Lee Community Development District held a Regular Meeting on July 10, 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	Chair
Thomas Clemens	Vice Chair
Gary Mona	Assistant Secretary
Robert Schwartz	Assistant Secretary
Russell T. Rupp (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
Roy Farchmin	Resident, Master Homes Association
	Landscape Committee Member

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 2:15 p.m.

Supervisors Schwartz, Erickson, Clemens and Mona were present. Supervisor Rupp 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**

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. The Audit was filed timely by the June 30, 2025 deadline.

Mr. Mona referred to Page 23 and asked about the “Independent contractor compensation” item with \$73,809 in the comments’ column. Mr. Adams stated that is related to contractual services/water management.

**A. Consideration of Resolution 2025-05, Hereby Accepting the Audited Financial Report
for the Fiscal Year Ended September 30, 2024**

**On MOTION by Mr. Erickson and seconded by Mr. Rupp, with all in favor,
Resolution 2025-05, Hereby Accepting the Audited Financial Report for the
Fiscal Year Ended September 30, 2024, was adopted.**

FOURTH ORDER OF BUSINESS**Presentation: Aesthetic Improvement of
the Stormwater Lake Banks**

Resident Roy Farchmin gave the Aesthetic Improvement of the Stormwater Lake Banks presentation at the Parklands West CDD meeting held just before this meeting. It was discussed in detail at that meeting and a copy of the presentation was provided to the Parklands Lee CDD Board Members. The Parklands Lee CDD Board Members had no questions and decided to forgo having Mr. Farchmin give the presentation.

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

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

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

The financials were accepted.

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

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

EIGHTH ORDER OF BUSINESS**Other Business**

- **Consideration of Resolution 2025-0_, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

This item was an addition to the agenda.

Mr. Willis presented Resolution 2025-0_. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid.

On MOTION by Mr. Erickson and seconded by Mr. Mona, with all in favor, Resolution 2025-0_, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

NINTH ORDER OF 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 emailed the Memorandum which includes free course options to Mr. Willis for distribution to the Board.

- **Update: Florida Environmental Resource Permitting**

Ms. Magaldi recalled that, at the last meeting, a Board Member asked for District Counsel to review the recent legislation relating to ratification of the Department of

Environmental Protection (DEP) Rules related to stormwater. She indicated that the statutory changes do not impact existing systems; they only apply to new stormwater systems. However, if there is a modification to the existing permit for the stormwater system, then the statutory changes might apply.

Discussion ensued regarding whether that would apply if the golf course is renovated.

Mr. Mona noted that the ethics courses he took online had outdated information, such as the former Governor, etc. and asked if those were still satisfactory. Ms. Magaldi stated that it is fine as long as the courses he took meets the requirements. She found some additional free online courses. She noted that completion is noted when filing Form 1; no other proof of completion is required.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **559 Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: 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. Supervisors Mona and Rupp will not attend.

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

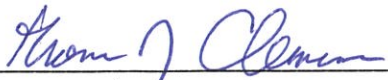
There were no audience comments or Supervisors' requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Clemens and seconded by Mr. Erickson, with all in favor, the meeting adjourned at 2:27 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair