

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

The Board of Supervisors of the Parklands Lee Community Development District held a Regular Meeting on January 8, 2026 at 1:15 p.m., or 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
Robert Schwartz	Assistant Secretary
Russell T. Rupp	Assistant Secretary
Gary Mona	Assistant Secretary

Also present:

Shane Willis	Operations Manager
Meagan Magaldi (via telephone)	District Counsel
Greg Urbancic (via telephone)	Coleman, Yovanovich & Koester, P.A.
Mark Zordan	District Engineer
Andy Nott	Superior Waterway Services, Inc. (Superior)
Steve Stone	President – Golf Club
Bob Volpe	Superintendent – Golf Club

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 2:32 p.m.

Supervisors Schwartz, Erickson, Mona and Rupp were present. Supervisor Clemons was absent.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Willis recalled that Golf Club President Steve Stone gave a presentation at the Parklands West CDD meeting held just before this meeting and asked if the Board Members are aware of the situation and if they want Mr. Stone to give the presentation again.

The Board Members indicated that they are aware of Mr. Stone's presentation, request and documents. The Board chose to forgo the presentation.

Mr. Willis discussed a vote at the Parklands West CDD meeting whereby the Board authorized Johnson Engineering to review the Banks Engineering plans, define the areas of the littoral zones in question, define the control elevation and provide a proposal outlining those elevations staked out throughout the community in various locations and produce a report.

On MOTION by Mr. Erickson and seconded by Mr. Schwartz, with all in favor, authorizing Johnson Engineering to review the Banks Engineering plans, define the areas of the littoral zones in question, define the control elevation and provide a proposal outlining those elevations staked out throughout the community in various locations and produce a report, was approved.

THIRD ORDER OF BUSINESS

Update: Superior Waterway Services, Inc. Treatment Report

The Superior Waterways Lake Treatment Report for November/December 2025 was included for informational purposes.

Mr. Nott stated everything looks good; there are no major issues or problems. Three aerators are down; compressors will be ordered and they will be repaired next week. He discussed treating the lake banks and torpedo grass, spray treatments, treatment products, the best time to spray, treatment frequency, and frequency of visits.

FOURTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

- A. October 1, 2024 - September 30, 2025 [Posted]**
- B. October 1, 2025 - September 30, 2026**

Mr. Willis stated these items are informational and a vote is not necessary.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Willis presented Resolution 2026-01. Seats 2 and 5, currently held by Elliott Erickson and Russell Rupp, respectively, will be up for election at the November 2026 General Election.

On MOTION by Mr. Erickson and seconded by Mr. Schwartz, with all in favor, Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

- **Discussion: Authorizing JEI Field Observation Lake Erosion and Prepare Report**
This item was an addition to the agenda.

On MOTION by Mr. Rupp and seconded by Mr. Erickson, with all in favor, authorizing Johnson Engineering to facilitate a field observation of the lakes for erosion and produce a report, in a not-to-exceed amount of \$5,000, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2025

The financials were accepted.

Mr. Willis noted the proposed Fiscal Year 2027 budget will be presented soon. He discussed considering building fund balance by budgeting for larger projects over several years, so the funds are available when the work needs to be done.

SEVENTH ORDER OF BUSINESS

Approval of September 11, 2025 Public Hearing and Regular Meeting Minutes

The following change was made:

Line 38: Change “email an explanation” to “provide an explanation at the next meeting”

On MOTION by Mr. Rupp and seconded by Mr. Erickson, with all in favor, the September 11, 2025 Public Hearing and Regular Meeting, as amended, 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.
- B. District Engineer: Johnson Engineering, Inc.
- C. District Manager: Wrathell, Hunt & Associates, LLC

There were no Staff reports.

- **NEXT MEETING DATE: May 14, 2026 at 1:15 PM**
 - **QUORUM CHECK**

Three Supervisors confirmed their attendance at the May 14, 2026 meeting.

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

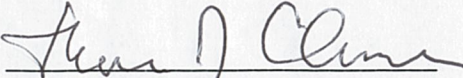
There were no audience comments or Supervisors' requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Rupp and seconded by Mr. Mona, with all in favor, the meeting adjourned at 2:48 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair