

PARKLANDS LEE

COMMUNITY DEVELOPMENT DISTRICT

January 11, 2024

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

Janaury 4, 2024

Board of Supervisors
Parklands Lee Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Parklands Lee Community Development District will hold a Regular Meeting on January 11, 2024 at 1:15 p.m., *or immediately thereafter the adjournment of the meeting of the Parklands West CDD, scheduled to commence at 1:00 p.m.*, at the Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2024-01, 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
4. Discussion: Maintenance of Tract West of Main Entry Adjacent to Bonita Beach Road
5. Consideration of Pesky Varmints, LLC Estimate 1947 for Cane Toad Tadpole Removal
6. Acceptance of Unaudited Financial Statements as of November 30, 2023
7. Approval of September 14, 2023 Public Hearings and Regular Meeting Minutes
8. Other Business
9. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - Ethics Training Requirement
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: May 9, 2024 at 1:15 PM, or immediately following the adjournment of the Parklands West CDD meeting scheduled to commence at 1:00 PM

○ QUORUM CHECK

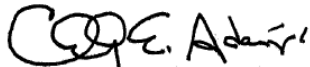
SEAT 1	ROBERT SCHWARTZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ELLIOTT ERICKSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	THOMAS CLEMENS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DWAYNE RADEL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	RUSSELL T. RUPP	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Audience Comments/Supervisors' Requests

11. 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**

3

RESOLUTION 2024-01

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 1, currently held by Robert I Schwartz, Seat 3, currently held by Thomas J Clemens, and Seat 4, currently held by Dwayne Radel, are scheduled for the General Election in November 2024. 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 2024, 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 11TH DAY OF JANUARY, 2024.

**PARKLANDS LEE COMMUNITY DEVELOPMENT
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 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 10, 2024, and close at noon on June 14, 2024. 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 Lee Community Development District has three (3) seats up for election, specifically seats 1, 3 and 4. 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 5, 2024, 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**

4

This Instrument Prepared by and after recording return to:

Name:

John L. Farquhar, Esq.

Address:

Ruden, McClosky, Smith,
Schuster & Russell, P.A.
5150 North Tamiami Trail, Suite 502
Naples, Florida 34103

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

MAINTENANCE AND EASEMENT AGREEMENT

THIS MAINTENANCE AND EASEMENT AGREEMENT ("Agreement") is made as of this 30th day of May, 2008, by PARKLANDS WEST COMMUNITY DEVELOPMENT DISTRICT ("CDD") and PALMIRA GOLF AND COUNTRY CLUB MASTER HOMEOWNERS ASSOCIATION, INC. a Florida not-for-profit corporation ("Corporation").

WHEREAS, Parklands Development Limited Partnership, a Delaware limited partnership ("Declarant") has previously created the Palmira Golf and Country Club by the Declaration of Protective Covenants, Restrictions and Easements for Palmira Golf and Country Club recorded in Official Records Book 3394, Page 0609, of the Public Records of Lee County, Florida, as such Declaration has been amended and supplemented by recordings in the Public Records of Lee County, Florida, or is in the future supplemented or amended by amendments and supplements recorded in the Public Records of Lee County, Florida by Declarant (collectively referred to as the "Declaration"), creating the Palmira Golf and Country Club community which is controlled by the Declaration; and

WHEREAS, part of the property encompassed by the Declaration is also within the boundaries of the CDD; and

WHEREAS, the CDD owns Tract A-1, Palmira Golf and Country Club, according to the plat thereof recorded in Plat Book 68 at Pages 59 through 67 of the Public Records of Lee County, Florida (hereinafter referred to as "Tract A-1") pursuant to the conveyance recorded in Official Records Book 3472, Page 4768, of the Public Records of Lee County, Florida; and

WHEREAS, Corporation is the master association responsible for the maintenance of the Roadways, entrance gates and other facilities for the owners within Palmira Golf and Country Club; and

WHEREAS, it is determined to be appropriate and in the best interests of the Corporation, the CDD and the owners of the property within Palmira Golf and Country Club for an easement from the CDD for the Corporation to maintain those certain landscaped areas in and around Tract A-1 owned by the CDD which landscaped areas the Corporation has been maintaining; and

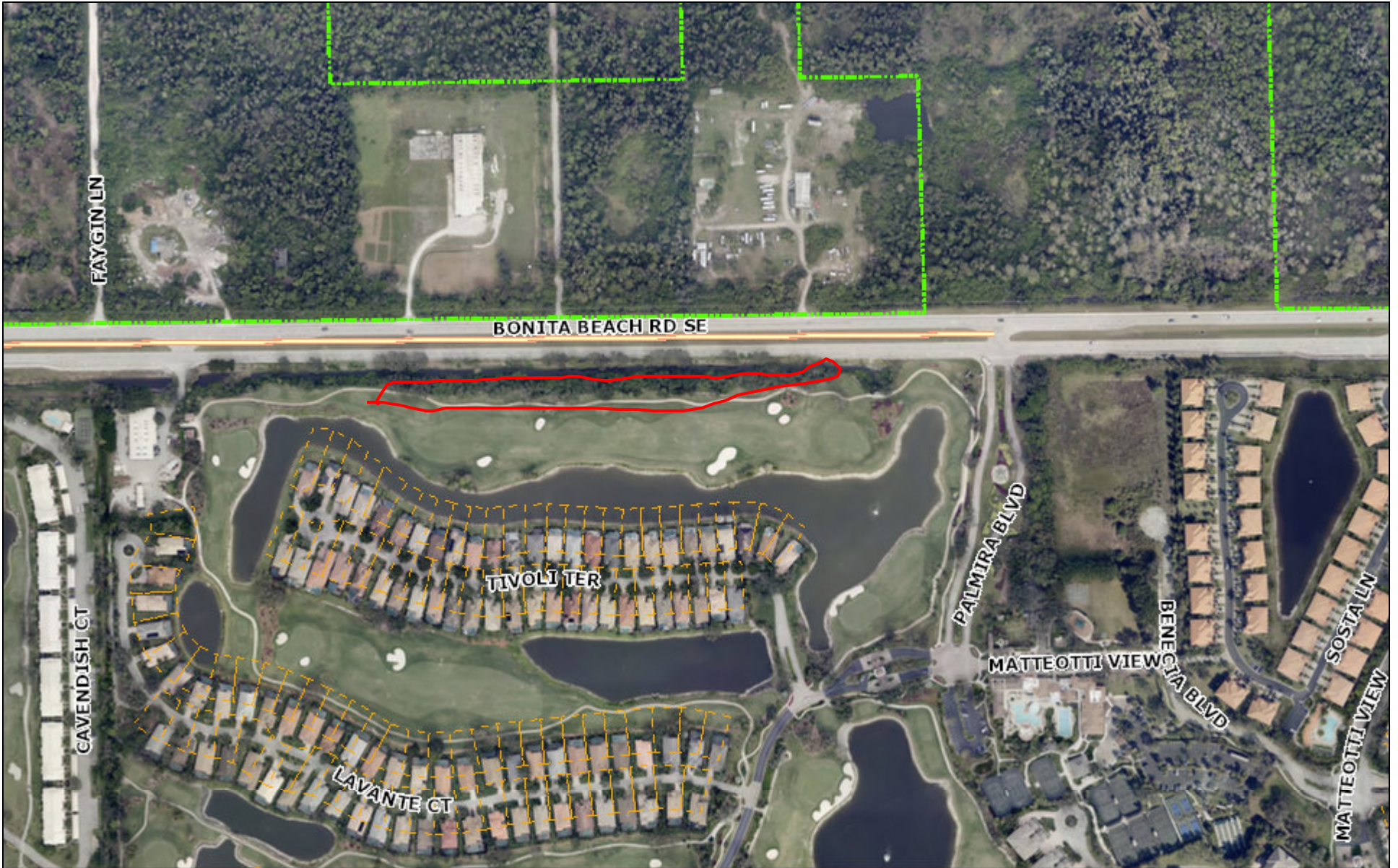
WHEREAS, the parties have determined that it is in the best interest of the owners within the CDD, the CDD and the owners of Palmira Golf and Country Club for the CDD to grant an easement to the Corporation to go on such properties adjacent to Tract A-1 owned by the CDD and to maintain and irrigate the landscaped areas within and adjacent to Tract A-1.

NOW, THEREFORE, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the covenants contained herein, the parties agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. The definitions contained herein shall have the same meaning as set forth in the Declaration unless otherwise defined herein.

3. The CDD as the owner of Tract A-1 grants an easement to the Corporation to landscape, maintain and irrigate the landscaped areas within and adjacent to Tract A-1 owned by the CDD, which are presently being landscaped, irrigated and maintained by the Corporation and to continue doing so. Such easement shall not give the right to the Corporation to interfere with any other use of Tract A-1 by the CDD and the Corporation shall indemnify and hold harmless the CDD for any damages, loss or costs, including, but not limited to, Attorney's Fees (as defined in the Declaration), caused in whole or in part from the actions of the Corporation, its employees, agents or contractors in maintaining the areas to be maintained as described in this Agreement. The parties also agree that there are pumps and water lines which may be on the other's property as of this time and each party shall have the right to continue to use and repair and maintain same.
4. Disputes. If there is any dispute as to whether an area is to be maintained by the Corporation or is one which the Corporation is not to have access and maintenance over Tract A-1 owned by the CDD, the CDD shall have the final right to make the determination of such maintenance and access.
5. Corporation Obligation to Maintain. In exchange for the easements and the right to be able to use certain areas which are owned by the CDD and part of the area which is described as Tract A-1 as authorized by this Agreement, the Corporation acknowledges and agrees that it shall properly maintain, landscape and irrigate such areas and pay for such expenses and costs relating to properly maintaining, landscaping and irrigating such areas.

GeoView Map

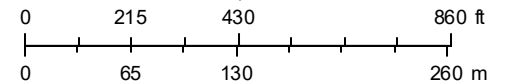


January 5, 2024

Air Photos: 2023 Hi-Res (3 inch)

1:4,650

- | | | | | |
|--------------------|------------------|--------------------|----------------|--------------|
| Hospital Locations | School Locations | County Boundary | US 41 | Parcels Near |
| Library Locations | School Locations | Major Roads Medium | Other Highways | |
| CCC_Parks | I - 75 | Other Roads | | |



