

PARKLANDS WEST

**COMMUNITY DEVELOPMENT
DISTRICT**

May 12, 2022

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

Parklands West 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 West Community Development District

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

Dear Board Members:

The Board of Supervisors of the Parklands West Community Development District will hold a Regular Meeting on May 12, 2022 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. Update: Golf Course Renovation Planning/Activities Affecting CDD Stormwater System
4. Consideration of SOLitude Lake Management, LLC, Addendum to Current Contract
5. Consideration of FL GIS Solutions, LLC, Agreement for Geospatial Services
6. 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
7. Consideration of Resolution 2022-02, Approving Proposed Budgets 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
8. 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
9. Acceptance of Unaudited Financial Statements as of June 30, 2022
10. Approval of January 13, 2022 Regular Meeting Minutes

11. Other Business

12. Staff Reports

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

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

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

I. 589 Registered Voters in District as of April 15, 2022

II. NEXT MEETING DATE: July 14, 2022 at 1:00 P.M.

○ QUORUM CHECK

James Lukas	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Frank Percuoco	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Robert Wyant	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Bill Dardy	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
David Levin	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

13. Audience Comments/Supervisors' Requests

14. Adjournment

If 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 WEST
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 WEST
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 1st 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 WEST
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLANDS WEST 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 West 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 West 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 WEST COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by James Lukas, and Seat 2, currently held by Francis Percuoco, 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.

DEVELOPMENT

**PARKLANDS WEST COMMUNITY
DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Parklands West 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, 3rd 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 West Community Development District has two (2) seats up for election, specifically seats 1 and 2. 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 West Community Development District

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS 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 West Community Development District (“District”) prior to June 15, 2022, proposed budgets (“Proposed Budgets”) for 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 WEST 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** are 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: 1:00 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 12th DAY OF MAY, 2022.

ATTEST:

**PARKLANDS WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2022/2023 Proposed Budget

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

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

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy: on-roll - gross	\$ 148,929				\$ 148,863
Allowable discounts (4%)	(5,957)				(5,955)
Assessment levy: on-roll - net	142,972	\$ 138,880	\$ 4,092	\$ 142,972	142,908
Interest and miscellaneous	-	12	-	12	-
Total revenues	142,972	138,892	4,092	142,984	142,908
EXPENDITURES					
Professional & administrative fees					
Supervisors	4,306	1,077	3,229	4,306	4,306
Management/recording	59,497	29,748	29,749	59,497	59,497
Legal	500	450	50	500	500
Engineering	5,000	2,236	2,764	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	1,000	500	500	1,000	1,000
Trustee	4,500	-	4,500	4,500	4,500
Telephone	500	250	250	500	500
Postage	500	150	350	500	500
Printing & binding	1,035	518	517	1,035	1,035
Legal advertising	750	-	750	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Annual district filing fee	175	175	-	175	175
Insurance	7,100	6,731	369	7,100	7,100
Contingencies	1,000	317	683	1,000	1,000
Total professional & admin fees	112,375	64,151	48,224	112,375	109,375
Water management					
Contractual services	42,762	18,625	24,137	42,762	44,473
Electricity	1,500	553	700	1,253	1,500
Total water management services	44,262	19,178	24,837	44,015	45,973
Other fees and charges					
Tax collector	747	697	50	747	747
Property appraiser	498	481	17	498	498
Total other fees and charges	1,245	1,178	67	1,245	1,245
Total expenditures	157,882	84,507	73,128	157,635	156,593
Net change in fund balances	(14,910)	54,385	(69,036)	(14,651)	(13,685)
Fund balance - beginning (unaudited)	70,569	78,080	132,465	78,080	63,429
Fund balance - ending (projected)	\$ 55,659	\$ 132,465	\$ 63,429	\$ 63,429	\$ 49,744

Description	Number of Units	FY 2022 Assessment	FY 2023 Assessment	Total Revenue
Resident	498	\$ 299.05	\$ 298.92	\$ 148,863

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

EXPENDITURES

Professional services

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	59,497
<p>Wrathell, Hunt and Associates, LLC specializes in managing community development district's 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 anticipate continued management/updating that will be cost shared with the Lee 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	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.</p>	
Trustee	4,500
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.</p>	
Telephone	500
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	1,035
<p>Letterhead, envelopes, copies, etc.</p>	

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

EXPENDITURES (continued)

Legal advertising	750
The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance	7,100
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 public officials liability is set at \$1,000,000.	
Contingencies	1,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	

Water management

Contractual services	44,473
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 to include 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 Lee 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
Total	91,000	46,527	44,473

Electricity	1,500
Other fees and charges	
Tax collector	747
The tax collector's fees are \$1.50 per parcel.	
Property appraiser	498
The property appraiser's fees are \$1.00 per parcel.	
Total expenditures	\$ 156,593

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2012 BONDS
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$711,518				\$711,518
Allowable discounts (4%)	(28,461)				(28,461)
Assessment levy: on-roll - net	683,057	\$ 660,101	\$ 22,956	\$ 683,057	683,057
Assessment levy: off-roll, direct bill	36,077	36,077	-	36,077	36,077
Interest	-	23	-	23	-
Total revenues	<u>719,134</u>	<u>696,201</u>	<u>22,956</u>	<u>719,157</u>	<u>719,134</u>
EXPENDITURES					
Debt service					
Principal	395,000	-	395,000	395,000	420,000
Principal prepayment	-	5,000	-	5,000	-
Interest	328,693	164,346	164,347	328,693	309,055
Total debt service	<u>723,693</u>	<u>169,346</u>	<u>559,347</u>	<u>728,693</u>	<u>729,055</u>
Excess/(deficiency) of revenues over/(under) expenditures	(4,559)	526,855	(536,391)	(9,536)	(9,921)
Beginning fund balance (unaudited)	601,814	603,423	1,130,278	603,423	593,887
Ending fund balance (projected)	<u>\$ 597,255</u>	<u>\$1,130,278</u>	<u>\$ 593,887</u>	<u>\$ 593,887</u>	<u>583,966</u>
Use of fund balance					
Debt service reserve account balance (required)					(362,437)
Interest expense - November 1, 2023					(142,663)
Projected fund balance excess/(deficiency) - as of September 30, 2023					<u>\$ 78,866</u>

Parklands West
 Community Development District
 Series 2012
 \$8,770,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022	-	-	154,527.50	154,527.50
05/01/2023	420,000.00	5.650%	154,527.50	574,527.50
11/01/2023	-	-	142,662.50	142,662.50
05/01/2024	445,000.00	5.650%	142,662.50	587,662.50
11/01/2024	-	-	130,091.25	130,091.25
05/01/2025	470,000.00	5.650%	130,091.25	600,091.25
11/01/2025	-	-	116,813.75	116,813.75
05/01/2026	495,000.00	5.650%	116,813.75	611,813.75
11/01/2026	-	-	102,830.00	102,830.00
05/01/2027	525,000.00	5.650%	102,830.00	627,830.00
11/01/2027	-	-	87,998.75	87,998.75
05/01/2028	555,000.00	5.650%	87,998.75	642,998.75
11/01/2028	-	-	72,320.00	72,320.00
05/01/2029	590,000.00	5.650%	72,320.00	662,320.00
11/01/2029	-	-	55,652.50	55,652.50
05/01/2030	615,000.00	5.650%	55,652.50	670,652.50
11/01/2030	-	-	38,278.75	38,278.75
05/01/2031	660,000.00	5.650%	38,278.75	698,278.75
11/01/2031	-	-	19,633.75	19,633.75
05/01/2032	695,000.00	5.650%	19,633.75	714,633.75
Total	\$5,865,000.00	-	\$2,170,168.75	\$8,040,168.75

