PARKLANDS LEE

COMMUNITY DEVELOPMENT DISTRICT

May 14, 2026

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
https://palmiracdds.net/

May 7, 2026

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

Board of Supervisors
Parklands Lee Community Development District

Dear Board Members:

The Board of Supervisors of the Parklands Lee Community Development District will hold a Regular Meeting on May 14, 2026 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, Media Room, 28191 Matteotti View, Bonita Springs, Florida 34135. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

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

4. Discussion/Consideration/Update: Apex Companies, LLC
   - Stormwater Pipe Observation Report
   - Lake Bank Observation and Restoration Report for the 15 Lakes
   - Lake Bank Presentation and Repair Options
   - Staff Gauge Proposal

5. Consideration of Resolution 2026-02, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

6. Consideration of Resolution 2026-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date

7. Acceptance of Unaudited Financial Statements as of March 31, 2026

8. Approval of January 8, 2026 Regular Meeting Minutes

9. Other Business

10. Staff Reports

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

    B. District Engineer: *Apex Companies, LLC*

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

    - NEXT MEETING DATE: July 9, 2026 at 1:15 PM
        - QUORUM CHECK

SEAT 1	ROBERT SCHWARTZ	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	ELLIOTT ERICKSON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	THOMAS CLEMENS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	GARY MONA	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	RUSSELL T. RUPP	☐ IN PERSON	☐ PHONE	☐ NO

11. Audience Comments/Supervisors' Requests

12. 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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SUPERIOR WATERWAY SERVICES, INC.

Parklands Lee and West CDD

Lake Treatment Report

Treatment Dates Feb 2026

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
1 Lee	Treated	Grasses/Weeds	Torpedograss	2/10 and 2/24	Treated shoreline grasses and weeds
2 Lee	Treated	Grasses/Weeds	Torpedograss	2/10 and 2/24	Treated shoreline grasses and weeds
3 Lee	Treated	Grasses/Weeds	Torpedograss	2/10 and 2/24	Treated shoreline grasses and weeds
4 Lee	Treated	Grasses/Weeds	Torpedograss	2/10 and 2/24	Treated shoreline grasses and weeds
5 Lee	Treated	Grasses/Weeds	Torpedograss	2/10 and 2/24	Treated shoreline grasses and weeds
6 Lee	Treated	Grasses/Weeds	Torpedograss	2/10 and 2/24	Treated shoreline grasses and weeds
7 Lee	Treated	Grasses/Weeds	Torpedograss	2/10 and 2/24	Treated shoreline grasses and weeds
8 Lee	Treated	Grasses/Weeds	Torpedograss	2/10 and 2/24	Treated shoreline grasses and weeds
9 Lee	Treated	Grasses/Weeds	Torpedograss	2/10 and 2/24	Treated shoreline grasses and weeds
10 Lee	Treated	Grasses/Weeds	Torpedograss	2/10 and 2/24	Treated shoreline grasses and weeds
11 Lee	Treated	Grasses/Weeds	Torpedograss	2/10 and 2/24	Treated shoreline grasses and weeds
12 Lee	Treated	Grasses/Weeds	Torpedograss	2/10 and 2/24	Treated shoreline grasses and weeds
14 Lee	Treated	Grasses/Weeds		2/24	Treated shoreline grasses and weeds
15 Lee	Treated	Grasses/Weeds		2/24	Treated shoreline grasses and weeds
Sorrento	Treated	Grasses/Weeds		2/24	Treated shoreline grasses and weeds

SUPERIOR WATERWAY SERVICES, INC.

Parklands Lee and West CDD

Lake Treatment Report

Treatment Dates Feb 2026

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
1 West	Treated	Grasses/Weeds		2/17	Treated shoreline grasses and weeds
2 West	Treated	Grasses/Weeds		2/17	Treated shoreline grasses and weeds
3 West	Treated	Grasses/Weeds		2/17	Treated shoreline grasses and weeds
4 West	Treated	Grasses/Weeds		2/17	Treated shoreline grasses and weeds
5 West	Treated	Grasses/Weeds		2/17	Treated shoreline grasses and weeds
6 West	Treated	Grasses/Weeds		2/17	Treated shoreline grasses and weeds
7 West	Treated	Grasses/Weeds		2/10	Treated shoreline grasses and weeds
8 West	Treated	Algae		2/17	Treated shoreline Algae
9 West	Treated	Grasses/Weeds		2/17	Treated shoreline grasses and weeds
10 West	Treated	Grasses/Weeds		2/17	Treated shoreline grasses and weeds
11 West	Treated	Grasses/Weeds		2/17	Treated shoreline grasses and weeds
12 West	Treated	Grasses/Weeds		2/17	Treated shoreline grasses and weeds
13 West	Treated	Grasses/Weeds		2/17	Treated shoreline grasses and weeds

SUPERIOR WATERWAY SERVICES, INC.

Parklands Lee and West CDD

Lake Treatment Report

Treatment Dates March 2026

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
1 Lee	Treated	Algae		3/17	Spot treated shoreline Algae
2 Lee	Treated	Algae		3/17	Spot treated shoreline Algae
3 Lee	Treated	Algae		3/17	Spot treated shoreline Algae
4 Lee	Treated	Algae		3/17	Spot treated shoreline Algae
5 Lee	Treated	Algae		3/17	Spot treated shoreline Algae
6 Lee	Treated	Algae		3/17	Spot treated shoreline Algae
7 Lee	Treated	Algae		3/17	Spot treated shoreline Algae
8 Lee	Treated	Algae		3/17	Spot treated shoreline Algae
9 Lee	Treated	Algae		3/23	Spot treated shoreline Algae
10 Lee	Treated	Algae		3/23	Spot treated shoreline Algae
11 Lee	Treated	Algae		3/23	Spot treated shoreline Algae
12 Lee	Treated	Algae		3/23	Spot treated shoreline Algae
14 Lee	Treated	Algae		3/23	Spot treated shoreline Algae
15 Lee	Treated	Algae		3/23	Spot treated shoreline Algae
Sorrento	Treated	Algae	Grasses/Weeds	3/4	Treated shoreline grasses/weeds/Algae

SUPERIOR WATERWAY SERVICES, INC.

Parklands Lee and West CDD

Lake Treatment Report

Treatment Dates March 2026

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
1 West	Treated	Algae		3/10	Spot treated shoreline Algae
2 West	Treated	Grasses/Weeds		3/4	Treated shoreline grasses and weeds
3 West	Treated	Algae		3/10	Spot treated shoreline Algae
4 West	Treated	Hydrilla		3/4	Treated submersed weeds around shoreline
5 West	Treated	Algae		3/10	Spot treated shoreline Algae
6 West	Treated	Algae		3/10	Spot treated shoreline Algae
7 West	Treated	Grasses/Weeds		3/4	Treated shoreline grasses and weeds
8 West	Treated	Grasses/Weeds		3/4	Treated shoreline grasses and weeds
9 West	Treated	Grasses/Weeds		3/4	Treated shoreline grasses and weeds
10 West	Treated	Algae		3/10	Spot treated shoreline Algae
11 West	Treated	Grasses/Weeds		3/4	Treated shoreline grasses and weeds
12 West	Treated	Hydrilla		3/4	Treated submersed weeds around shoreline
13 West	Treated	Grasses/Weeds		3/4	Treated shoreline grasses and weeds

SUPERIOR WATERWAY SERVICES, INC.

Parklands Lee and West CDD

Lake Treatment Report

Treatment Dates April 2026

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
1 Lee	Treated	Algae		4/7 and 4/17	Spot treated shoreline Algae
2 Lee	Treated	Algae		4/7 and 4/17	Spot treated shoreline Algae
3 Lee	Treated	Algae		4/7 and 4/17	Spot treated shoreline Algae
4 Lee	Treated	Algae		4/7 and 4/17	Spot treated shoreline Algae
5 Lee	Treated	Algae		4/7 and 4/17	Spot treated shoreline Algae
6 Lee	Treated	Algae		4/7 and 4/17	Spot treated shoreline Algae
7 Lee	Treated	Algae		4/7 and 4/17	Spot treated shoreline Algae
8 Lee	Treated	Algae		4/7 and 4/17	Spot treated shoreline Algae
9 Lee	Treated	Algae		4/7 and 4/17	Spot treated shoreline Algae
10 Lee	Treated	Algae		4/7 and 4/17	Spot treated shoreline Algae
11 Lee	Treated	Algae		4/7 and 4/17	Spot treated shoreline Algae
12 Lee	Treated	Algae		4/7 and 4/17	Spot treated shoreline Algae
14 Lee	Treated	Algae		4/7 and 4/17	Spot treated shoreline Algae
15 Lee	Treated	Algae		4/7 and 4/17	Spot treated shoreline Algae
Sorrento	Treated	Grasses/Weeds		4/22	Sprayed lake bank grasses/weeds

SUPERIOR WATERWAY SERVICES, INC.

Parklands Lee and West CDD

Lake Treatment Report

Treatment Dates April 2026

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
1 West	Treated	Algae		4/7 and 4/22	Spot treated shoreline Algae
2 West	Treated	Algae		4/7 and 4/22	Spot treated shoreline Algae
3 West	Treated	Algae		4/7 and 4/22	Spot treated shoreline Algae
4 West	Treated	Algae		4/7 and 4/22	Spot treated shoreline Algae
5 West	Treated	Algae		4/7 and 4/22	Spot treated shoreline Algae
6 West	Treated	Algae		4/7 and 4/22	Spot treated shoreline Algae
7 West	Treated	Algae		4/7 and 4/22	Spot treated shoreline Algae
8 West	Treated	Algae		4/7 and 4/22	Spot treated shoreline Algae
9 West	Treated	Algae		4/7 and 4/22	Spot treated shoreline Algae
10 West	Treated	Algae		4/7 and 4/22	Spot treated shoreline Algae
11 West	Treated	Algae		4/7 and 4/22	Spot treated shoreline Algae
12 West	Treated	Algae		4/7 and 4/22	Spot treated shoreline Algae
13 West	Treated	Algae		4/7 and 4/22	Spot treated shoreline Algae

SUPERIOR WATERWAY SERVICES, INC.

