

**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 9, 2025 at 1:15 p.m., immediately thereafter the adjournment of the meeting of the Parklands West CDD, scheduled to commence at 1:00 p.m., at the Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135.

Present:

Elliott Erickson
Thomas Clemens
Robert Schwartz
Russell T. Rupp

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams (via telephone)
Shane Willis
Greg Urbancic (via telephone)
Meagan Magaldi (via telephone)
Andy Nott
Dwayne Radel (via telephone)
Gary Mona

District Manager
Operations Manager
District Counsel
Coleman, Yovanovich & Koester, P.A.
Superior Waterways (Superior)
Resident
Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called to order at 1:49 p.m. Supervisors Erickson, Schwartz, Clemens and Rupp were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors [Robert Schwartz - Seat 1 and Thomas Clemens - Seat 3] (the following will be provided in a separate package)

Mr. Willis, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Robert Schwartz and Mr. Thomas Clemens. As experienced Board Members, both are familiar with the following:

- A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. **Membership, Obligations and Responsibilities**
- C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

Mr. Urbancic reviewed the Sunshine Law. Board Members should call him with questions.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Declaring a Vacancy in Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date

Mr. Willis presented Resolution 2025-01. Mr. Radel stated he indicated at the last meeting that he would not be running for reelection.

On MOTION by Mr. Rupp and seconded by Mr. Schwartz, with all in favor, Resolution 2025-01, Declaring a Vacancy in Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Appointment of Qualified Elector to Fill Vacant Seat 4; Term Expires November 2028

Mr. Erickson discussed the importance of meeting quorum requirements and introduced Mr. Gary Mona, a full-time CDD resident.

Mr. Erickson nominated Mr. Gary Mona to fill Seat 4.

Mr. Urbancic asked Mr. Mona if he is a Florida resident and a Qualified Elector. Mr. Mona replied affirmatively.

No other nominations were made.

On MOTION by Mr. Erickson and seconded by Mr. Rupp, with all in favor, the appointment of Mr. Gary Mona to fill Seat 4, was approved.

- **Administration of Oath of Office to Appointed Supervisor**

Mr. Willis, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Gary Mona. Ms. Magaldi reviewed Items 3A through 3D. She discussed the Sunshine Law, recordkeeping, use of CDD email and the annual ethics training requirement. Further information will be provided after the meeting.

Mr. Urbancic left the meeting.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing an Effective Date

Mr. Willis presented Resolution 2025-02. Mr. Schwartz nominated the following:

Elliott Erickson	Chair
Thomas J. Clemens	Vice Chair
Robert I. Schwartz	Assistant Secretary
Gary Mona	Assistant Secretary
Russell T. Rupp	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Dwayne Radel	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Chesley "Chuck" Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Update: Superior Waterway Services, Inc.
Treatment Report**

Mr. Nott presented the Superior Waterway Services, Inc. Treatment Report. It was noted that two aerators are in need of repair; compressors will be replaced.

Mr. Nott discussed the Superior Waterway Services annual contract, which includes a 3% increase each year for the next three years, which is within the CDD's budget.

The consensus was that the lakes look very good.

Mr. Willis noted that the proposal was received too late for inclusion in the agenda; he will email the proposal to the Board and Staff. The contract will be drafted and presented for approval at the next meeting.

On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor, the Superior Waterway Services annual contract, for three years, in the amount of \$46,089 for the first year, \$47,472 for the second year and \$48,896 for the third year, for Algae and Aquatic Plant Control and Aeration Maintenance, was approved.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of November 30, 2024**

Mr. Willis presented the Unaudited Financial Statements as of November 30, 2024.

Mr. Willis stated that assessments levied are 29% collected, which is appropriate for this time of year. Mr. Adams stated that no out of the ordinary material events have occurred; the budget is in line with where it should be for this time of year.

The Board and Staff discussed storm drain cleaning, the stormwater management system and flood zone maps.

The financials were accepted.

NINTH ORDER OF BUSINESS**Approval of September 12, 2024 Public
Hearing and Regular Meeting Minutes**

Mr. Willis presented the September 12, 2024 Public Hearing and Regular Meeting Minutes.

Mr. Willis will forward the MRI Completion Report mentioned on Line 122 to the Board.

Mr. Adams will research the \$14,468 actuals in "Interest and miscellaneous" noted in the July 31, 2024 financials, as noted on Line 155.

On MOTION by Mr. Rupp and seconded by Mr. Clemens, with all in favor, the September 12, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Other Business

There was no other business.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Coleman, Yovanovich & Koester, P.A.**
- B. District Engineer: Johnson Engineering, Inc.**
- C. District Manager: Wrathell, Hunt & Associates, LLC**

There were no Staff reports.

- **NEXT MEETING DATE: May 8, 2025 at 1:15 PM, or immediately following the adjournment of the Parklands West CDD meeting scheduled to commence at 1:00 PM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the May 8, 2025 meeting.

TWELFTH ORDER OF BUSINESS

Audience Requests

Comments/

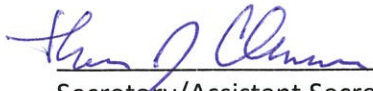
Supervisors'

There were no audience comments or Supervisors' requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Rupp and seconded by Mr. Schwartz, with all in favor, the meeting adjourned at 2:27 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair