

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

The Board of Supervisors of the Parklands West Community Development District held a Special Meeting on November 13, 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	Assistant Secretary
William Dardy	Assistant Secretary

Also present:

Shane Willis	Operations Manager
Meagan Magaldi (via telephone)	District Counsel
Elliott Erickson	Parklands Lee CDD Board Member
Jeff Landers (via telephone)	EMC Divers, Inc.
Other Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Discussion/Consideration of EMC Divers, Inc. Proposal for Dredging, Geo Tubes, Grading & Sod [\$46,750.00]

Mr. Percuoco stated today's meeting is to discuss the EMC Divers, Inc. proposal that is believed to be a permanent solution to repair the lake bank of the Osprey #7 stormwater lake. Approximately \$12,000 was previously spent trying to repair the problem but to no avail.

Mr. Percuoco asked Mr. Willis if the proposal restores the lake bank on the residential side and across the pond, on the golf course side. Mr. Willis replied affirmatively.

Mr. Landers explained the project scope and stated that there is approximately 550 linear feet around the lake from rock to rock.

Mr. Percuoco voiced concern about the CDD's ability to fund the project. Mr. Willis conveyed his conversation with Mr. Adams, who stated he could incorporate the amount into the budget, but that would result in expenditures exceeding the budget.

Discussion ensued regarding concerns that residents will perceive the repairs as being done for aesthetic reasons when, in fact, the HOA is having difficulty pumping the water out; the Osprey #8 lakes being stabilized; former resident Kevin Daily who built the pool and created this problem; installing geo-tubes; outlining the CDD's responsibility to maintain the lake banks and for restoration of the lake banks; control elevation being to the center of the lake; concerns about setting precedent for other residents to request similar repairs, which is occurring in Egret #2; homeowners taking initiative to install gutters on their homes; and the CDD extending the drains out to the storm drains.

A Board Member voiced their opinion that the age of the CDD and homeowners installing new pools or expanding their lanais close to the lake is disrupting the lake banks. Another Board Member thinks this is a CDD matter.

Mr. Willis asked EMC Divers if they can remove the geo-tube cost from the proposal and only dredge and install sod. Mr. Landers did not recommend proceeding with the pump, grade and slope method; the proposal he submitted will permanently stay on the shoreline and not wash back into the lake.

Mr. Willis suggested having the District Engineer review the CDD's needs, responsibility and scope of the lake banks and provide alternate methods of repair at the next meeting.

Discussion ensued regarding the geo-tube method, asking the District Engineer to review and provide assurance that this method will work in the CDD's location and having the District Engineer and Mr. Willis present materials supporting the project scope.

The consensus was for the District Engineer to provide a study of Osprey #7 Lake, review the project scope of the proposal and provide remediation options at the next meeting.

FOURTH ORDER OF BUSINESS

NEXT MEETING DATE: January 8, 2026 at 1:00 PM

○ **QUORUM CHECK**

All Supervisors confirmed their attendance at the January 8, 2026 meeting.

FIFTH ORDER OF BUSINESS

Audience Requests

Comments/Supervisors'

Asked why additional proposals were not obtained, Mr. Willis stated he can obtain others but did not have enough time to source additional proposals for this meeting if the Board decides to proceed with the project.

Mr. Percuoco stated that today's newspaper reported a rainfall deficit of 24".

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Wyant and seconded by Mr. Lukas, with all in favor, the meeting adjourned at 1:34 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

PARKLANDS WEST CDD

November 13, 2025

Cep SBL
Secretary/Assistant Secretary

Lynn Larson
Chair/Vice Chair