Parklands Lee and West CDD

Lake Treatment Report

Lake inspection was completed on April 20th there no major issue to report

With water levels low and warmer weather we are seeing minor increase in shoreline Algae

tech are spot treating each lake as needed

Over all property looks good

SUPERIOR WATERWAY SERVICES, INC.

Parklands Lee and West CDD

Lake Treatment Report

Inspection Date April 20th 2026

Lake **1L**

Notes/Comments

Action Needed

Lake **2L**

Notes/Comments

Action Needed

Lake **3L**

Notes/Comments

Action Needed

Parklands Lee and West CDD

Lake Treatment Report

Inspection Date April 20th 2026

Lake **4L**

Notes/Comments

Action Needed

Lake **5L**

Notes/Comments

Action Needed

Lake **6L**

Notes/Comments

Action Needed

Parklands Lee and West CDD

Lake Treatment Report

Inspection Date April 20th 2026

Lake **7L**

Notes/Comments

Action Needed

Lake **8L**

Notes/Comments

Action Needed

Lake **9L**

Notes/Comments

Action Needed

Parklands Lee and West CDD

Lake Treatment Report

Inspection Date April 20th 2026

Lake **10L**

Notes/Comments

Action Needed

Lake **11L**

Notes/Comments

Action Needed

Lake **12L North End**

Notes/Comments

Action Needed

Parklands Lee and West CDD

Lake Treatment Report

Inspection Date April 20th 2026

Lake **12L South End**

Notes/Comments

Action Needed

Lake **14L**

Notes/Comments

Action Needed

Lake **15L**

Notes/Comments

Action Needed

Parklands Lee and West CDD

Lake Treatment Report

Inspection Date April 20th 2026

Lake **1W**

Notes/Comments

Action Needed

Lake **2W**

Notes/Comments

Action Needed

Lake **3W**

Notes/Comments

Action Needed

Parklands Lee and West CDD

Lake Treatment Report

Inspection Date April 20th 2026

Lake **4W**

Notes/Comments

Action Needed

Lake **5W South End**

Notes/Comments

Action Needed

Lake **5W North End**

Notes/Comments

Action Needed

Parklands Lee and West CDD

Lake Treatment Report

Inspection Date April 20th 2026

Lake **6W South End**

Notes/Comments

Action Needed

Lake **6W North End**

Notes/Comments

Action Needed

Lake **7W**

Notes/Comments

Action Needed

Parklands Lee and West CDD

Lake Treatment Report

Inspection Date April 20th 2026

Lake **9W**

Notes/Comments

Action Needed

Lake **10W**

Notes/Comments

Action Needed

Lake **12W**

Notes/Comments

Action Needed

Parklands Lee and West CDD

Lake Treatment Report

Inspection Date April 20th 2026

Lake **13W**

Notes/Comments

Action Needed

Lake **13W**

Notes/Comments

Action Needed

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT

4

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT

STORMWATER PIPE OBSERVATION REPORT

Prepared for

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT

c/o Wrathell, Hunt & Associates, LLC
Chesley "Chuck" Adams – Director of Operations
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

Prepared by:

JOHNSON ENGINEERING
— An Apex Company —

2122 Johnson Street
Fort Myers, Florida 33901
(239) 334-0046
EB 642

May 14, 2026

20236022-000

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PURPOSE OF VISIT

The purpose of this visit was to locate and verify stormwater pipe connections for structure pairs 42–45 and 43–44. These pipes were previously reported as difficult to locate, and confirmation was needed to determine their condition and functionality.

SUMMARY OF FIELD OBSERVATIONS

Inlet boxes 42 and 43 contained approximately 3 feet of standing water, with a layer of silt that prevented visual confirmation of the bottom. The pipe openings were not visible inside the structures. See **Appendix 2** for photo and description of inlet box 42 and 43.

On the lakeside, the corresponding outlets 44 and 45 were not visible along the shoreline in the expected locations. The banks showed no erosion, seepage, flow indicators, or signs of a buried or submerged outlet. The water level conditions prevented verification of both pipe pairs. See **Appendix 1** for assumed locations of pipes.

COMPARATIVE REVIEW OF OTHER STRUCTURES

To determine whether these conditions were typical or isolated, additional inlet/outlet pairs throughout the community were observed, including:

- 19–20 (Lake 4L)
- 35–36 (Lake 2L)
- 15–17 (Lake 6L)
- 16–18 (Lake 4L)

All comparison structures had:

- Visible pipes from the inlet box
- Visible outlets at the lake bank
- Shallow water depths allowing invert confirmation
- No excessive silt accumulation

See **Appendix 2** for photos and descriptions of pipes observed. The review of other structures confirms that the conditions at 42–45 and 43–44 are atypical and appear to be isolated at the two locations.

CONCLUSION

Pipes between 42–45 and 43–44 could not be verified due to:

- Excessive standing water and silt in the inlet boxes
- Lack of visible outlets at the lake shoreline
- No physical indicators of active discharge

All other observed structures in the community were fully visible and functioning as expected, indicating that these two pipe pairs require further investigation.

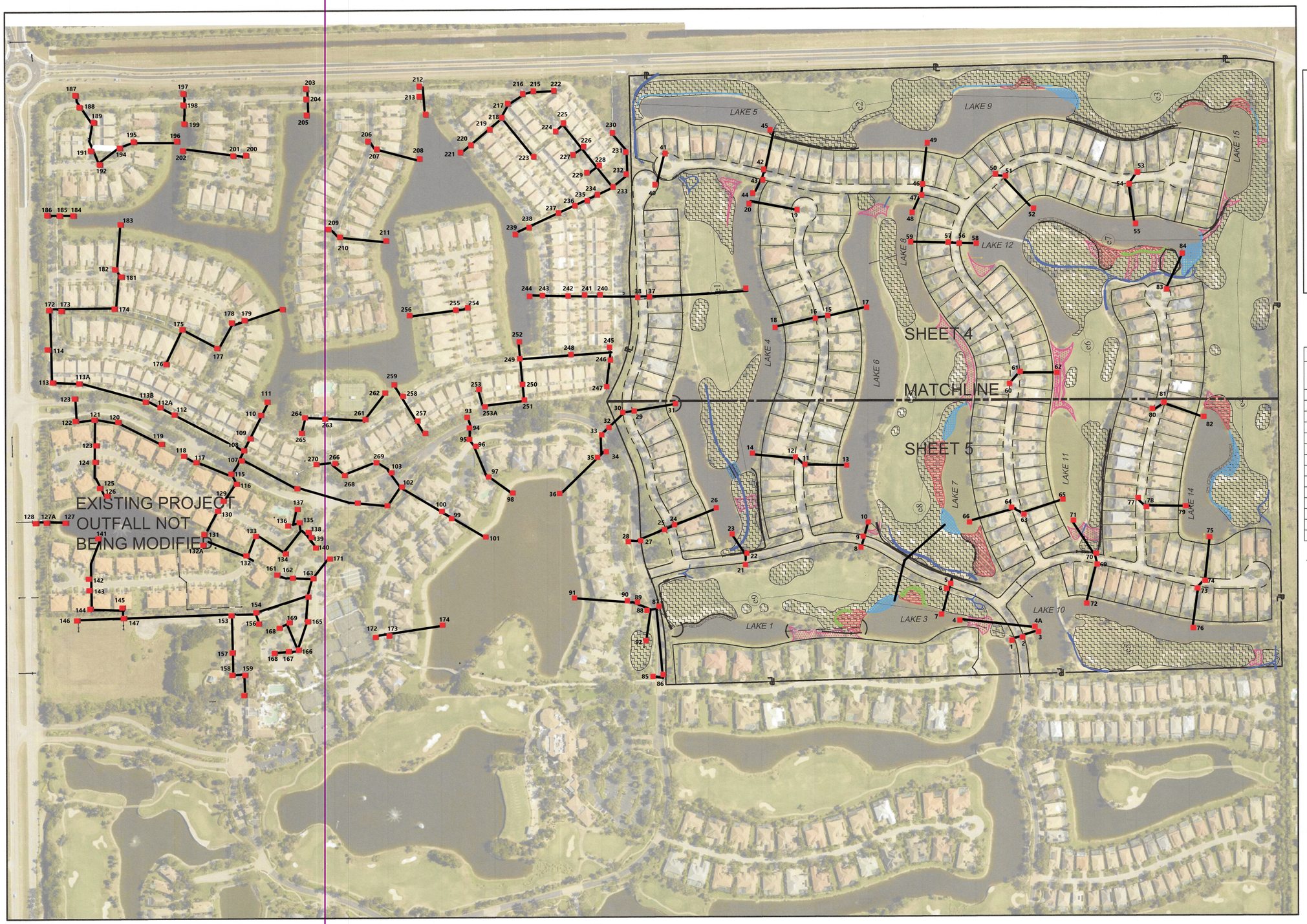
RECOMMENDATIONS

To confirm the existence, alignment, and condition of these pipe sections, the following actions are recommended:

1. Hire a contractor.
2. Pump water out of inlet.
3. Inspect and clean stormwater pipes, if accessible, and remove silt to restore visibility.
4. Utilize ground penetrating radar or excavate shoreline areas where pipes/outlets should be.
5. Conduct a camera inspection once pipe openings are accessible.

APPENDIX 1

MAP SET



0 200' 400' 600'
GRAPHIC SCALE 1"= 200'

LEGEND:

- PROPOSED SILT FENCE
- PROPOSED CART PATH
- EXISTING RIP RAP
- IRRIGATION INTAKE PIPE
- EXISTING COMPENSATING LITTORAL AREAS TO REMAIN
- PROPOSED LAKE FILL
- PROPOSED EXPANSION CUT
- PROPOSED RIP RAP
- PROPOSED ROCK WALL
- EXISTING DRAINAGE PIPE
- GOLF COURSE WORK AREA
- NEW LITTORAL PLANTING AREAS

TOTAL PROPOSED LAKE EXPANSION= 67,252 SQFT (1.54 AC.)
TOTAL PROPOSED LAKE FILL= 35,585 SQFT (0.82 AC.)
NET LAKE EXPANSION 0.72 AC.

LAKE DATA TABLE

LAKE ID	PERIMETER (LIN FT)	EXISTING RIP-RAP (LIN FT)	PROPOSED RIP-RAP (LIN FT)	EXISTING TIMBER WALL (LIN FT)	PROPOSED ROCK WALL (LIN FT)	CHANGE IN HARDENED SHORELINE	WALL / RIP-RAP (PERCENT)	PROPOSED WALL / RIP-RAP (PERCENT)
1	1,160	0	0	364	243	-121	20.9%	20.9%
3	1,133	0	0	0	0	0	N/A	N/A
4	4,286	0	0	0	54	54	1.3%	1.3%
5	1,381	472	472	0	0	0	34.2%	N/A
6	2,915	0	0	0	0	0	N/A	N/A
7	1,364	0	0	0	204	204	15.0%	15.0%
8	1,273	0	0	0	0	0	N/A	N/A
9	2,266	433	609	0	0	176	34.6%	7.8%
10	2,741	0	0	0	0	0	N/A	N/A
11	1,148	0	0	0	0	0	N/A	N/A
12	3,367	0	0	0	422	422	12.5%	12.5%
14	1,578	0	247	307	0	-60	15.7%	15.7%
15	1,381	363	123	0	257	17	27.5%	18.6%
TOTAL	25,993	1,268	1,451	671	1,180	692	10.1%	6.2%

NOTES:

1. ALL TIMBER WALL WILL BE REPLACED WITH STACKED ROCK WALL AS SHOWN
2. CONTROL ELEVATION FOR ALL LAKES IS ELEV. 13.5' NGVD
3. THE CONVERSION BETWEEN NGVD TO NAVD IS -1.20'. FOR INSTANCE, ELEV. 10 NGVD = ELEV. 8.80 NAVD.
4. ALL MODIFIED LAKE BANKS SHALL BE SODDED DOWN TO THE WATER LEVEL IN THE LAKE AT THE TIME OF SODDING.
5. REFER TO PALMIRA GOLF CLUB IMPACT AREA PLANS AND HARDSCAPE PLANS BY KIPP SHULTIES FOR DETAILS ON THE MODIFICATIONS TO THE GOLF COURSE INCLUDING GOLF CART MODIFICATIONS, AS WELL AS REQUIRED EROSION CONTROL MEASURES.
6. ANY TREES REMOVED WITH THE LAKE AND GOLF COURSE MODIFICATIONS WILL BE REPLACED WITH NATIVE TREES (LIVE OAK, PINE, OR SABAL PALMS) AT 1:1 RATIO.
7. IN ADDITION TO THE TIMBERWALL REPLACEMENT WITH STACKED ROCK, THE PROPOSED GOLF COURSE WORK INCLUDES LEVELING THE TEE AREAS AND REBUILDING THE GREEN AND SAND TRAP AREAS. THE WORK AREAS ALSO INCLUDES AREAS WHERE REGRASSING MAY BE REQUIRED DUE TO CONSTRUCTION TRAFFIC FROM THE LAKE CONSTRUCTION ACTIVITIES. NO SIGNIFICANT FILLING IN THE GOLF COURSE IS PROPOSED (OTHER THAN THE LAKE FILL AREAS SHOWN).
8. SEE PALMIRA GOLF CLUB LITTORAL PLANTING PLANS PREPARED BY KIPP SCHULTIES GOLF DESIGN FOR THE LOCATION OF THE NEW LITTORAL PLANTING AREAS.

PREPARED FOR:

GOLF COURSE AT PALMIRA INC
28501 MATTEOTTI VIEW
BONITA SPRINGS, FL. 34135
PHONE:239-444-3721
FAX:239-948-4727

NO.	DATE	REVISION DESCRIPTION	BY
01	12-21-20	REVISED PER CITY COMMENTS	KG

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

DAVID R. UNDERHILL
P.E. LIC.#47029

OVERALL LAKE MODIFICATION PLAN
PARKLANDS LEE
BONITA SPRINGS, FL. 34135, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
08/04/2020	1303	_OSP	KG	KG	DRU	1"=200'	03

PARKLANDS LEE

APPENDIX 2

EXISTING CONDITION PICTURES – MARCH 2026

PHOTOS OF PIPE INLET 19 AND OUTLET 20 (LAKE 4L)

Summary

- The inlet box contains standing water at the bottom.
- The pipe opening is visible from the inlet, confirming connectivity to lake
- No debris accumulation or blockage observed at the waterline.
- Pipe outlet at shoreline is visible; stable conditions; and no erosion observed.

Measurement

- 4 feet from bottom of box to top of box.

PHOTOS OF PIPE INLET 35 AND OUTLET 36 (LAKE 2L)

Summary

- The inlet box contains standing water at the bottom.
- The pipe opening is visible from the inlet, confirming connectivity to lake
- No debris accumulation or blockage observed at the waterline.
- Pipe outlet at shoreline is visible; stable conditions; and no erosion observed.

Measurement

- 8 feet from bottom of box to top of grate.

PHOTOS OF PIPE INLET 15 AND OUTLET 17 (LAKE 6L)

Summary

- The inlet box contains standing water at the bottom.
- The pipe opening is visible from the inlet, confirming connectivity to lake
- No debris accumulation or blockage observed at the waterline.
- Pipe outlet at shoreline is visible; stable conditions; and no erosion observed.

Measurement

- 4.3 feet from bottom of box to top of grate.

PHOTOS OF PIPE INLET 16 AND OUTLET 18 (LAKE 4L)

Summary

- The inlet box contains standing water at the bottom.
- The pipe opening is visible from the inlet, confirming connectivity to lake
- No debris accumulation or blockage observed at the waterline.
- Pipe outlet at shoreline is visible, stable conditions; and no erosion observed.

Measurement

- 7 feet from bottom of box to top of grate.

PHOTO OF PIPE INLET 42 (LAKE 5L)

Summary

- Pipe could not be located from the inlet box or the lake bank.
- Approximately 3–3.5 feet of standing water.

Measurement

- 11.2 feet from assumed silt bottom to top of grate.

PHOTO OF PIPE INLET 43 (LAKE 4L)

Summary

- Pipe could not be located from the inlet box or the lake bank despite prior cleaning in 2024.
- Approximately 3–3.5 feet of standing water.

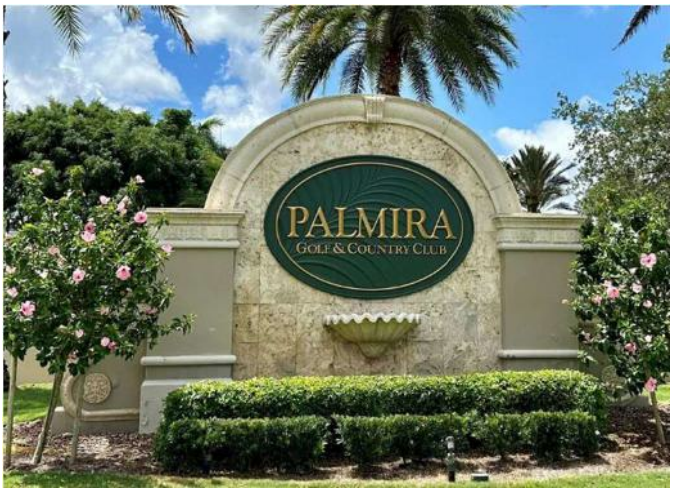
Measurement

- 11.6 feet from assumed silt bottom to top of grate.

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT

15 LAKES

LAKE BANK OBSERVATION AND RESTORATION REPORT



Prepared for

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT

c/o Wrathell, Hunt & Associates, LLC
Chesley "Chuck" Adams – Director of Operations
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

Prepared By:

JOHNSON ENGINEERING
— An Apex Company —

2122 Johnson Street
Fort Myers, Florida 33901
(239) 334-0046
EB 642

May 14, 2026

20236022-000

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Appendix 1 – Existing Condition Pictures – February 2026

Appendix 2 - Lake Bank Repair Quantities 2026

Appendix 3 – Lake Bank Restoration Options and Opinion of Probable Costs

ATTACHMENTS

Exhibit A – Map Set

Exhibit B – Lake Bank Restoration Details

Exhibit C – Drain Connection Detail

1.0 PURPOSE OF STUDY

The following summary has been developed to assist the Parklands Lee Community Development District (PLCDD) in determining an appropriate course of action regarding rehabilitation of the existing fifteen (15) lakes within the community. This document is intended to assist community stakeholders in understanding the current conditions of the lakes based on a general site observation conducted by Johnson Engineering, LLC (JE).

The purpose of this report is to provide the basic information necessary to evaluate applicable lake bank rehabilitation and restoration efforts, and to present recommendations for the fifteen (15) lakes.

2.0 BACKGROUND

The lakes located within the Parklands Lee Community function as stormwater management features that provide treatment and attenuation of stormwater runoff. The lakes are surrounded by residential lots, a golf course, and landscape areas.

3.0 SITE OBSERVATIONS

A Johnson Engineering technician conducted a general site observation and documented the condition of the lake banks in February 2026. These photos can be seen in **Appendix 1,** "Existing Condition Pictures – February 2026".

During the site observation, areas of the lake banks with washouts and drop-offs requiring restoration and repair were identified and documented. These locations are shown on an aerial map set attached as **Exhibit A**, "Map Set", Sheets 1 through 4.

In total, ninety-nine (99) washouts were observed along the fifteen (15) lake banks, and eight (8) of the lake banks had multiple drop-offs. **Appendix 2**, "Lake Bank Repair Quantities 2026" provides the location by lake number, the type of restoration required, and estimated quantities.

3.1 Lake Banks

When evaluating lake banks, it's important to observe the location, potential causes, erosion type, and severity to determine repair priorities. Severity is typically evaluated based on the South Florida Water Management District (SFWMD) compliance criteria,

where a greater than nine (9) inch vertical displacement or drop-off in the bank is considered a safety hazard to residents, guests, and maintenance personnel.

Location is the first factor considered when prioritizing lake bank repairs. Areas adjacent to residential lots and recreational areas where the lake is easily accessible to residents or guests receive greater attention than similar areas that are not easily accessed. However, the safety of maintenance personnel should also be considered. For example, erosion with a higher severity ranking in an area not easily accessible to residents but frequented by mowing crews may be prioritized over less severe erosion located adjacent to residential areas.

Potential causes and erosion types are also considered, as they influence the appropriate repair method for each location. For instance, pool overflow damage may receive higher priority if it is determined to be an illicit discharge into the lake.

During the site observation, areas of lake banks erosion were identified and evaluated for erosion cause, erosion type, and level of severity as follows:

Location Rankings:

- Adjacent to residential units and recreational areas.
- Adjacent to preserves or perimeter walls.
- Other areas.

Potential Causes:

- Wind and wave action.
- Surface run-off concentrated at a point on the bank.
- Improperly installed pipe or grate.
- Lake bank slope is greater than 4:1.
- Other factors.

Erosion Categories:

- Vertical displacement/Bank drop-off (parallel to shoreline).
- Vertical displacement/Bank gully/washout (perpendicular to shoreline).
- Bank washout from pipe, inlet, or sprinkler discharge.
- Eroded swales in bank.
- Other erosion types.

Severity rankings:

- Immediate attention.
- SFWMD compliance.
- Hazardous to residents and maintenance personnel.
- Probable future problem.

3.1.1 Wind and Wave Action

The most common type of lake bank erosion is caused by wind and wave action. This type of erosion typically creates a vertical displacement, or drop-off, that runs parallel to the shoreline at the elevation where the lake water level remains for the longest period of time, usually near or below the control elevation of the stormwater management system (SWMS). These drop-offs can create a safety hazard to foot traffic and maintenance equipment.

During the "rainy season", typically from June through October, lake water levels remain elevated for extended periods of time above the control elevation. The sod typically installed on the lake banks cannot survive prolonged submergence for more than one or two weeks and will only slowly reestablish after the water level recedes.

Once the prolonged high-water levels subside after the rainy season, exposed sections of lake bank become vulnerable to erosion. Wind generated waves can then erode the bare lake bank creating the vertical displacement and drop-off conditions discussed above.

3.1.2 Concentrated Flow

The second most common type of lake bank erosion occurs where stormwater runoff becomes concentrated along a narrow path on the bank. This concentrated flow eventually creates a vertical displacement, similar to wind and wave action but perpendicular to the shoreline and typically concentrated in one location. Creating a gully or washout type of erosion.

These gullies or washouts frequently occur between residential buildings where roof drains, pool drains, or lot run-offs are concentrated before discharging to the lake. This concentrated runoff is frequently caused by roof gutter downspouts, pool overflow discharges, or drainage swales between homes.

These conditions can form large gullies that are a safety hazard to foot traffic and maintenance equipment. These gullies can also destabilize the bank and allow further erosion to occur laterally along the lake bank. The sod on the lake bank can disguise the severity of the erosion. As the sod can survive with adequate irrigation, even though the soil underneath has eroded down the bank and into the lake. This can often pose a greater risk for residents, guests, and maintenance personnel, than a visible gully or washout.

3.1.3 Lake Bank Slope Steeper Than 4:1

Out of the fifteen (15) lakes that were observed, eight (8) lake bank areas have drop-offs that are nine (9) inches or greater and are beyond the allowable maximum slope of 4:1.

4.0 RESTORATION AND ESTIMATE OF PROBABLE COSTS

As stated earlier, **Appendix 2,** "Lake Bank Repair Quantities 2026", provides location by lake number, type of restoration necessary, and estimated quantities.

4.1 Lake Banks

The site observation identified multiple locations of lake bank erosion that need restoration. The type and cause of the erosion determine the type of restoration required. Various restoration options are available, varying in appearance and cost, but will achieve the same objective.

Restoration options and estimates of probable costs per linear foot are provided in **Appendix 3**, "Lake Bank Restoration Options and Opinion of Probable Costs". Typical details showing one commonly used lake bank restoration method utilizing GeoTube are included in **Exhibit B**, "Lake Bank Restoration Details".

4.1.1 Wind and Wave Action

Restoration of lake banks due to wind and wave action is required at this time. Evidence of erosion severe enough to create hazards to foot traffic, landscape maintenance personnel, and equipment due to vertical displacement and bank washouts, and gullies perpendicular to the shoreline.

4.1.2 Concentrated Flow

When addressing erosion due to concentrated flow, the restoration effort should extend up the bank to the source of the runoff. Typically, a storm pipe is installed from the source of the flow, and it discharges to a flared end section in the lake. An inlet box may be installed to receive concentrated overland flow, or a junction box may be used to receive multiple pipe discharges. See **Exhibit C**, "Drain Connection Detail" for various options to tie in these point sources of concentrated flow.

Riprap is another option often used to restore isolated gullies or washouts. However, it is not recommended in lawn areas because it does not provide a natural appearance and can interfere with routine mowing and landscape maintenance. Other options include biodegradable erosion mats or open cell systems that allow grass to grow through and over them. These systems protect the underlying soil while maintaining a natural, fully vegetated appearance when covered with sod.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the general site observation performed by JE, the conditions reviewed and discussed appear to be primarily maintenance items that one would expect to see for a development. As stated previously in the report, there is restoration and repairs to be completed. Communication with property owners is highly recommended to provide detailed information about the project and bring awareness to the residents.

5.1 Point Source Repairs

Prior to the commencement of any lake bank restoration work, point source and washout repairs must be made to properly reinstall the drainage pipe discharges along the lake banks, see attached **Exhibit C**, "Drain Connection Detail". While a total of ninety-nine (99) washouts were identified for repair, it is anticipated that there are more buried stormwater drainpipes that are in poor condition and may need to be replaced.

5.2 Lake Banks

Based on the site observation, many areas need attention and restoration efforts to stabilize the lake banks. The lake banks are subject to environmental conditions and will need routine inspection and maintenance.

5.3 Lake Littorals

Once restoration of the lake banks are complete, it is recommended to reestablish the littoral planting zones in accordance with the approved development order permit plans and create a long-term littoral maintenance plan. This will decrease future erosion due to wind and wave action, assist with nutrient uptake, and enhance habitat and aesthetics. It is important to note that lake littoral plants, which grow in the shallow areas near the shore of a lake, serve several important ecological purposes including:

- Habitat and Biodiversity: Littoral plants provide habitat for fish, insects, amphibians, and birds. The vegetation offers shelter and breeding grounds, contributing to overall biodiversity.
- Water Quality Improvement: Littoral plants help improve water quality by filtering pollutants and nutrients. Their roots can trap sediments and reduce erosion, while absorbing excess nutrients like nitrogen and phosphorus, helping prevent algal blooms.
- Erosion Control: The root systems of littoral plants help stabilize the shoreline, reducing erosion caused by waves and currents. This is crucial for maintaining the slope and integrity of the lake's edge.
- Oxygen Production: Through the process of photosynthesis, littoral plants release oxygen into the water, which is vital for the survival of aquatic organisms.

- Food Source: Littoral plants are a primary food source for fish, insects, and waterfowl. The plants themselves or the organisms that live among them become part of the food chain.

5.4 Lake Bank Restoration Plan

Due to the cost associated with restoration of the fifteen (15) lakes, it is recommended that the CDD establish a lake bank restoration plan. There are several options to address lake bank erosion, one option is detailed in **Exhibit B,** "Lake Bank Restoration Details". Prices can range from $115 to $250 per linear foot depending on the type of repair that is chosen. These are identified in more detail in **Appendix 3**, "Lake Bank Restoration Options and Opinion of Probable Costs".

Other ideas incorporate mini vegetation islands at the top of the lake bank. However, one concern related to vegetation planting of any kind is the water level elevation change during the dry season. Many plants will not survive without supplemental irrigation during the dry season. One possible solution is to evaluate whether existing irrigation heads can be turned or replaced to provide water to the proposed vegetation.

- SFWMD considers lake bank restoration a maintenance activity and does not require modification to the SFWMD Environmental Resource Permit (ERP). It is likely that littoral plantings will be required as part of the lake bank restoration plan to comply with the conditions of the original Development Order permit plans.

