

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

The Board of Supervisors of the Parklands West Community Development District held a Regular Meeting on May 8, 2025 at 1:00 p.m., at the Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135.

**Present:**

Frank Percuoco  
Robert Wyant  
James Lukas  
David Levin  
William Dardy

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**Also present:**

Chuck Adams  
Shane Willis  
Andy Nott

District Manager  
Operations Manager  
Superior Waterways

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Willis called the meeting to order at 1:00 p.m.

All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Update: Superior Waterway Services, Inc.  
Treatment Report**

Mr. Nott distributed and presented the Superior Waterway Services, Inc. Treatment Report and responded to questions. He noted that water levels are dropping and grasses and lake banks are being maintained proactively.

Discussion ensued regarding potential dredging in a shallow pond near Osprey 7.

A Board Member voiced his opinion that the area in question was torn up and that golf course staff would have accommodated a request if they had been asked when the equipment was present.

Mr. Willis will request a quote from M.R.I. for pumping and spreading material on the lake bank.

A Board Member discussed his concerns regarding the wall farthest to the west on Ibis 6, which seems to be crumbling and has white pipes that are visible. Mr. Willis noted that other similar reports were received related to low water levels.

Mr. Nott will inspect the area.

#### **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Percuoco presented Resolution 2025-03 and read the title.

The Board and Staff discussed the proposed Fiscal year 2026 budget and Mr. Adams responded to questions.

Mr. Adams stated the Amortization Schedule will be adjusted to reflect that the next four payments will be included in the Fiscal Year 2026 budget, rather than the four currently included in the boxed area shown on Page 5, which represent the Fiscal Year 2025 payments. The correct Principal and Interest payments will be inserted on Page 4.

**On MOTION by Mr. Lukas and seconded by Mr. Dardy, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on September 11, 2025 at 1:00 p.m., at the Renaissance Center, 28191 Matteotti View, Bonita Springs, Florida 34135; Addressing Transmittal, Posting and**

**Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Percuoco presented Resolution 2025-04.

**On MOTION by Mr. Wyant and seconded by Mr. Levin, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Percuoco presented Resolution 2025-05. Mr. Adams discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

**On MOTION by Mr. Percuoco and seconded by Mr. Lukas, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2025**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2025.

The financials were accepted.

**EIGHTH ORDER OF BUSINESS****Approval of January 9, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Lukas and seconded by Mr. Percuoco, with all in favor, the January 9, 2025 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS****Other Business**

Discussion ensued regarding an email related to new stormwater rules going into effect in July 2025. Mr. Willis stated that those regulations apply to new CDDs; the CDD is already executing most of the items listed under the current aquatics contract.

**TENTH 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.

- **UPCOMING MEETINGS**

- **July 10, 2025 at 1:00 PM [Regular Meeting]**
- **September 11, 2025 at 1:00 PM [Public Hearing and Regular Meeting]  
(Adoption of FY2026 Proposed Budget)**

- **QUORUM CHECK**

Supervisors Percuoco, Wyant, Dardy and Levin confirmed their attendance at the July 10, 2025 meeting, with one of them attending via telephone.

Supervisor Lukas will not attend.

**ELEVENTH ORDER OF BUSINESS****Audience Requests****Comments/Supervisors'**

There were no audience comments or Supervisors' requests.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Percuoco and seconded by Mr. Wyant, with all in favor, the meeting adjourned at 1:28 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair