

# **PARKLANDS LEE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**May 12, 2022**

## **BOARD OF SUPERVISORS**

## **REGULAR MEETING**

## **AGENDA**

**Parklands Lee Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-Free: (877) 276-0889**

May 5, 2022

Board of Supervisors  
Parklands Lee Community Development District

<b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.
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Dear Board Members:

The Board of Supervisors of the Parklands Lee Community Development District will hold a Regular Meeting on May 12, 2022 at 1:15 p.m., *or immediately thereafter the adjournment of the meeting of the Parklands West CDD, which is scheduled to commence at 1:00 p.m.*, at The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of SOLitude Lake Management, LLC, Addendum to Current Contract
4. Consideration of FL GIS Solutions, LLC, Agreement for Geospatial Services
5. Consideration of Resolution 2022-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting 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
6. Consideration of Resolution 2022-02, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
7. Consideration of Resolution 2022-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of March 31, 2022
9. Approval of January 13, 2022 Regular Meeting Minutes

10. Other Business

11. Staff Reports

A. District Counsel: *Donald A. Pickworth, Esq.*

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

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

I. 545 Registered Voters in District as of April 15, 2022

II. NEXT MEETING DATE: July 14, 2022 at 1:15 P.M., or immediately following the adjournment of the Parklands West CDD meeting scheduled to commence at 1:00 P.M.

○ QUORUM CHECK

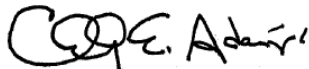
Robert Schwartz	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Elliott Erickson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Thomas Clemens	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Dwayne Radel	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Russell T. Rupp	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Audience Comments/Supervisors' Requests

13. Adjournment

Should you have any questions, please contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.

District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL IN NUMBER: 1-888-354-0094**

**PARTICIPANT CODE: 229 774 8903**

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT**

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**ADDENDUM TO CURRENT CONTRACT**

CUSTOMER NAME: Parklands West and Lee CDD (P2264)  
SUBMITTED TO: Chuck Adams  
CONTRACT SUBMISSION DATE: May 1, 2022  
SUBMITTED BY: LisaMarie Strawser, Sales Support Administrator

This Addendum Letter is for the current Services Contract by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer"), and will be under the same terms and conditions for the same period as your current Annual Management Services Contract except as amended here.

**SOLitude Lake Management** proposes an adjustment to your waterway management program investment with an increase of 7%. This increase will allow **SOLitude Lake Management** to dedicate the resources necessary to continue to maintain the waterway system to your complete satisfaction.

Effective May 1, 2022 your monthly price will increase from \$3,518.00 monthly to \$3,764.26 monthly.

**Please send your contract addendum to reflect the new price effective May 1, 2022.**

Thank you for your continued business and we look forward to working with you in 2022 and beyond!

Have a great day,

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT**

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Mr. Chuck Adams  
Parklands Lee & West Community Development District  
c/o Wrathell, Hunt, and Associates, LLC  
9220 Bonita Beach Road, Suite 214  
Bonita Springs, Florida 34135

**RE: Professional Services Agreement between FL GIS Solutions, LLC and Parklands Lee & West Community Development District**

Dear Chuck:

We at FL GIS Solutions, LLC are excited to work with Parklands Lee & West Community Development District. Pursuant to our conversations, I am providing this professional services agreement.

**General Agreements:**

- I. **Services** – FL GIS Solutions, LLC will provide Geospatial services which include the following. Services performed by consultant include gathering and manipulating spatial data, inputting data into GIS geodatabase, and maintaining the CDD GIS Web application system.
  - A. For project maintenance Parklands Lee & West Community Development District “(PLWCDD)” will be billed at a rate of \$110.00 per hour. Updates include revising ownership information, adding/revising website hyperlinks and incorporating any master plan changes.
- II. **Compensation** – “PLWCDD” will pay FL GIS Solutions, LCC on a time and materials (T&M) basis for GIS services. FL GIS Solutions, LLC will provide monthly invoices to Parklands Lee & West Community Development District “(PLWCDD)” per the hourly rate of \$110.00 per hour. FL GIS Solutions, LLC will invoice “PLWCDD”, on the 1<sup>st</sup> of every month with payment expected within 15 days.
- III. **Termination** - This agreement may be terminated by either party with 30 days written notice. FL GIS Solutions, LLC will not assume liability for obligations to other parties caused by termination of this agreement.
- IV. **Data** - All data created for the project described in this agreement is the property of “PLWCDD” and will be turned over to “PLWCDD” at the completion or termination of this agreement.
- V. **Other** - This agreement is only between FL GIS Solutions, LCC and Parklands Lee & West Community Development District “(PLWCDD)”. No obligations to third parties are created by this agreement unless mutually agreed upon and amended in writing by both parties.
- VI. **Reimbursables** - Should “PLWCDD” request paper prints and or paper plots, the standard rate will be \$4.50 per square foot.





# GIS

SOLUTIONS, LLC

If you are in agreement with these conditions, please countersign below and send us a signed copy for our records.

Thank you.

FL GIS Solutions, LLC  
1281 Fairway Cove Ct  
Fort Myers, FL 33950

Parklands Lee & West CDD  
c/o Wrathell, Hunt, and Associates, LLC  
9220 Bonita Beach Rd. SE., Suite 214  
Bonita Springs, FL 34135

\_\_\_\_\_  
Felipe Lemus                                  Date  
President

\_\_\_\_\_  
Chuck Adams                                  Date  
District Manager





**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT**

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**RESOLUTION 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING 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**

**WHEREAS**, the Parklands Lee Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

**WHEREAS**, the Board of Supervisors ("Board") of Parklands Lee Community Development District seeks to implement section 190.006(3), Florida Statutes, and to instruct the Lee County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("General Election").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT:**

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Elliott Erickson, and Seat 5, currently held by Russell T. Rupp, are scheduled for the General Election in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 12TH DAY OF MAY, 2022.**

**PARKLANDS LEE COMMUNITY DEVELOPMENT  
DISTRICT**

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**CHAIR/VICE CHAIR, BOARD OF SUPERVISORS**

**ATTEST:**

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**SECRETARY/ASSISTANT SECRETARY**

## **Exhibit A**

### **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Parklands Lee Community Development District will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, 3<sup>rd</sup> Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Parklands Lee Community Development District has two (2) seats up for election, specifically seats 2 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information please contact the Lee County Supervisor of Elections.

**District Manager**  
**Parklands Lee Community Development District**

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT**

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**RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“Board”) of the Parklands Lee Community Development District (“District”) prior to June 15, 2022, a proposed budget (“Proposed Budgets”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

**WHEREAS**, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The operating and debt service budgets prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: September 8, 2022

HOUR: 1:15 P.M.

LOCATION: The Renaissance Center  
28191 Matteotti View  
Bonita Springs, Florida 34135

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Bonita Springs and Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF MAY, 2022.**

ATTEST:

**PARKLANDS LEE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A: FY 2022/2023 Proposed Budget**



**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2023**

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
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**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 155,805				\$ 155,803
Allowable discounts (4%)	(6,232)				(6,232)
Assessment levy: on-roll - net	149,573	\$ 151,589	\$ -	\$ 151,589	149,571
Interest and miscellaneous	500	11	489	500	500
Total revenues	150,073	151,600	489	152,089	150,071
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	4,306	1,077	3,229	4,306	4,306
Management/recording	60,687	30,344	30,343	60,687	60,687
Legal	500	-	500	500	500
Engineering	5,000	2,339	2,661	5,000	2,000
Audit	7,100	7,100	-	7,100	7,100
Accounting services	4,797	2,399	2,398	4,797	4,797
Assessment roll preparation	12,500	12,500	-	12,500	12,500
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent fees	1,000	500	500	1,000	1,000
Trustee fees	6,000	-	6,000	6,000	6,000
Telephone	500	250	250	500	500
Postage	324	127	197	324	324
Printing & binding	1,035	518	517	1,035	1,035
Legal advertising	750	-	750	750	750
Office supplies	105	-	105	105	105
Website maintenance & hosting	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Annual district filing fee	175	175	-	175	175
Insurance	8,085	7,607	478	8,085	8,085
Contingencies	1,000	308	692	1,000	1,000
Total professional & admin	115,979	65,244	50,735	115,979	112,979
<b>Water management</b>					
Contractual services	44,738	19,467	25,271	44,738	46,527
Total water management	44,738	19,467	25,271	44,738	46,527

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>EXPENDITURES (continued)</b>					
<b>Other fees and charges</b>					
Property appraiser	521	494	27	521	521
Tax collector	782	716	66	782	782
Total other fees and charges	<u>1,303</u>	<u>1,210</u>	<u>93</u>	<u>1,303</u>	<u>1,303</u>
Total expenditures	<u>162,020</u>	<u>85,921</u>	<u>76,099</u>	<u>162,020</u>	<u>160,809</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (11,947)	 65,679	 (75,610)	 (9,931)	 (10,738)
 Fund balance - beginning (unaudited)	 <u>123,039</u>	 <u>115,823</u>	 <u>181,502</u>	 <u>115,823</u>	 <u>105,892</u>
Fund balance - ending (projected)	<u><u>\$ 111,092</u></u>	<u><u>\$ 181,502</u></u>	<u><u>\$ 105,892</u></u>	<u><u>\$ 105,892</u></u>	<u><u>\$ 95,154</u></u>

**ASSESSMENT SUMMARY**

Description	Number of Units	FY 2022 Assessment	FY 2023 Assessment	Total Revenue
Resident	<u>521</u>	<u>\$ 299.05</u>	<u>\$ 299.05</u>	<u>\$ 155,805</u>
Total	<u><u>521</u></u>			<u><u>\$ 155,805</u></u>

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & admin**

Supervisors	\$ 4,306
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year. The District anticipates four meetings during the fiscal year.</p>	
Management/recording	60,687
<p><b>Wrathell, Hunt and Associates, LLC</b>, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.</p>	
Legal	500
<p>Donald A. Pickworth, Esquire, provides on-going general counsel and legal representation. As such, he is confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. He provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope – providing infrastructure and services to development.</p>	
Engineering	2,000
<p>Banks Engineering, Inc., provides a broad array of engineering, consulting and construction services to the District, which assist in crafting solutions with sustainability for the long-term interests of the community - recognizing the needs of government, the environment and maintenance of the District's facilities. In 2020, the CDD hired a consultant to create a GIS program and which continued management/updating is anticipated and will be cost shared with the West CDD based upon the number of units within each CDD.</p>	
Audit	7,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Accounting services	4,797
<p>Preparation of all financial work related to the District's governmental funds (including preparation of monthly financials statements and annual budgets).</p>	
Assessment roll preparation	12,500
<p>The District has a contract with AJC Associates, Inc., to prepare the annual assessment roll.</p>	
Arbitrage rebate calculation	1,200
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent fees	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities &amp; Exchange Act of 1934. <b>Wrathell, Hunt &amp; Associates, LLC</b> is the dissemination agent.</p>	
Trustee fees	6,000
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.</p>	

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Telephone	500
Telephone and fax machine.	
Postage	324
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	1,035
Letterhead, envelopes, copies, etc.	
Legal advertising	750
The District advertises for monthly meetings, special meetings, public hearings,	
Office supplies	105
Accounting and administrative supplies.	
Website maintenance & hosting	705
Website ADA compliance	210
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance	8,085
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Contingencies	1,000
Bank charges, automate AP routing and other miscellaneous expenses incurred during the year.	
<b>Water management</b>	
Contractual services	46,527
The District hires a qualified/licensed contractor for the routine maintenance of the lake system to insure compliance with the SFWMD issued permit. The lake maintenance expense has been increased over previous years and includes exposed lake bank mowing which is provided by agreement by the golf course. The District also operates and maintains the aeration systems, lake banks and aquascaping. These costs are shared with Parklands West CDD (based upon the number of units).	

	Total	Parklands Lee (521 Units)	Parklands West (498 Units)
Lake maintenance	46,000	23,519	22,481
Aeration	10,000	5,113	4,887
Aquascaping	5,000	2,556	2,444
Lake banks (mowing)	30,000	15,339	14,661
<b>Total</b>	<b>91,000</b>	<b>46,527</b>	<b>44,473</b>

<b>Other fees and charges</b>	
Property appraiser	521
The property appraiser's fees are \$1.00 per parcel.	
Tax collector	782
The tax collector's fees are \$1.50 per parcel.	
Total expenditures	<b>\$160,809</b>

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2013 BONDS  
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 305,855				\$ 305,855
Allowable discounts (4%)	(12,234)				(12,234)
Assessment levy: on-roll - net	293,621	\$ 276,459	\$ 17,162	\$ 293,621	293,621
Interest	-	11	-	11	-
Total revenues	293,621	276,470	17,162	293,632	293,621
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal Series A-1	150,000	-	150,000	150,000	155,000
Principal Series A-2	15,000	-	15,000	15,000	20,000
Principal prepayment Series A-1	-	5,000	-	5,000	-
Interest Series A-1	109,469	54,734	54,735	109,469	104,200
Interest Series A-2	13,650	6,825	6,825	13,650	13,050
Total debt service	288,119	66,559	226,560	293,119	292,250
Excess/(deficiency) of revenues over/(under) expenditures	5,502	209,911	(209,398)	513	1,371
Beginning fund balance (unaudited)	261,418	261,440	471,351	261,440	261,953
Ending fund balance (projected)	<u>\$266,920</u>	<u>\$471,351</u>	<u>\$261,953</u>	<u>\$261,953</u>	<u>263,324</u>
Use of fund balance					
Debt service reserve account balance Series A-1 (required)					(133,084)
Debt service reserve account balance Series A-2 (required)					(8,338)
Series A-1 interest expense - November 1, 2023					(49,388)
Series A-2 interest expense - November 1, 2023					(6,125)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 66,389</u>

**Parklands Lee**  
 Community Development District  
 Series 2013 A-1  
 \$3,865,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2022	-	-	52,100.00	52,512.50
05/01/2023	155,000.00	3.500%	52,100.00	207,512.50
11/01/2023	-	-	49,387.50	49,800.00
05/01/2024	160,000.00	3.625%	49,387.50	209,800.00
11/01/2024	-	-	46,487.50	46,900.00
05/01/2025	170,000.00	3.750%	46,487.50	216,900.00
11/01/2025	-	-	43,300.00	43,712.50
05/01/2026	175,000.00	3.875%	43,300.00	218,712.50
11/01/2026	-	-	39,909.38	40,321.88
05/01/2027	180,000.00	4.125%	39,909.38	220,321.88
11/01/2027	-	-	36,196.88	36,609.38
05/01/2028	190,000.00	4.125%	36,196.88	226,609.38
11/01/2028	-	-	32,278.13	32,690.63
05/01/2029	195,000.00	4.125%	32,278.13	232,690.63
11/01/2029	-	-	28,256.25	28,565.63
05/01/2030	205,000.00	4.125%	28,256.25	238,565.63
11/01/2030	-	-	24,028.13	24,234.38
05/01/2031	210,000.00	4.125%	24,028.13	244,234.38
11/01/2031	-	-	19,696.88	19,696.88
05/01/2032	225,000.00	4.125%	19,696.88	244,696.88
11/01/2032	-	-	15,056.25	15,056.25
05/01/2033	235,000.00	4.125%	15,056.25	250,056.25
11/01/2033	-	-	10,209.38	10,209.38
05/01/2034	245,000.00	4.125%	10,209.38	255,209.38
11/01/2034	-	-	5,156.25	5,156.25
05/01/2035	250,000.00	4.125%	5,156.25	255,156.25
<b>Total</b>	<b>\$2,745,000.00</b>	<b>-</b>	<b>\$913,490.69</b>	<b>\$3,696,187.58</b>



**Parklands Lee**

Community Development District

Series 2013 Refunding Bonds (Series A-2) - Subordinate Series

\$395,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2022	-	-	6,525.00	6,525.00
05/01/2023	20,000.00	4.000%	6,525.00	26,525.00
11/01/2023	-	-	6,125.00	6,125.00
05/01/2024	20,000.00	5.000%	6,125.00	26,125.00
11/01/2024	-	-	5,625.00	5,625.00
05/01/2025	15,000.00	5.000%	5,625.00	20,625.00
11/01/2025	-	-	5,250.00	5,250.00
05/01/2026	20,000.00	5.000%	5,250.00	25,250.00
11/01/2026	-	-	4,750.00	4,750.00
05/01/2027	20,000.00	5.000%	4,750.00	24,750.00
11/01/2027	-	-	4,250.00	4,250.00
05/01/2028	20,000.00	5.000%	4,250.00	24,250.00
11/01/2028	-	-	3,750.00	3,750.00
05/01/2029	20,000.00	5.000%	3,750.00	23,750.00
11/01/2029	-	-	3,250.00	3,250.00
05/01/2030	20,000.00	5.000%	3,250.00	23,250.00
11/01/2030	-	-	2,750.00	2,750.00
05/01/2031	20,000.00	5.000%	2,750.00	22,750.00
11/01/2031	-	-	2,250.00	2,250.00
05/01/2032	20,000.00	5.000%	2,250.00	22,250.00
11/01/2032	-	-	1,750.00	1,750.00
05/01/2033	20,000.00	5.000%	1,750.00	21,750.00
11/01/2033	-	-	1,250.00	1,250.00
05/01/2034	25,000.00	5.000%	1,250.00	26,250.00
11/01/2034	-	-	625.00	625.00
05/01/2035	25,000.00	5.000%	625.00	25,625.00
<b>Total</b>	<b>\$280,000.00</b>	<b>-</b>	<b>\$109,950.00</b>	<b>\$389,950.00</b>

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
Projected Fiscal Year 2023 Assessments**

**\*\*\*PRELIMINARY\*\*\***

						Lee County 12 years remaining	
2013 Series Bond Issue							Outstanding Principal after 2022-2023 tax payment
Neighborhood	Block	Product Type	Debt Service Assessment	O & M Assessment	Total Assessment		
Siena	15	Estate SF	\$ 2,467.11	\$ 299.05	\$ 2,766.16	\$ 21,682.47	
Avallone	11	SF 75'	1,163.09	299.05	1,462.14	10,221.97	
Bellezza	12	SF 60'	946.37	299.05	1,245.42	8,320.00	
Bella Vita	9	SF 55'	930.90	299.05	1,229.95	8,181.35	
Novela	10A-C	SF 53'	851.13	299.05	1,150.18	7,480.23	
Paloma	Parcel 13	Coach	697.79	299.05	996.84	6,132.57	
Sorrento		Coach	-	299.05	299.05	-	
Future Units	(balance of Sorrento)	Coach	-	299.05	299.05	-	

**Fiscal Year 2021-2022**

Siena	\$ 2,467.11	\$ 299.05	\$ 2,766.16	\$ 23,094.07
Avallone	1,163.09	299.05	1,462.14	10,887.45
Bellezza	946.37	299.05	1,245.42	8,861.66
Bella Vita	930.90	299.05	1,229.95	8,713.98
Novela	851.13	299.05	1,150.18	7,967.22
Paloma	697.79	299.05	996.84	6,531.82

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2022-03**

**A RESOLUTION OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Parklands Lee Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of May, 2022.

Attest:

**PARKLANDS LEE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

Exhibit A

<b>PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>January 12, 2023</b>	<b>Regular Meeting</b>	<b>1:15 P.M.*</b>
<b>May 11, 2023</b>	<b>Regular Meeting</b>	<b>1:15 P.M.*</b>
<b>July 13, 2023</b>	<b>Regular Meeting</b>	<b>1:15 P.M.*</b>
<b>September 14, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:15 P.M.*</b>

**Exception**

**\*Meeting Time:** Meetings are expected to commence at 1:15 P.M., or immediately thereafter the adjournment of the meeting of the Parklands West CDD, which are scheduled to commence at 1:00 P.M.

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2022**

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2022**

	General	Debt Service Series 2013	Total Governmental Funds
<b>ASSETS</b>			
SunTrust - operating account	\$194,247	\$ -	\$ 194,247
Revenue	-	324,389	324,389
Reserve A1	-	135,263	135,263
Reserve A2	-	8,338	8,338
Due from other	2,449	-	2,449
Due from other funds			
General fund	-	3,361	3,361
Total assets	<u>\$196,696</u>	<u>\$ 471,351</u>	<u>\$ 668,047</u>
<b>LIABILITIES AND FUND BALANCES</b>			
<b>Liabilities:</b>			
Accounts payable	\$ -	\$ -	\$ -
Due to other funds			
Debt service	3,361	-	3,361
Due to other governments	1,798	-	1,798
Due to other	10,035	-	10,035
Total liabilities	<u>15,194</u>	<u>-</u>	<u>15,194</u>
<b>Fund Balances:</b>			
Restricted for			
Debt service	-	471,351	471,351
Unassigned	181,502	-	181,502
Total fund balances	<u>181,502</u>	<u>471,351</u>	<u>652,853</u>
Total liabilities and fund balances	<u>\$ 196,696</u>	<u>\$ 471,351</u>	<u>\$ 668,047</u>



**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 968	\$ 151,589	\$ 149,573	101%
Interest & miscellaneous	2	11	500	2%
Total revenues	<u>970</u>	<u>151,600</u>	<u>150,073</u>	101%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	-	1,077	4,306	25%
Management	5,058	30,344	60,687	50%
Legal	-	-	500	0%
Engineering	-	2,339	5,000	47%
Audit	4,100	7,100	7,100	100%
Accounting services	400	2,399	4,797	50%
Assessment roll preparation	-	12,500	12,500	100%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	84	500	1,000	50%
Trustee	-	-	6,000	0%
Telephone	42	250	500	50%
Postage	-	127	324	39%
Printing & binding	86	518	1,035	50%
Legal advertising	-	-	750	0%
Office supplies	-	-	105	0%
Website maintenance & hosting	-	-	705	0%
Website ADA compliance	-	-	210	0%
Annual district filing fee	-	175	175	100%
Insurance	-	7,607	8,085	94%
Contingencies	43	308	1,000	31%
Total administrative	<u>9,813</u>	<u>65,244</u>	<u>115,979</u>	56%
<b>Water management</b>				
Contractual services	3,076	19,467	44,738	44%
Total water management	<u>3,076</u>	<u>19,467</u>	<u>44,738</u>	44%
<b>Other fees and charges</b>				
Property appraiser	-	494	521	95%
Tax collector	-	716	782	92%
Total other fees and charges	<u>-</u>	<u>1,210</u>	<u>1,303</u>	93%
Total expenditures	<u>12,889</u>	<u>85,921</u>	<u>162,020</u>	53%
Excess/(deficiency) of revenues over/(under) expenditures	(11,919)	65,679	(11,947)	
Fund balance - beginning	193,421	115,823	123,039	
Fund balance - ending	<u>\$ 181,502</u>	<u>\$ 181,502</u>	<u>\$ 111,092</u>	

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2013 REFUNDING BONDS  
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ 1,900	\$ 276,459	\$ 293,621	94%
Interest	4	11	-	N/A
Total revenues	<u>1,904</u>	<u>276,470</u>	<u>293,621</u>	94%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal Series A-1	-	-	150,000	0%
Principal Series A-2	-	-	15,000	0%
Principal prepayment	-	5,000	-	N/A
Interest Series A-1	-	54,734	109,469	50%
Interest Series A-2	-	6,825	13,650	50%
Total debt service	<u>-</u>	<u>66,559</u>	<u>288,119</u>	23%
over/(under) expenditures	1,904	209,911	5,502	
Fund balances - beginning	<u>469,447</u>	<u>261,440</u>	<u>261,418</u>	
Fund balances - ending	<u><u>\$ 471,351</u></u>	<u><u>\$ 471,351</u></u>	<u><u>\$ 266,920</u></u>	

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT**

**9**

**DRAFT**  
**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 13, 2022 at 1:15 p.m., immediately thereafter the adjournment of the meeting of the Parklands West CDD, which is scheduled to commence at 1:00 p.m., at The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135.

**Present were:**

Elliott Erickson	Chair
Robert Schwartz	Vice Chair
Dwayne Radel	Assistant Secretary
Thomas Clemens	Assistant Secretary
Russel T. Rupp	Assistant Secretary

**Also present were:**

Chuck Adams (via telephone)	District Manager
Shane Willis	Operations Manager
Dave Underhill (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Willis called the meeting to order at 1:50 p.m. All Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

**Public Comments**

**The following discussion occurred during the Parklands West CDD meeting and was included in these minutes at the Board's request.**

Parklands West CDD resident Bill Heavner reiterated a prior request for installation of a nano-bubbler system in the lake behind his residence at Osprey 8. Mr. Percuoco asked to table this item until later in the meeting.

Mr. Heavner asked if the as-built certification drawings were presented and approved and if the location of the connection pipe between the two ponds was determined. Mr. Percuoco stated it is located in front of the T-box.

39 Resident Jack Lewis presented a package of information and photographs explaining his  
40 “Concerns for the CDD at the South End of the Retention Pond Adjacent to Osprey 7”, and the  
41 areas of concerns.

42 Discussion ensued regarding dredging, engaging SOLitude to clean up areas during the  
43 dry season and stabilizing the banks closer to the residences to prevent further erosion. Mr.  
44 Underhill would inspect the areas and provide Mr. Adams with his suggestions.

45 Regarding the SOLitude’s information sent to Mr. Adams about using remote control  
46 equipment to dredge the lakes, which might cause less damage to the area, Mr. Adams  
47 recommended installing geotubes, as it would be less costly. He would ask the contractor to  
48 determine the best course of action and confer with Mr. Underhill before presenting it to the  
49 City.

50 Mr. Levin recalled that the CDD previously engaged a firm to do a cross section of the  
51 ponds to determine actual depth versus as-built drawings; which may be useful to reference on  
52 the upcoming project. Mr. Underhill stated those documents would be helpful if they can be  
53 located; otherwise, cross sections could be obtained, for a few targeted areas. He questioned if  
54 the main issue is irrigation intake. Regarding the timeline, it was noted that information will not  
55 be available for another 30 days.

56 Mr. Lewis’ submittal is attached as an exhibit.

57

**58 THIRD ORDER OF BUSINESS**

**Discussion: Littoral Planting**

59

60 Mr. Radell asked the Board to consider long-term goals for the overall aesthetics of the  
61 community and to perform more research and a feasibility study. He wanted to consider using  
62 the same plant varieties that were used for the golf course renovation project. He felt that the  
63 CDD should commence preliminary discussions with the HOAs to determine if they are willing  
64 to irrigate the littoral plants.

65 Mr. Underhill advised that the Golf Course Superintendent, the Architect and SOLitude  
66 Lake Management (SOLitude) had several discussions before choosing canna lily, which they  
67 thought would have a better chance of surviving. Also beneficial might be the opportunity to  
68 have golf course irrigation or overspray or switch the irrigation heads to be more successful.

69 A Board Member asked if it is the CDD’s responsibility to address areas where it is an  
70 eyesore to the homeowner. Mr. Willis replied no and stated he was not addressing littorals. It

71 was noted that lakes in other communities look like “Florida” ponds and there is a desire for the  
72 CDD ponds to look the same. Establishing a pilot program was suggested.

73 Mr. Rupp asked if there is less bank after construction than before and if the CDD  
74 pays SOLitude on a per acre basis. Mr. Adams stated that SOLitude calculates the bill on a per  
75 acre, per year number. Reference was made to the Proposed Lake Bank map in which the  
76 Parklands West CDD hardened shoreline was reduced by 1,200 linear feet and the CDD side  
77 increased the hardened shoreline by 692 linear feet, leaving 581 linear feet of soft shoreline  
78 that needs to be weeded.

79

80 **FOURTH ORDER OF BUSINESS**

**Update: Wastewater and Stormwater  
Needs Analysis Requirements**

81

82

83 This item was discussed during Item 9C.

84

85 **FIFTH ORDER OF BUSINESS**

**Update: Golf Course Renovation Planning/  
Activities Affecting CDD Stormwater  
System**

86

87

88

89 **The following discussion occurred during the Parklands West CDD meeting and was**  
90 **included in these minutes at the Board’s request.**

91 Mr. Underhill reported the following:

92 ➤ The Golf Course Renovation Project is completed.