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

**Lee County
9 years remaining**

Fiscal year 2022-2023

Neighborhood	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2021-2022 tax payment
La Tremiti	SF 50'	\$ 773.84	\$ 298.92	\$ 1,072.76	\$ 4,839.29
Caravella	SF 55'	801.34	298.92	1,100.26	5,011.28
Villa D'Este	SF 60'	816.79	298.92	1,115.71	5,107.93
Villa Tuscany	SF 65'	927.39	298.92	1,226.31	5,799.57
Villa Tuscany	SF 75'	1,010.90	298.92	1,309.82	6,321.80
Favista	SF 85'	1,412.83	298.92	1,711.75	8,835.30
Avieto	SF 100'	2,417.04	298.92	2,715.96	15,115.31
Siena	SF 125'	2,857.80	298.92	3,156.72	17,871.65
Enclave	4 Plex Coach	645.85	298.92	944.77	4,069.31
Commercial		36,077.01	-	36,077.01	235,012.56
Golf Club		263,792.74	5,380.56	269,173.30	1,649,663.75

Fiscal year 2021-2022

La Tremiti		\$ 773.84	\$ 299.05	\$ 1,072.89	\$ 5,272.74
Caravella		801.34	299.05	1,100.39	5,460.14
Villa D'Este		816.79	299.05	1,115.84	5,565.44
Villa Tuscany		927.39	299.05	1,226.44	6,319.04
Villa Tuscany		1,010.90	299.05	1,309.95	6,888.05
Favista		1,412.83	299.05	1,711.88	9,626.67
Avieto		2,417.04	299.05	2,716.09	16,469.19
Siena		2,857.80	299.05	3,156.85	19,472.41
Enclave		645.85	299.05	944.90	4,433.80
Commercial		36,077.01	-	36,077.01	256,062.58
Golf Club		263,792.74	5,382.90	269,175.64	1,797,423.73

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2022-03

A RESOLUTION OF THE PARKLANDS WEST 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 West 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 WEST 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 12th day of May, 2022.

Attest:

**PARKLANDS WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
January 12, 2023	Regular Meeting	1:00 P.M.
May 11, 2023	Regular Meeting	1:00 P.M.
July 13, 2023	Regular Meeting	1:00 P.M.
September 14, 2023	Public Hearing & Regular Meeting	1:00 P.M.

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

9

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

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

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2012	
ASSETS			
Cash - SunTrust	\$ 133,890	\$ -	\$ 133,890
Investments			
Revenue account	-	767,067	767,067
Reserve account	-	362,437	362,437
Due from other funds			
General fund	-	774	774
Total assets	\$ 133,890	\$ 1,130,278	\$ 1,264,168
 LIABILITIES & FUND BALANCES			
Liabilities:			
Due to other government	651	-	651
Due to other funds			
Debt service	774	-	774
Total liabilities	1,425	-	1,425
 Fund balances:			
Restricted for:			
Debt service	-	1,130,278	1,130,278
Unassigned	132,465	-	132,465
Total fund balances	132,465	1,130,278	1,262,743
 Total liabilities and fund balances	\$ 133,890	\$ 1,130,278	\$ 1,264,168

**PARKLANDS WEST
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
REVENUES				
Assessment levy	\$ 1,682	\$ 138,880	\$ 142,972	97%
Interest & miscellaneous	1	12	-	N/A
Total revenues	<u>1,683</u>	<u>138,892</u>	<u>142,972</u>	97%
EXPENDITURES				
Administrative				
Supervisors	-	1,077	4,306	25%
Management/recording	4,958	29,748	59,497	50%
Legal	450	450	500	90%
Engineering fees	-	2,236	5,000	45%
Audit	5,100	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 fees	83	500	1,000	50%
Trustee fees	-	-	4,500	0%
Telephone	41	250	500	50%
Postage	10	150	500	30%
Printing & binding	87	518	1,035	50%
Legal advertising	-	-	750	0%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Annual district filing fee	-	175	175	100%
Insurance	-	6,731	7,100	95%
Contingencies	44	317	1,000	32%
Total administrative	<u>11,173</u>	<u>64,151</u>	<u>112,375</u>	57%
Water management services				
Other contractual	2,942	18,625	42,762	44%
Electricity	120	553	1,500	37%
Total water management services	<u>3,062</u>	<u>19,178</u>	<u>44,262</u>	43%
Other fees and charges				
Tax collector	-	697	747	93%
Property appraiser	-	481	498	97%
Total other fees and charges	<u>-</u>	<u>1,178</u>	<u>1,245</u>	95%
Total expenditures	<u>14,235</u>	<u>84,507</u>	<u>157,882</u>	54%
Excess/(deficiency) of revenues over/(under) expenditures	(12,552)	54,385	(14,910)	
Fund balance - beginning	145,017	78,080	70,569	
Fund balance - ending	<u>\$ 132,465</u>	<u>\$ 132,465</u>	<u>\$ 55,659</u>	

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2012
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll	\$ 8,036	\$ 660,101	\$ 683,057	97%
Assessment levy: off-roll, direct bill	-	36,077	36,077	100%
Interest	5	23	-	N/A
Total revenues	<u>8,041</u>	<u>696,201</u>	<u>719,134</u>	97%
EXPENDITURES				
Principal	-	-	395,000	0%
Principal prepayments	-	5,000	-	N/A
Interest	-	164,346	328,693	50%
Total expenditures	<u>-</u>	<u>169,346</u>	<u>723,693</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	8,041	526,855	(4,559)	
Fund balance - beginning	<u>1,122,237</u>	<u>603,423</u>	<u>601,814</u>	
Fund balance - ending	<u><u>\$ 1,130,278</u></u>	<u><u>\$ 1,130,278</u></u>	<u><u>\$ 597,255</u></u>	

**PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT
AMORTIZATION SCHEDULE - SERIES 2012
\$8,770,000**

Date	Principal	Interest Rate	Interest	Total Principal & Interest
11/01/2021	-	-	164,610.00	164,610.00
05/01/2022	400,000.00	4.900%	164,610.00	564,610.00
11/01/2022	-	-	154,810.00	154,810.00
05/01/2023	420,000.00	5.650%	154,810.00	574,810.00
11/01/2023	-	-	142,945.00	142,945.00
05/01/2024	445,000.00	5.650%	142,945.00	587,945.00
11/01/2024	-	-	130,373.75	130,373.75
05/01/2025	470,000.00	5.650%	130,373.75	600,373.75
11/01/2025	-	-	117,096.25	117,096.25
05/01/2026	495,000.00	5.650%	117,096.25	612,096.25
11/01/2026	-	-	103,112.50	103,112.50
05/01/2027	525,000.00	5.650%	103,112.50	628,112.50
11/01/2027	-	-	88,281.25	88,281.25
05/01/2028	555,000.00	5.650%	88,281.25	643,281.25
11/01/2028	-	-	72,602.50	72,602.50
05/01/2029	590,000.00	5.650%	72,602.50	662,602.50
11/01/2029	-	-	55,935.00	55,935.00
05/01/2030	625,000.00	5.650%	55,935.00	680,935.00
11/01/2030	-	-	38,278.75	38,278.75
05/01/2031	660,000.00	5.650%	38,278.75	698,278.75
11/01/2031	-	-	19,633.75	19,633.75
05/01/2032	695,000.00	5.650%	19,633.75	714,633.75
Total	\$ 5,880,000.00		\$ 2,175,357.50	\$ 8,055,357.50

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

10

DRAFT

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

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The Board of Supervisors of the Parklands West Community Development District held a Regular Meeting on January 13, 2022 at 1:00 p.m. at The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135.

Present were:

Frank Percuoco	Chair
Robert Wyant	Vice Chair
William Dardy	Assistant Secretary
David Levin	Assistant Secretary
James Lukas	Assistant Secretary

Also present were:

Chuck Adams (via telephone)	District Manager
Shane Willis	Operations Manager
Dave Underhill (via telephone)	District Engineer
Mark Neneman	The Club-General Manager
Elliott Erickson	Parklands Lee CDD Board Member
William Heavner	Resident
Jack Lewis	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:01 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments

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.

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

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

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

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

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

57 Mr. Lewis’ submittal is attached as an exhibit.
58

59 **THIRD ORDER OF BUSINESS**

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

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61
62 This item was discussed during the Fourth Order of Business.
63

64 **FOURTH ORDER OF BUSINESS**

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

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66
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68 Mr. Underhill reported the following:

- 69 ➤ The Golf Course Renovation Project is nearly completed.

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

72 ➤ At the City's request, he is collecting information to submit a permit revision to the City
73 to submit the as-builts to facilitate the City's inspection. This is necessary because there were
74 substantial deviations from the approved plans. There were not as many modifications to the
75 lakes as originally permitted because they did not fill or excavate as much as originally
76 envisioned.

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

79 ➤ The Certifications accepted by the regulatory agencies are expected within the next 30
80 to 45 days. Once this is resolved, the CDD can revisit the property exchange; work is underway
81 on the legal descriptions for the lake and golf parcels whereby the CDD will own all the
82 completed lakes.

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

88 Schematics of the aerators prior to the renovation were distributed. Regarding whether
89 SOLitude was contacted to repair the broken systems, Mr. Elliott Erickson, a PLCDD Board
90 Member, discussed the steps taken since July 2021 to restore the aeration systems, which
91 involved identifying all the equipment. Mr. Erickson stated that, in December 2021, Mr.
92 Neneman took a more active role in the aeration restoration project and provided information
93 indicating that two compressors were not functioning and 16 of the 59 diffusers were out. The
94 contractor repaired the two compressors and two of the diffusers between yesterday and
95 today.

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

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

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

107 The Board Members were invited to a January 16th meeting at Hunter’s Ridge sponsored
108 by City Council Member Fred Forbes to discuss new legislation affecting the communities and
109 associations.

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

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

112 Mr. Adams distributed and presented the General Fund Budget Amendment for Fiscal
113 Year 2021. The Amendment was prepared to bolster certain line items to ensure there are no
114 budget line-item overages that could cause a finding in the annual audit. If there are no
115 overages, the funds will default back to the surplus fund balance.

116

117 **On MOTION by Mr. Percuoco and seconded by Mr. Dardy, with all in favor, the**
118 **Amended General Fund Budget for Fiscal Year 2021, was approved.**

119

120

121 **FIFTH ORDER OF BUSINESS**

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

122

123

124 Mr. Willis presented the Unaudited Financial Statements as of November 30, 2021.

125 The financials were accepted.

126

127 **SIXTH ORDER OF BUSINESS**

**Approval of September 9, 2021 Public
Hearing and Regular Meeting Minutes**

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130 Mr. Willis presented the September 9, 2021 Regular Meeting Minutes.

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On MOTION by Mr. Percuoco and seconded by Mr. Dardy, with all in favor, the September 9, 2021 Public Hearing and Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Other Business

There was no other business.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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

There was no report.

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

- **NEXT MEETING DATE: May 12, 2022 at 1:00 P.M.**

- **QUORUM CHECK**

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

NINTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

There were no audience comments or Supervisors' requests.

TENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Percuoco and seconded by Mr. Lukas, with all in favor, the meeting adjourned at 1:48 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

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EXHIBIT

HANDOUT FROM 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



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PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

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WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2022

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2022
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 Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

PARKLANDS WEST
COMMUNITY DEVELOPMENT DISTRICT

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PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
January 13, 2022	Regular Meeting	1:00 P.M.
May 12, 2022	Regular Meeting	1:00 P.M.
July 14, 2022	Regular Meeting	1:00 P.M.
September 8, 2022	Public Hearing & Regular Meeting	1:00 P.M.