This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

AREAS OF RESPONSIBILITY FOR MAINTENANCE/REPAIR/REPLACEMENT OF LANDSCAPE + SUPPORTING EQUIPMENT

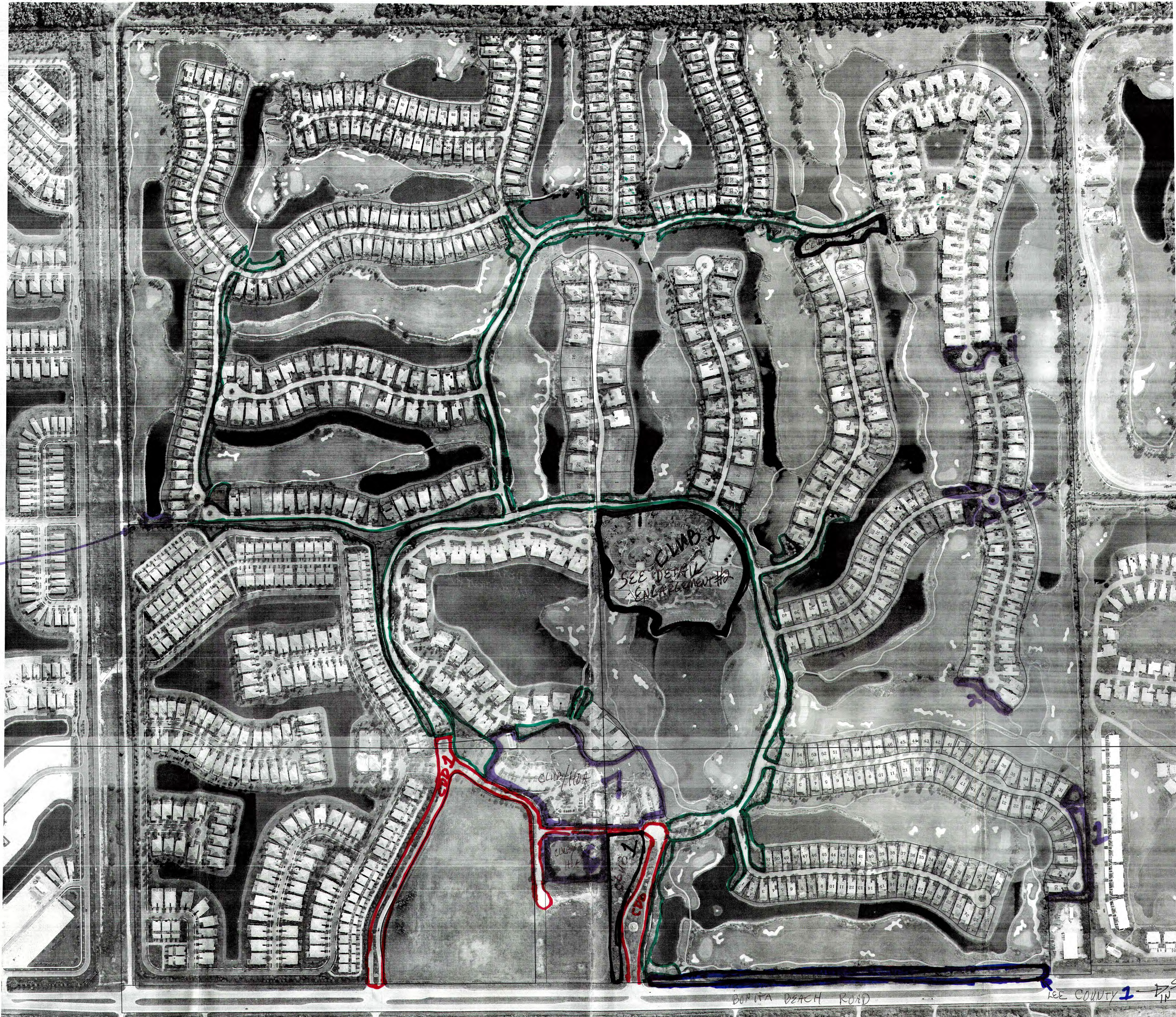
SEE DETAIL W/ ENLARGEMENT #3

SEE DETAIL ENLARGEMENT #2

Elliott Everson
CDD
Kacy
Pm/Manager 5/15/20
Robert Vajrac

- Pm HOA
- Club/HOA ^{7 places} _{owns MAINTAINS}
- CDD _{ROADS BY RCC} ^{1 place}
- Club _{→ 3 places}
- Lee County _{along B. B. R.D.} ^{2 place}

SEE DETAIL IN ENLARGEMENT #1



BONITA BEACH ROAD

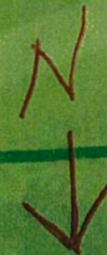
LEE COUNTY



ENLARGEMENT #1

2012

PMHDA



LEE COUNTY

PMHDA

SIDEWALK

BONITA BEACH RD





**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

5



Pesky Varmints, LLC

12385 Cecil Lane | Bonita Springs, Florida 34135
239-353-7378 | peskyvarmintsf@aol.com |
www.peskyvarmintsf.com

Estimate #1947

Sent on	Nov 08, 2023
Total	\$1,800.00

RECIPIENT:

Palmira CDD

Parklands Lee and West
Community Development District
Bonita Springs, FL 34135

SERVICE ADDRESS:

Parklands Lee and West
Community Development District
Bonita Springs, FL 34135

Product/Service	Description	Qty.	Unit Price	Total
Cane Toad Tadpole Removal	<p>Tadpoles - Estimating 4 Day visits for tadpole control for the 2024 year \$450 per day/ per visit/ per crew Lakes throughout Palmira</p> <p>Daytime tadpole removal (If Needed) during breeding times. We are recommending to budget 4 visits for the 2024 year. If more visits are needed, we will notify Management.</p> <p>Working tadpoles during the daytime, we will be respectful of Golfers and work around them. These visits could take place during early morning hours or late evening hours. A report and invoice will be submitted to Management up to 3 business days after completion.</p>	4	\$450.00	\$1,800.00*

Total **\$1,800.00**

* Non-taxable

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ **Date:** _____

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2023**

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2023**

	General	Debt Service Series 2013	Total Governmental Funds
ASSETS			
SunTrust - operating account	\$468,942	\$ -	\$ 468,942
Revenue	-	74,374	74,374
Interest A	-	17	17
Sinking A	-	58	58
Sinking B	-	7	7
Reserve A1	-	135,262	135,262
Reserve A2	-	8,338	8,338
Due from other	14,749	-	14,749
Due from other funds			
General fund	-	237,883	237,883
Total assets	<u>\$483,691</u>	<u>\$ 455,939</u>	<u>\$ 939,630</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Due to other funds			
Debt service	237,883	-	237,883
Total liabilities	<u>237,883</u>	<u>-</u>	<u>237,883</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	14,749	-	14,749
Total deferred inflows of resources	<u>14,749</u>	<u>-</u>	<u>14,749</u>
Fund Balances:			
Restricted for			
Debt service	-	455,939	455,939
Unassigned	231,059	-	231,059
Total fund balances	<u>231,059</u>	<u>455,939</u>	<u>686,998</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 483,691</u>	<u>\$ 455,939</u>	<u>\$ 939,630</u>

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 148,699	\$ 148,699	\$ 182,400	82%
Interest & miscellaneous	1	2	500	0%
Total revenues	<u>148,700</u>	<u>148,701</u>	<u>182,900</u>	81%
EXPENDITURES				
Administrative				
Supervisors	-	-	4,306	0%
Management	5,057	10,115	60,687	17%
Legal	-	-	500	0%
Engineering	204	204	20,000	1%
Audit	-	-	7,100	0%
Accounting services	400	800	4,797	17%
Assessment roll preparation	1,042	2,083	12,500	17%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	83	167	1,000	17%
Trustee	-	-	6,000	0%
Telephone	42	83	500	17%
Postage	-	-	324	0%
Printing & binding	86	172	1,035	17%
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	-	8,504	8,085	105%
Contingencies	45	87	1,000	9%
Total administrative	<u>6,959</u>	<u>22,390</u>	<u>130,979</u>	17%
Water management				
Contractual services	3,254	4,713	50,618	9%
Total water management	<u>3,254</u>	<u>4,713</u>	<u>50,618</u>	9%
Other fees and charges				
Property appraiser	-	-	521	0%
Tax collector	909	909	782	116%
Total other fees and charges	<u>909</u>	<u>909</u>	<u>1,303</u>	70%
Total expenditures	<u>11,122</u>	<u>28,012</u>	<u>182,900</u>	15%
Excess/(deficiency) of revenues over/(under) expenditures	137,578	120,689	-	
Fund balance - beginning	93,481	110,370	109,326	
Fund balance - ending	<u>\$ 231,059</u>	<u>\$ 231,059</u>	<u>\$ 109,326</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 NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 237,883	\$ 237,883	\$ 293,621	81%
Interest	1,143	2,240	-	N/A
Total revenues	<u>239,026</u>	<u>240,123</u>	<u>293,621</u>	82%
EXPENDITURES				
Debt service				
Principal Series A-1	-	-	160,000	0%
Principal Series A-2	-	-	20,000	0%
Interest Series A-1	49,388	49,388	98,775	50%
Interest Series A-2	6,125	6,125	12,250	50%
Total debt service	<u>55,513</u>	<u>55,513</u>	<u>291,025</u>	19%
over/(under) expenditures	183,513	184,610	2,596	
Fund balances - beginning	<u>272,426</u>	<u>271,329</u>	<u>262,545</u>	
Fund balances - ending	<u>\$ 455,939</u>	<u>\$ 455,939</u>	<u>\$ 265,141</u>	

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Parklands Lee Community Development District held Public Hearings and a Regular Meeting on September 14, 2023 immediately after the adjournment of the meeting of the Parklands West CDD, scheduled to commence at 1:00 p.m., at The Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135.

Present were:

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

Also present:

Shane Willis	Operations Manager
Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Eric Howard (via telephone)	District Engineer
David Caplivski (via telephone)	Grau & Associates
Robert Postoian	Resident
Brian Girts	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 2:09 p.m. Supervisors Erickson, Schwartz and Clemens were present, in person. Supervisors Radel and Rupp attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates

42 Mr. Caplivski presented the Audited Financial Report for the Fiscal Year Ended
43 September 30, 2022 and noted pertinent information. There were no recommendations,
44 findings, deficiencies on internal control or instances of non-compliance; it was a clean audit.

45
46 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2023-06,**
47 **Hereby Accepting the Audited Financial**
48 **Report for the Fiscal Year Ended**
49 **September 30, 2022**

50
51 **On MOTION by Mr. Rupp and seconded by Mr. Clemens, with all in favor,**
52 **Resolution 2023-06, Hereby Accepting the Audited Financial Report for the**
53 **Fiscal Year Ended September 30, 2022, was adopted.**

54
55
56 **FIFTH ORDER OF BUSINESS** **Public Hearing on Adoption of Fiscal Year**
57 **2023/2024 Budget**

- 58
59 **A. Proof/Affidavit of Publication**
60 **B. Consideration of Resolution 2023-07, Relating to the Annual Appropriations and**
61 **Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending**
62 **September 30, 2024; Authorizing Budget Amendments; and Providing an Effective**
63 **Date**

64 Mr. Willis presented Resolution 2023-07 and read the title. Mr. Adams reviewed the
65 proposed Fiscal Year 2024 budget, highlighting increases, decreases and adjustments,
66 compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

67
68 **On MOTION by Mr. Rupp and seconded by Mr. Erickson, with all in favor, the**
69 **Public Hearing was opened.**

70
71
72 No members of the public spoke.

73
74 **On MOTION by Mr. Rupp and seconded by Mr. Erickson, with all in favor, the**
75 **Public Hearing was closed.**

76
77 **On MOTION by Mr. Rupp and seconded by Mr. Erickson, with all in favor,**
78 **Resolution 2023-07, Relating to the Annual Appropriations and Adopting the**
79 **Budget for the Fiscal Year Beginning October 1, 2023, and Ending September**

80 **30, 2024; Authorizing Budget Amendments; and Providing an Effective Date,**
81 **was adopted.**

82
83

84 **SIXTH ORDER OF BUSINESS** **Public Hearing to Hear Comments and**
85 **Objections on the Imposition of**
86 **Maintenance and Operation Assessments**
87 **to Fund the Budget for Fiscal Year**
88 **2023/2024, Pursuant to Florida Law**

89

- 90 **A. Proof/Affidavit of Publication**
- 91 **B. Mailed Notice(s) to Property Owners**
- 92 **C. Consideration of Resolution 2023-08, Making a Determination of Benefit and Imposing**
93 **Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and**
94 **Enforcement of Special Assessments; Providing for Amendments to the Assessment**
95 **Roll; Providing a Severability Clause; and Providing an Effective Date**

96 Mr. Willis presented Resolution 2023-08. Mr. Adams stated this Resolution is the
97 assessment levying resolution, which directs the District Manager to finalize and transmit a lien
98 roll to the Tax Collector for placement of the assessments on the property tax bills.

99

100 **On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor,**
101 **the Public Hearing was opened.**

102
103

104 Resident Robert Postoian stated that he and all the Sorrento residents that he
105 personally spoke to vehemently oppose the CDD assessment of \$364.68 because the HOA
106 already increased the HOA dues and, he and the other residents believe the HOA maintains and
107 finances everything in Sorrento internally and, if an issue arises, The HOA either levies a special
108 assessment or it is already budgeted through proper financial measures. Mr. Adams noted that
109 Sorrento homeowners are subject to an annual “special” assessment because of the special and
110 peculiar benefits they receive from the stormwater system. The annual assessed amount of
111 \$299 is part of the property tax bill; however, for Fiscal Year 2024, the assessment increased by
112 \$65 due to the increased expenses outlined in the proposed Fiscal Year 2024 budget.

113 Resident Brian Girts claimed that at least 50% of Sorrento residents that he spoke to
114 never received a copy of the mailed notice regarding the assessment increase and asked why
115 Sorrento residents recently paid a private contractor \$575 for pipe repairs when the CDD is

116 responsible for servicing the ponds and lakes. Mr. Adams stated any glitch in the system
 117 originates at the Property Appraiser level and, if the current list of property owners is
 118 inaccurate, it needs to be updated. Regarding the pipes, Mr. Willis stated there were two
 119 separate issues; the first time the contractor was on site and anchored the loose pipes at no
 120 extra cost, the second time, the pipes had been disconnected and there was a charge to
 121 reconnect them. Mr. Adams stated pipes entering the CDD pond are the CDD’s responsibility
 122 and the bill should be redirected to the CDD for payment.

123

124 **On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor,**
 125 **the Public Hearing was closed.**

126

127 **On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor,**
 128 **Resolution 2023-08, Making a Determination of Benefit and Imposing Special**
 129 **Assessments for Fiscal Year 2023/2024; Providing for the Collection and**
 130 **Enforcement of Special Assessments; Providing for Amendments to the**
 131 **Assessment Roll; Providing a Severability Clause; and Providing an Effective**
 132 **Date, was adopted.**

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SEVENTH ORDER OF BUSINESS

**Ratification of Coleman, Yovanovich &
 Koester, P.A., Proposal for District Counsel
 General Legal Representation**

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Mr. Willis presented the Coleman, Yovanovich & Koester, P.A., Proposal for District
 Counsel General Legal Representation.

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142 **On MOTION by Mr. Clemens and seconded by Mr. Rupp, with all in favor, the**
 143 **Coleman, Yovanovich & Koester, P.A., Proposal for District Counsel General**
 144 **Legal Representation, was ratified.**

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EIGHTH ORDER OF BUSINESS

**Discussion/Consideration: Superior
 Waterway Services, Inc., Aquatic
 Management Agreement [Rip-Rap
 Spraying]**

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This item was withdrawn.

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NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
 Statements as of July 31, 2023**

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The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of May 11, 2023 Regular Meeting Minutes

On MOTION by Mr. Schwartz and seconded by Mr. Clemens, with all in favor, the May 11, 2023 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Other Business

There was no other business.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Coleman, Yovanovich & Koester, P.A.

An update about the ethics training requirement will be given at the next meeting.

B. District Engineer:

There was no report.

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

- **NEXT MEETING DATE: January 11, 2024 at 1:15 PM, or immediately following the adjournment of the Parklands West CDD meeting scheduled to commence at 1:00 PM**

- **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS

Audience Requests

Comments/Supervisors'

No members of the public spoke.

Mr. Willis stated, after the last meeting, Mr. Perfetto expressed dissatisfaction with the level of detail in the Board approved minutes on the website. Mr. Willis stated that the minutes are summary, not verbatim. The audios are available upon request from District Management.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor, the meeting adjourned at 2:34 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
January 11, 2024	Regular Meeting	1:15 PM*
May 9, 2024	Regular Meeting	1:15 PM*
July 11, 2024	Regular Meeting	1:15 PM*
September 12, 2024	Public Hearing & Regular Meeting	1:15 PM*

**Meetings are expected to commence at 1:15 PM, or immediately thereafter the adjournment of the meetings of the Parklands West CDD, which are scheduled to commence at 1:00 PM.*