93 ➤ In December, the as-built drawings based on the as-built lake surveys were submitted to  
94 the City, along with the Certification of the project.

95 ➤ At the City’s request, he is collecting information to submit a permit revision to the City  
96 to submit the as-builts to facilitate the City’s inspection. This is necessary because there were  
97 substantial deviations from the approved plans. There were not as many modifications to the  
98 lakes as originally permitted because they did not fill or excavate as much as originally  
99 envisioned.

100 ➤ There is more net lake area than expected but there is no significant impact to the  
101 stormwater system.

102 ➤ The Certifications accepted by the regulatory agencies are expected within the next 30  
103 to 45 days. Once this is resolved, the CDD can revisit the property exchange; work is underway

104 on the legal descriptions for the lake and golf parcels whereby the CDD will own all the  
105 completed lakes.

106 Mr. Percuoco asked if having more storage capacity would have any negative impacts on  
107 the stormwater needs, littoral life, overflow, the weir. Mr. Underhill replied no, based on the  
108 work that was done, as the stormwater system has not changed since all the connecting pipes  
109 were installed and the lake volume was maintained and increased from the golf course  
110 remodel.

111 Schematics of the aerators prior to the renovation were distributed. Regarding whether  
112 SOLitude was contacted to repair the broken systems, Mr. Erickson discussed the steps taken  
113 since July 2021 to restore the aeration systems, which involved identifying all the equipment.  
114 Mr. Erickson stated that, in December 2021, Mr. Neneman took a more active role in the  
115 aeration restoration project and provided information indicating that two compressors were  
116 not functioning and 16 of the 59 diffusers were out. The contractor repaired the two  
117 compressor and two of the diffusers between yesterday and today.

118 Discussion ensued regarding the quantity of non-functioning equipment in the CDD,  
119 having Mr. Neneman provide a progress report on approving a proposal for certain projects and  
120 having SOLitude modify other proposals. The current condition of the lakes and coding  
121 proposals to the correct entity were discussed.

122 Mr. Percuoco asked about the littoral plantings on the lake banks. Mr. Underhill stated  
123 the work was completed and the certification was sent to the City. Regarding the aesthetics,  
124 the opinion was that it does not look good. Mr. Underhill stated that the littorals were planted  
125 per the permit, about 9,600, and are based on percentages.

126 Discussion ensued about an engineer engaged by the Master Association nine years ago  
127 determining that the lakes were perforated due to construction. Involving other people with a  
128 better understanding of littorals was suggested.

129 The Board Members were invited to a January 16<sup>th</sup> meeting at Hunter's Ridge sponsored  
130 by City Council Member Fred Forbes to discuss new legislation affecting communities and  
131 associations.

132 **▪ General Fund Budget Amendment for Fiscal Year 2021**

133 **This item is an addition to the agenda**

134 Mr. Adams distributed and presented the General Fund Budget Amendment for Fiscal  
135 Year 2021. The Amendment was prepared to bolster certain line items to ensure there are no

136 budget line-item overages that could cause a finding in the annual audit. If there are no  
137 overages, the funds will default back to the surplus fund balance.

138

139 **On MOTION by Mr. Percuoco and seconded by Mr. Dardy, with all in favor, the**  
140 **Amended General Fund Budget, for Fiscal Year 2021, as presented, was**  
141 **approved.**

142

143

144 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of November 30, 2021**

145

146

147 The financials were accepted.

148

149 **SEVENTH ORDER OF BUSINESS**

**Approval of September 13, 2021 Public  
Hearing and Regular Meeting Minutes**

150

151

152 Mr. Willis presented the September 13, 2021 Public Hearing and Regular Meeting  
153 Minutes. Mr. Erickson referred to Page 5 and asked if the Board needs to respond to the email  
154 to confirm a quorum. Mr. Adams replied affirmatively.

155

156 **On MOTION by Mr. Rupp and seconded by Mr. Clemens, with all in favor, the**  
157 **September 13, 2021 Public Hearing and Regular Meeting Minutes, as**  
158 **presented, were approved.**

159

160

161 **EIGHTH ORDER OF BUSINESS**

**Other Business**

162

163 There was no other business.

164

165 **NINTH ORDER OF BUSINESS**

**Staff Reports**

166

167 **A. District Counsel: *Donald A. Pickworth, Esq.***

168 There was no report.

169 **B. District Engineer: *Banks Engineering, Inc.***

170 There was no report.

171 **C. District Manager: *Wrathell, Hunt and Associates, LLC***



172 The transcriptionist was directed to incorporate portions of the Parklands West CDD  
173 transcribed minutes into these minutes. Mr. Willis would ensure that items distributed in that  
174 meeting will be attached to these minutes.

175 **▪ Update: Wastewater and Stormwater Needs Analysis Requirements**

176 **This item, previously the Fourth Order of Business, was presented out of order.**

177 Mr. Erickson referred to the new legislation and asked if the CDD contracted Mr.  
178 Underhill to prepare the 20-Year Stormwater Management Needs Analysis Report.

179 Mr. Adams gave an overview of the Report requirements and stated that the Report  
180 must be submitted to the County by June 30, 2022 and the County will forward it to the State  
181 by July 31, 2022. The Report will be presented at the May meeting. Regarding funding the  
182 unbudgeted expense, Mr. Adams stated that fund balance can be used; a budget amendment  
183 might be necessary.

- 184 • **NEXT MEETING DATE: May 12, 2022 at 1:15 P.M, or immediately following the**
- 185 ***adjournment of the Parklands West CDD meeting scheduled to commence at***
- 186 ***1:00 P.M.***

187 ○ **QUORUM CHECK**

188 All Supervisors confirmed their attendance at the May 12, 2022 meeting.

189

190 **TENTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

191

192

193 A Board Member asked when the pipes sticking up in the lakes would be tied down; the  
194 request was previously made during rainy season. Mr. Adams stated that it was already  
195 addressed.

196

197 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

198

199 There being no further business to discuss, the meeting adjourned.

200

201 **On MOTION by Mr. Rupp and seconded by Mr. Clemens, with all in favor, the**  
202 **meeting adjourned at 2:14 p.m.**

203  
204  
205  
206  
207  
208  
209

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

210  
211  
212

**HANDOUT FROM PARKLANDS WEST RESIDENT JACK LEWIS**

## Concerns for the CDD at the South End of the Retention Pond Adjacent to Osprey 7

Area erodes badly.

Lawn sprinkler filters clog up quickly due to pond sediment contamination from shallow depth during low rainfall season.

New community sprinkler pump installed last year. Pump intake location was moved due to shallow water level during low rainfall season. Main sprinkler filters clogged up rapidly.

Rumor is there was a pool washout near the south end of the pond more than 5 years ago that exacerbated the erosion and shallow depth problem.

Bank view is just plain ugly from both the houses and the golf tees.

North end of pond looks great after the golf course renovation.

South end needs attention, as it continues to get worse from erosion.

### Summary:

1. Erosion shallows the pond, resulting in:
  - a. Less water volume for collection and irrigation.
  - b. High maintenance manhours / costs for cleaning filters.
  - c. Clogs the sprinklers heads.
2. Looks really ugly.

Jack Lewis  
28632 San Galgano Way





AN

VILLA D'ESTE

RENAISSANCE CENTER CLUB

TENNIS CENTER

PALOMA

AQUA RANGE

VILLA TUSCANY

CLUBHOUSE

RAVISTA

AVIETO

SIENA

BELLEZZA

CARINO TERRACE

AVALLONE

CARAVELLA

NOVELA

THE ENCLAVE

BELLA VITA





OCT 2021



OCT '21



OCT 2021



OCT '21



OCT 2021



OCT '21





JAN '22  
(NOW)



APR 2021



APR '21



APR 2021



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APR 2021



APR 21



**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT**

**11CI**

# WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W  
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2022

<b>NAME OF COMMUNITY DEVELOPMENT DISTRICT</b>	<b>NUMBER OF REGISTERED VOTERS AS OF 04/15/2022</b>
Babcock Ranch	0
Bayside Improvement	3,061
Bay Creek	756
Beach Road Golf Estates	1,220
Bonita Landing	361
Brooks I of Bonita Springs	2,298
Brooks II of Bonita Springs	1,523
East Bonita Beach	315
Mediterra	447
Parklands Lee	545
Parklands West	589
River Hall	1,888
River Ridge	1,488
Stonewater	0
Stoneybrook	1,770
Verandah East	840
Verandah West	982
University Square	0
University Village	0
Waterford Landing	1,490
WildBlue	503

Send to: Daphne Gillyard [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

**PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT**

**11CII**

<b>PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>January 13, 2022</b>	<b>Regular Meeting</b>	<b>1:15 P.M.*</b>
<b>May 12, 2022</b>	<b>Regular Meeting</b>	<b>1:15 P.M.*</b>
<b>July 14, 2022</b>	<b>Regular Meeting</b>	<b>1:15 P.M.*</b>
<b>September 8, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:15 P.M.*</b>

**Exception**

**\*Meeting Time:** Meetings are expected to commence at 1:15 P.M., or immediately thereafter the adjournment of the meeting of the Parklands West CDD, which are scheduled to commence at 1:00 P.M.