APPENDIX 1

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT

15 LAKES

EXISTING CONDITIONS PICTURES - FEBRUARY 2026

<u>Lake 1</u> – Priority: 10

- 6 Washouts
- No drop-offs
- No littoral coverage

<u>Lake 2</u> – Priority: 13

- 1 Washout
- < 5% of 8–12-inch drop-offs
- No littoral coverage

<u>Lake 3</u> – Priority: 15

- 1 Washout
- No drop-offs
- 50% littoral coverage

<u>Lake 4</u> – Priority: 3

- 15 Washouts
- 20-30% of 12–18-inch drop-offs
- No littoral coverage

<u>Lake 5</u> – Priority: 5

- 5 Washouts
- < 50% of 8–12-inch drop-offs
- No littoral coverage

<u>Lake 6</u> – Priority: 6

- 3 Washouts
- 20% of 12–18-inch drop-offs
- No littoral coverage

<u>Lake 7</u> – Priority: 11

- 6 Washouts
- No drop-offs
- No littoral coverage

<u>Lake 8</u> – Priority: 12

- 5 Washouts
- No drop-offs
- No littoral coverage

<u>Lake 9</u> – Priority: 7

- 7 Washouts
- 10% of 8–12-inch drop-offs
- No littoral coverage

<u>Lake 10</u> – Priority: 8

- 12 Washouts
- No drop-offs
- No littoral coverage

<u>Lake 11</u> – Priority: 9

- 7 Washouts
- No drop-off
- No littoral coverage

<u>Lake 12</u> – Priority: 4

- 15 Washouts
- 10% of 8–12-inch drop-offs
- No littoral coverage

<u>Lake 13</u> – Priority: 2

- 7 Washouts
- 20-30% of 12–18-inch drop-offs
- No littoral coverage

<u>Lake 14</u> – Priority: 1

- 8 Washouts
- 10% of 12–18-inch drop-offs
- 30% of 24 inch or greater drop-offs
- No littoral coverage

<u>Lake 15</u> – Priority: 14

- 1 Washout
- No drop-offs
- No littoral coverage

APPENDIX 2

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT

15 LAKES

LAKE BANK REPAIR QUANTITIES 2026

Name	Washouts	Drop-Offs	Littorals	Priority
Lake 1	6	0	0	10
Lake 2	1	8-12" : < 5%	0	13
Lake 3	1	0	50%	15
Lake 4	15	12-18" : 20-30%	0	3
Lake 5	5	8-12" : < 50%	0	5
Lake 6	3	12-18" : 20%	0	6
Lake 7	6	0	0	11
Lake 8	5	0	0	12
Lake 9	7	8-12" : 10%	0	7
Lake 10	12	0	0	8
Lake 11	7	0	0	9
Lake 12	15	8-12" : 10%	0	4
Lake 13	7	12-18" : 20-30%	0	2
Lake 14	8	12-18" : 10% 24" + : 30%	0	1
Lake 15	1	0	0	14

APPENDIX 3

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT

15 LAKES

LAKE BANK RESTORATION OPTIONS

AND

OPINION OF PROBABLE COSTS

Lake Bank Restoration Options and Opinion of Probable Costs

Restoration Method	Description	Erosion Resistance See Note 3	Special Considerations See Note 1, 2 and 3	Opinion of Probable Cost
				$/Linear Foot
Rip Rap	Rock 6" to 12" in diameter with filter fabric 8' to 15' wide.	Good	Not a natural appearance and limited by SFWMD	$160 to $250
Stone/Block Retaining Wall	Stone blocks, multilayer, with filter fabric	Good	Not a natural appearance and limited acceptance by SFWMD	Not Applicable
Grassy Paver and GeoBlock	Open at top and bottom HDPE cells	Fair, possible undercutting by wave action	Natural yard appearance or alternate plantings	$115
GeoWeb	Flexible web which can extend into lake bottom	Good	Natural yard appearance or alternate plantings	$200 to $250
GeoTube	Polyester fabric tube filled with sand or organic matter, with or without a footer	Good	Natural yard appearance or alternate plantings	$150 to $180
Turf Stone Paver	Open center pavers	Fair, possible undercutting by wave action	Partial sod/turf or alternate plantings	$120 to $180
Articulated Concrete Mat	Concrete logs with copolymer rope	Good	Natural yard appearance or alternate plantings	$160 to $200
Erosion Control Blankets	Coir mats or polypropylene	Fair, possible undercutting by wave action	Natural yard appearance	$115
50% Rip Rap, 50% Matting/Plants	Rip Rap bottom 6'-8', Coco mat upper 6'-8'	Fair, possible undercutting by wave action	Natural yard appearance or alternate plantings	$160 to $200

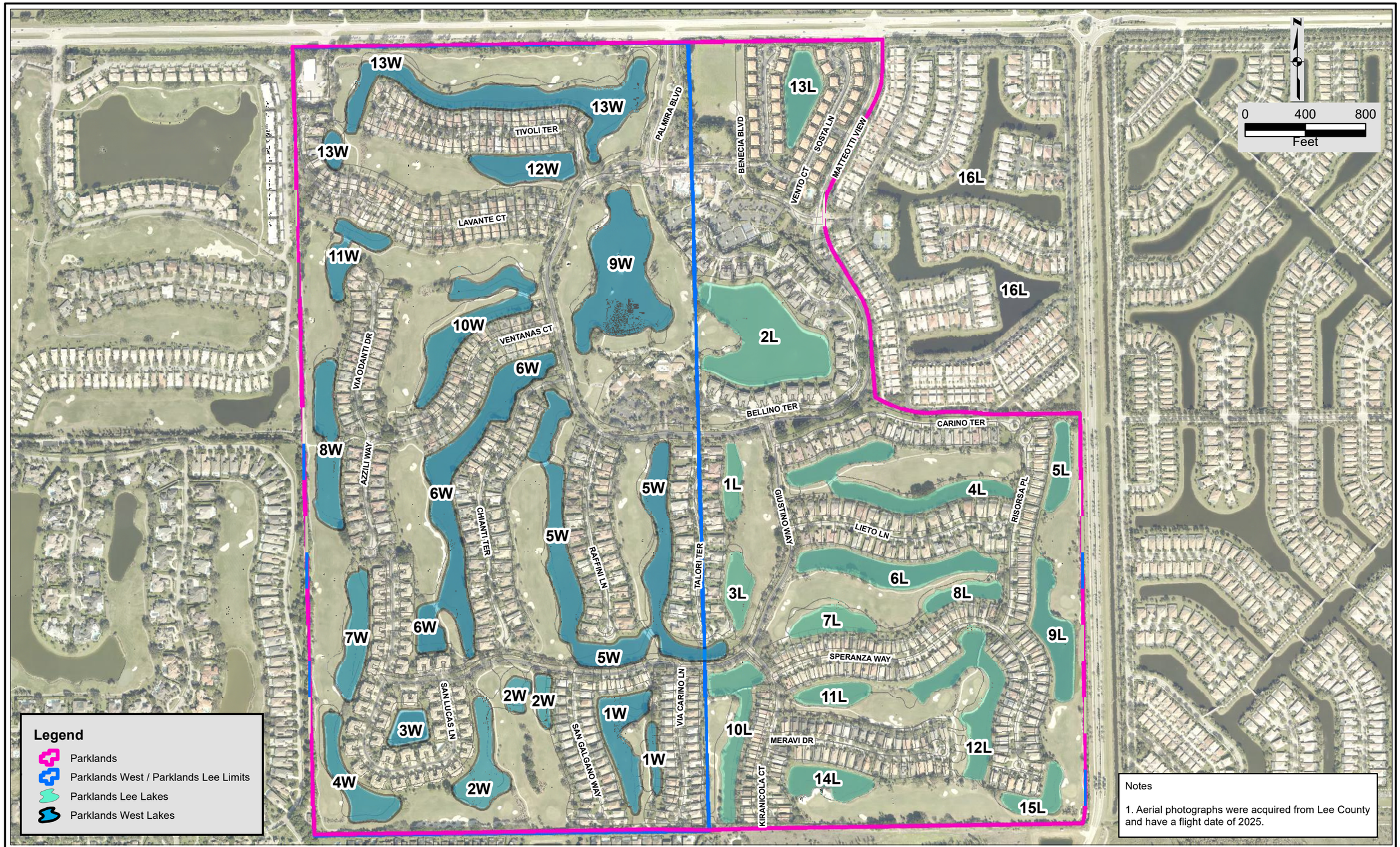
Note 1	SFWMD Permit Design Criteria limits the amount of bulkhead, rip rap/rock, and steeper than 3.5 to 1 bank slopes. Altering existing 4:1 grassy bank to bulkhead or rip rap/rock requires a Modification to the existing Permit. Lee County may also have criteria that limit the amount of shoreline that can receive bulkhead or rip rap/ rock.
Note 2	SFWMD requires a permit modification if lake bank maintenance leaves a steeper than 9" step/rise at the normal water line.
Note 3	Adding GeoWeb 4' to 6' into lake bottom will change the rating from Fair to Good while increasing the cost 50-80%.
Note 4	Stone/Block Retaining Wall and GeoTube prices are $/Linear Foot.

Alternate Plantings – Seasonally-slightly submerged:

Spartina/Cord Grass
Swamp Fern
Leather Fern
Rhexia (Marsh Pink)

EXHIBIT A

MAP SET



Parklands Lee and
Parklands West (Palmira)
Lee County, Florida

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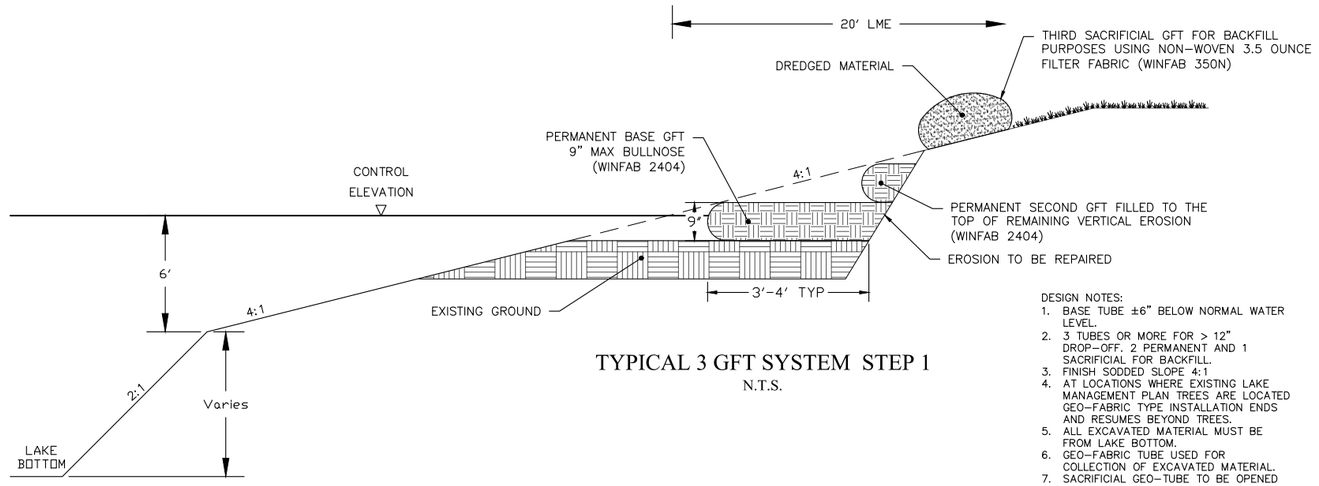
E.B. #642 & L.B. #642

Parklands Lakes

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
April 2026	20236020	-	As Shown	1

EXHIBIT B

LAKE BANK RESTORATION DETAILS

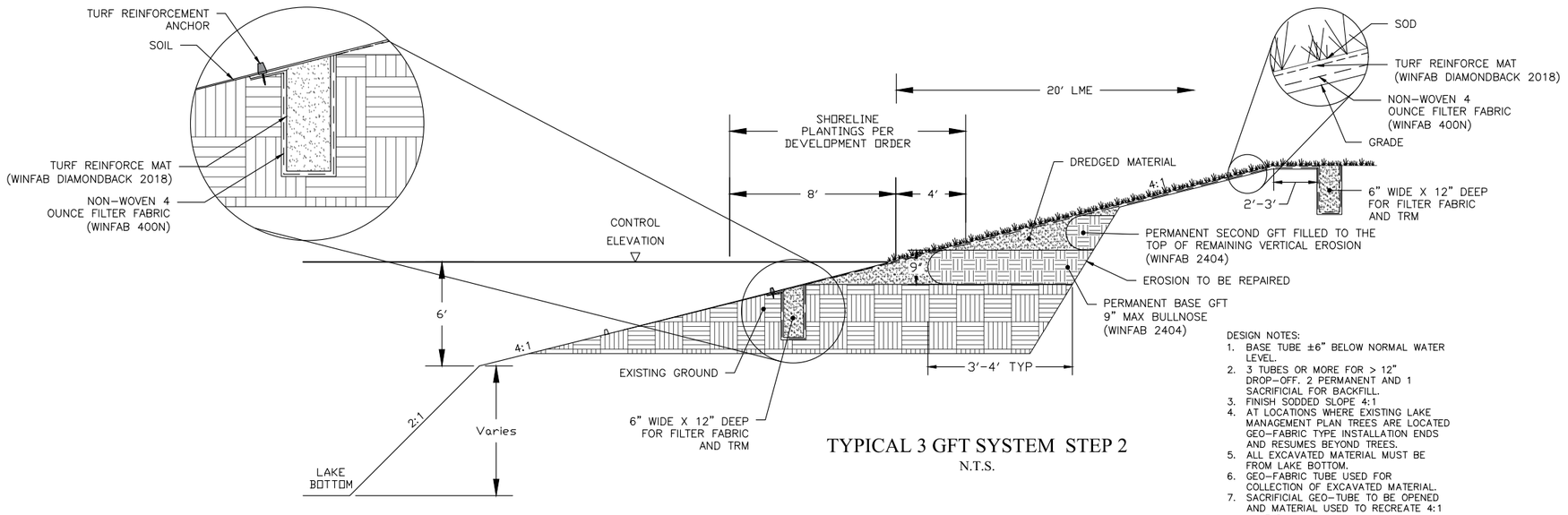


TYPICAL 3 GFT SYSTEM STEP 1

N.T.S.

DESIGN NOTES:

1. BASE TUBE ±6" BELOW NORMAL WATER LEVEL.
2. 3 TUBES OR MORE FOR > 12" DROP-OFF. 2 PERMANENT AND 1 SACRIFICIAL FOR BACKFILL.
3. FINISH SODDED SLOPE 4:1
4. AT LOCATIONS WHERE EXISTING LAKE MANAGEMENT PLAN TREES ARE LOCATED GEO-FABRIC TYPE INSTALLATION ENDS AND RESUMES BEYOND TREES.
5. ALL EXCAVATED MATERIAL MUST BE FROM LAKE BOTTOM.
6. GEO-FABRIC TUBE USED FOR COLLECTION OF EXCAVATED MATERIAL.
7. SACRIFICIAL GEO-TUBE TO BE OPENED AND MATERIAL USED TO RECREATE 4:1 LAKE BANK.
8. BASE GFT AND SECOND GFT MATERIALS ARE WINFAB 2404 (NOT TO BE CUT OPEN) THIRD SACRIFICIAL GFT MATERIAL IS WINFAB 350N.
9. USE LISTED MATERIAL OR APPROVED EQUAL.



TYPICAL 3 GFT SYSTEM STEP 2

N.T.S.

DESIGN NOTES:

1. BASE TUBE ±6" BELOW NORMAL WATER LEVEL.
2. 3 TUBES OR MORE FOR > 12" DROP-OFF. 2 PERMANENT AND 1 SACRIFICIAL FOR BACKFILL.
3. FINISH SODDED SLOPE 4:1
4. AT LOCATIONS WHERE EXISTING LAKE MANAGEMENT PLAN TREES ARE LOCATED GEO-FABRIC TYPE INSTALLATION ENDS AND RESUMES BEYOND TREES.
5. ALL EXCAVATED MATERIAL MUST BE FROM LAKE BOTTOM.
6. GEO-FABRIC TUBE USED FOR COLLECTION OF EXCAVATED MATERIAL.
7. SACRIFICIAL GEO-TUBE TO BE OPENED AND MATERIAL USED TO RECREATE 4:1 LAKE BANK.
8. BASE GFT AND SECOND GFT MATERIALS ARE WINFAB 2404 (NOT TO BE CUT OPEN).
9. TRM WINFAB DIAMONDBACK 2018
10. FILTER FABRIC MATERIAL IS WINFAB 400N.
11. USE LISTED MATERIAL OR APPROVED EQUAL.

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E.B. #642 & L.B. #642

Lake Bank Restoration
Typical Details

REVISIONS

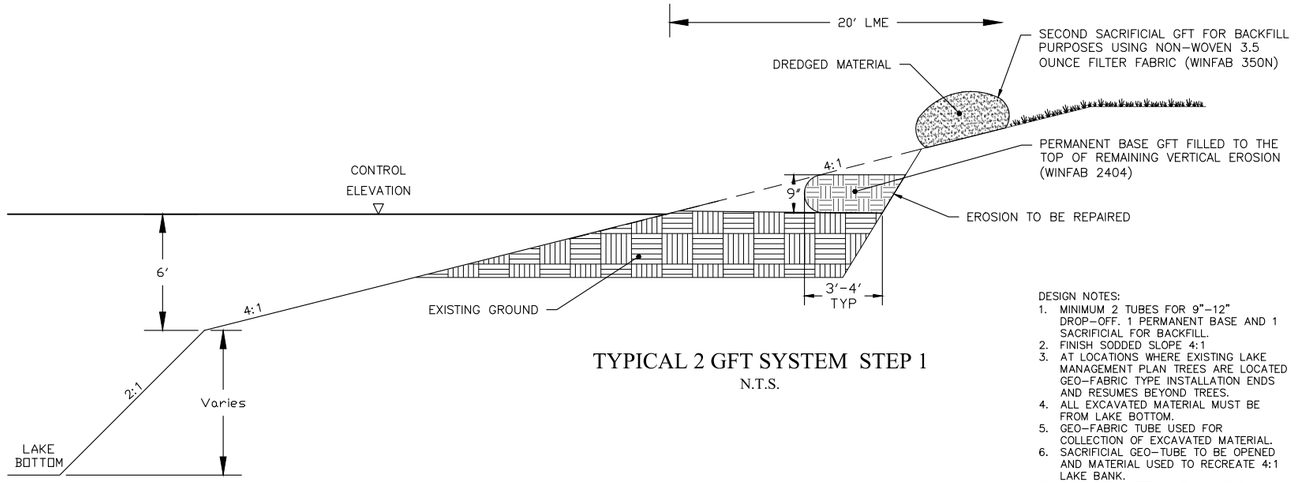
NO.	DESCRIPTION	DATE

DATE:	March 2026
PROJECT NO.	
FILE NO.	-
SCALE:	NTS

Lake Bank Restoration Details

SHEET NUMBER

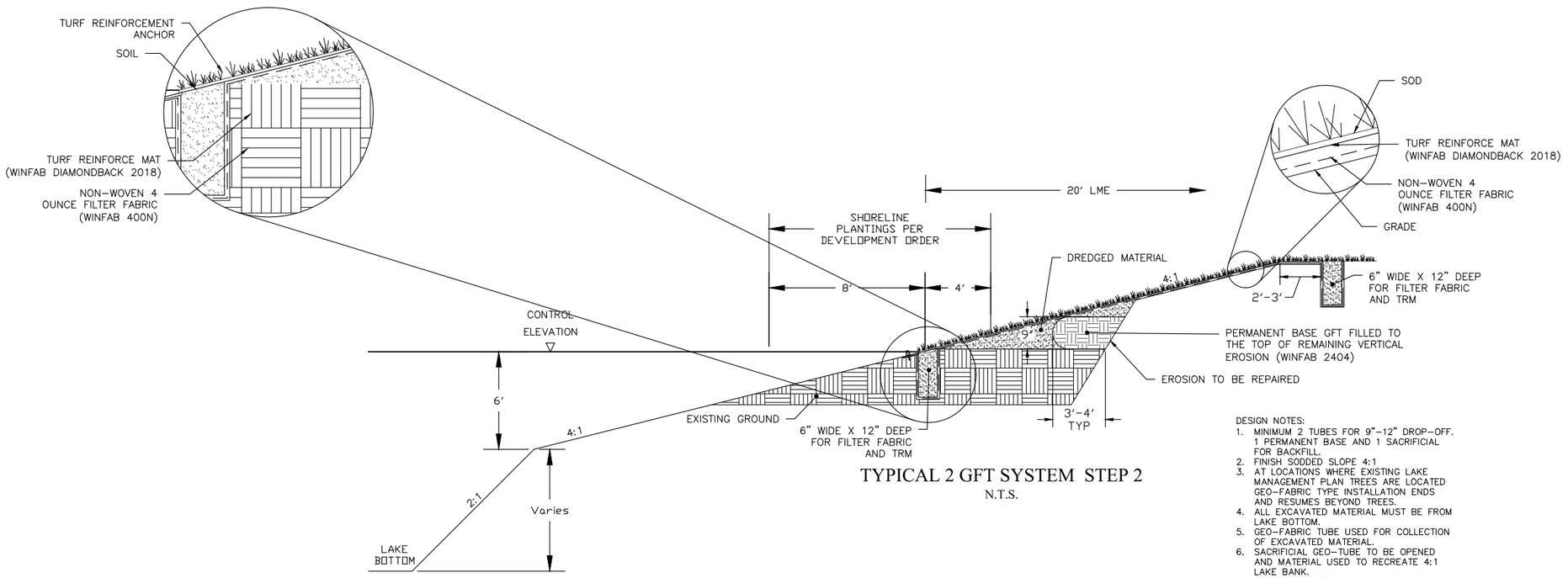
1



TYPICAL 2 GFT SYSTEM STEP 1

N.T.S.

DESIGN NOTES:
1. MINIMUM 2 TUBES FOR 9"-12" DROP-OFF. 1 PERMANENT BASE AND 1 SACRIFICIAL FOR BACKFILL.
2. FINISH SODDED SLOPE 4:1
3. AT LOCATIONS WHERE EXISTING LAKE MANAGEMENT PLAN TREES ARE LOCATED GEO-FABRIC TYPE INSTALLATION ENDS AND RESUMES BEYOND TREES.
4. ALL EXCAVATED MATERIAL MUST BE FROM LAKE BOTTOM.
5. GEO-FABRIC TUBE USED FOR COLLECTION OF EXCAVATED MATERIAL.
6. SACRIFICIAL GEO-TUBE TO BE OPENED AND MATERIAL USED TO RECREATE 4:1 LAKE BANK.
7. BASE GFT MATERIAL IS WINFAB 2404 (NOT TO BE CUT OPEN) SECOND SACRIFICIAL GFT MATERIAL IS WINFAB 350N.
8. USE LISTED MATERIAL OR APPROVED EQUAL.



TYPICAL 2 GFT SYSTEM STEP 2

N.T.S.

DESIGN NOTES:
1. MINIMUM 2 TUBES FOR 9"-12" DROP-OFF. 1 PERMANENT BASE AND 1 SACRIFICIAL FOR BACKFILL.
2. FINISH SODDED SLOPE 4:1
3. AT LOCATIONS WHERE EXISTING LAKE MANAGEMENT PLAN TREES ARE LOCATED GEO-FABRIC TYPE INSTALLATION ENDS AND RESUMES BEYOND TREES.
4. ALL EXCAVATED MATERIAL MUST BE FROM LAKE BOTTOM.
5. GEO-FABRIC TUBE USED FOR COLLECTION OF EXCAVATED MATERIAL.
6. SACRIFICIAL GEO-TUBE TO BE OPENED AND MATERIAL USED TO RECREATE 4:1 LAKE BANK.
7. BASE GFT MATERIAL IS WINFAB 2404 (NOT TO BE CUT OPEN).
8. TRM WINFAB DIAMONDBACK 2018.
10. FILTER FABRIC MATERIAL IS WINFAB 400N.
11. USE LISTED MATERIAL OR APPROVED EQUAL.

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E.B. #642 & L.B. #642

Lake Bank Restoration
Typical Details

REVISIONS

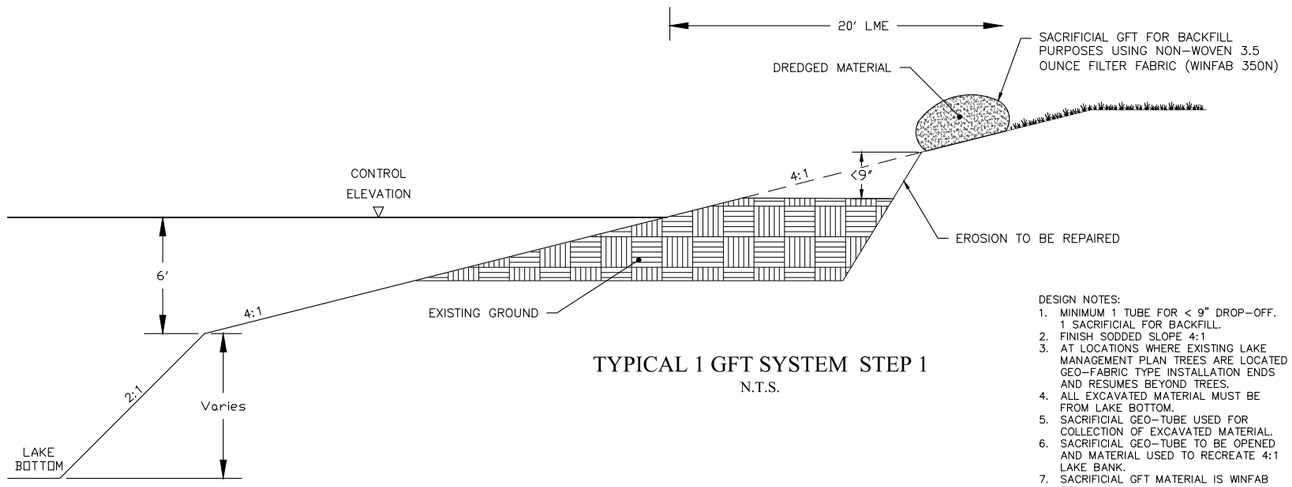
NO.	DESCRIPTION	DATE

DATE:	March 2026
PROJECT NO.	
FILE NO.	-
SCALE:	NTS

Lake Bank Restoration Details

SHEET NUMBER

2

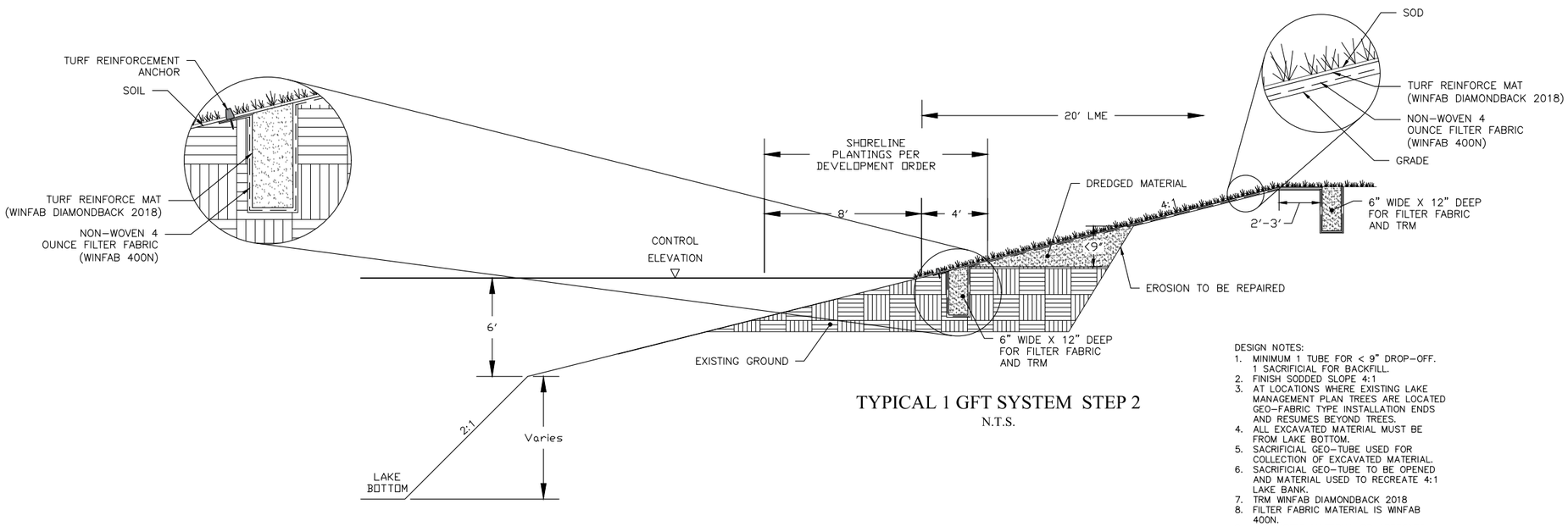


TYPICAL 1 GFT SYSTEM STEP 1

N.T.S.

DESIGN NOTES:

1. MINIMUM 1 TUBE FOR < 9" DROP-OFF. 1 SACRIFICIAL FOR BACKFILL.
2. FINISH SODDED SLOPE 4:1
3. AT LOCATIONS WHERE EXISTING LAKE MANAGEMENT PLAN TREES ARE LOCATED GEO-FABRIC TYPE INSTALLATION ENDS AND RESUMES BEYOND TREES.
4. ALL EXCAVATED MATERIAL MUST BE FROM LAKE BOTTOM.
5. SACRIFICIAL GEO-TUBE USED FOR COLLECTION OF EXCAVATED MATERIAL.
6. SACRIFICIAL GEO-TUBE TO BE OPENED AND MATERIAL USED TO RECREATE 4:1 LAKE BANK.
7. SACRIFICIAL GFT MATERIAL IS WINFAB 350N.
8. USE LISTED MATERIAL OR APPROVED EQUAL.



TYPICAL 1 GFT SYSTEM STEP 2

N.T.S.

DESIGN NOTES:

1. MINIMUM 1 TUBE FOR < 9" DROP-OFF. 1 SACRIFICIAL FOR BACKFILL.
2. FINISH SODDED SLOPE 4:1
3. AT LOCATIONS WHERE EXISTING LAKE MANAGEMENT PLAN TREES ARE LOCATED GEO-FABRIC TYPE INSTALLATION ENDS AND RESUMES BEYOND TREES.
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7. TRM WINFAB DIAMONDBACK 2018
8. FILTER FABRIC MATERIAL IS WINFAB 400N.
9. USE LISTED MATERIAL OR APPROVED EQUAL.

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Lake Bank Restoration Typical Details

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	March 2026
PROJECT NO.	
FILE NO.	-
SCALE:	NTS

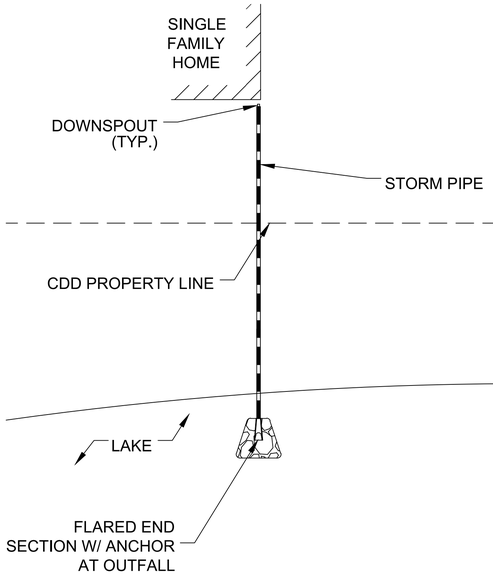
Lake Bank Restoration Details

SHEET NUMBER

3

EXHIBIT C

DRAIN CONNECTION DETAIL



OPTION 1
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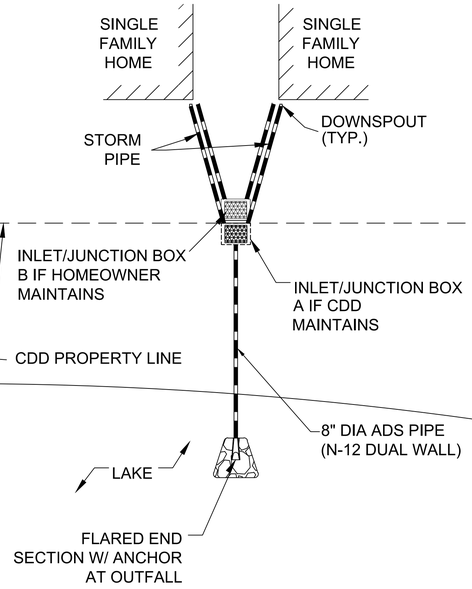

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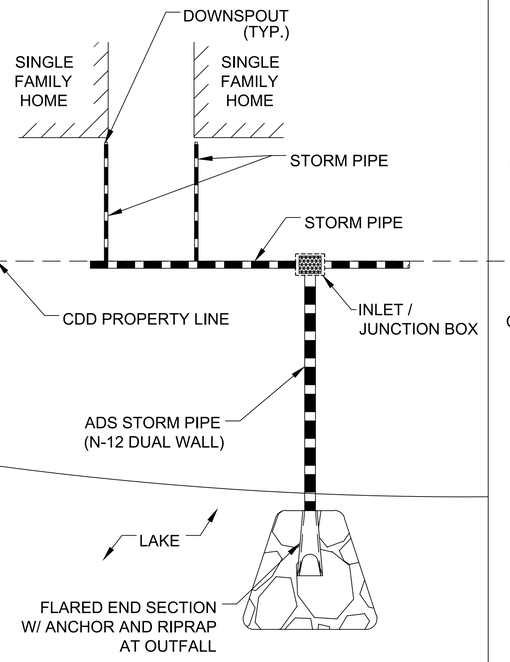
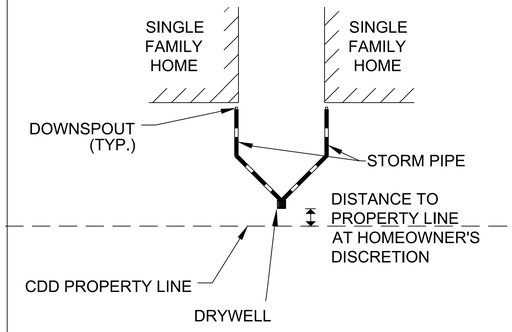


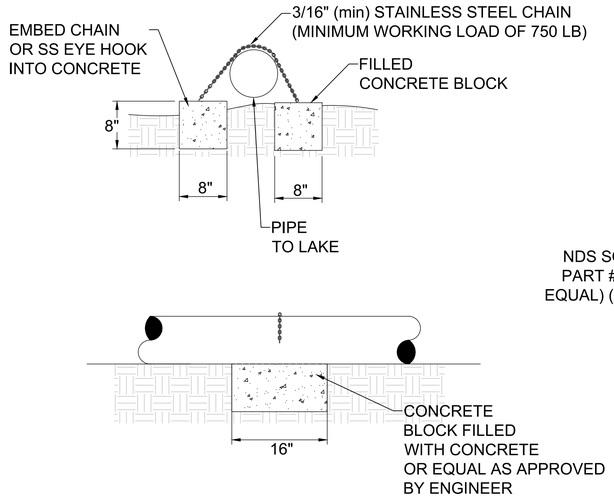
OPTION 3
N.T.S.

THIS OPTION ONLY:
PIPE MATERIALS AND SIZES TO BE APPROVED BY THE DISTRICT ENGINEER.

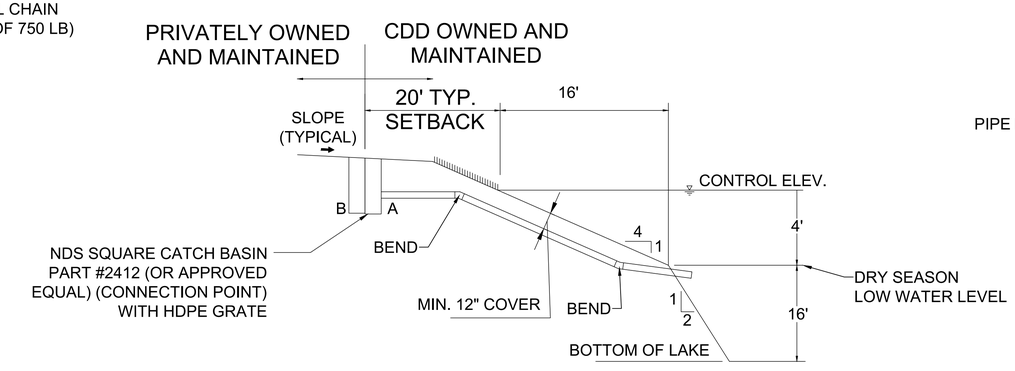


OPTION 4
N.T.S.

NOTE:
OPTION 4 APPLIES ONLY TO POOL OVERFLOW DRAINS AND HOMES NOT ADJACENT TO A LAKE.

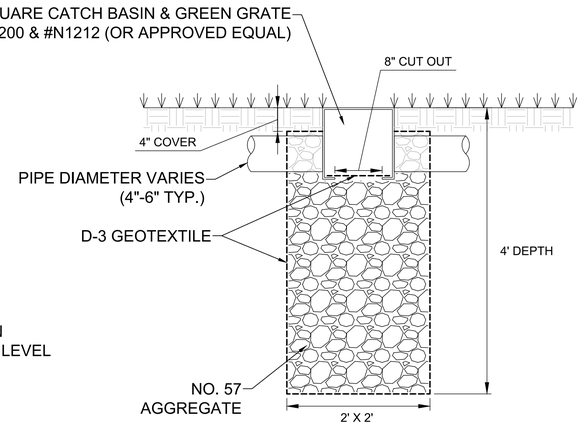


PIPE ANCHOR SECTION
N.T.S.



LAKE TYPICAL SECTION
N.T.S.

NOTES:
1. PRE-APPROVED PIPE MATERIALS: POLYETHYLENE, POLYPROPYLENE, REINFORCED CONCRETE, AND PVC (SCH. 40).
2. ALL HARDWARE SHALL BE STAINLESS STEEL.



DRYWELL TYPICAL SECTION
N.T.S.

NOTE:
1. INSTALL TYPE D-3 GEOTEXTILE IN ACCORDANCE WITH SPECIFICATION 514
2. CATCH BASIN PLUG (N1206) WILL BE INSTALL ON UNUSED OUTLETS

JOHNSON ENGINEERING
An Apex Company
JOHNSON ENGINEERING, LLC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
E.R. #642 & L.B. #642

STORMWATER MANAGEMENT
CONNECTION DETAILS

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	SEPTEMBER 2025
PROJECT NO.	
FILE NO.	20-46-26
SCALE:	AS SHOWN

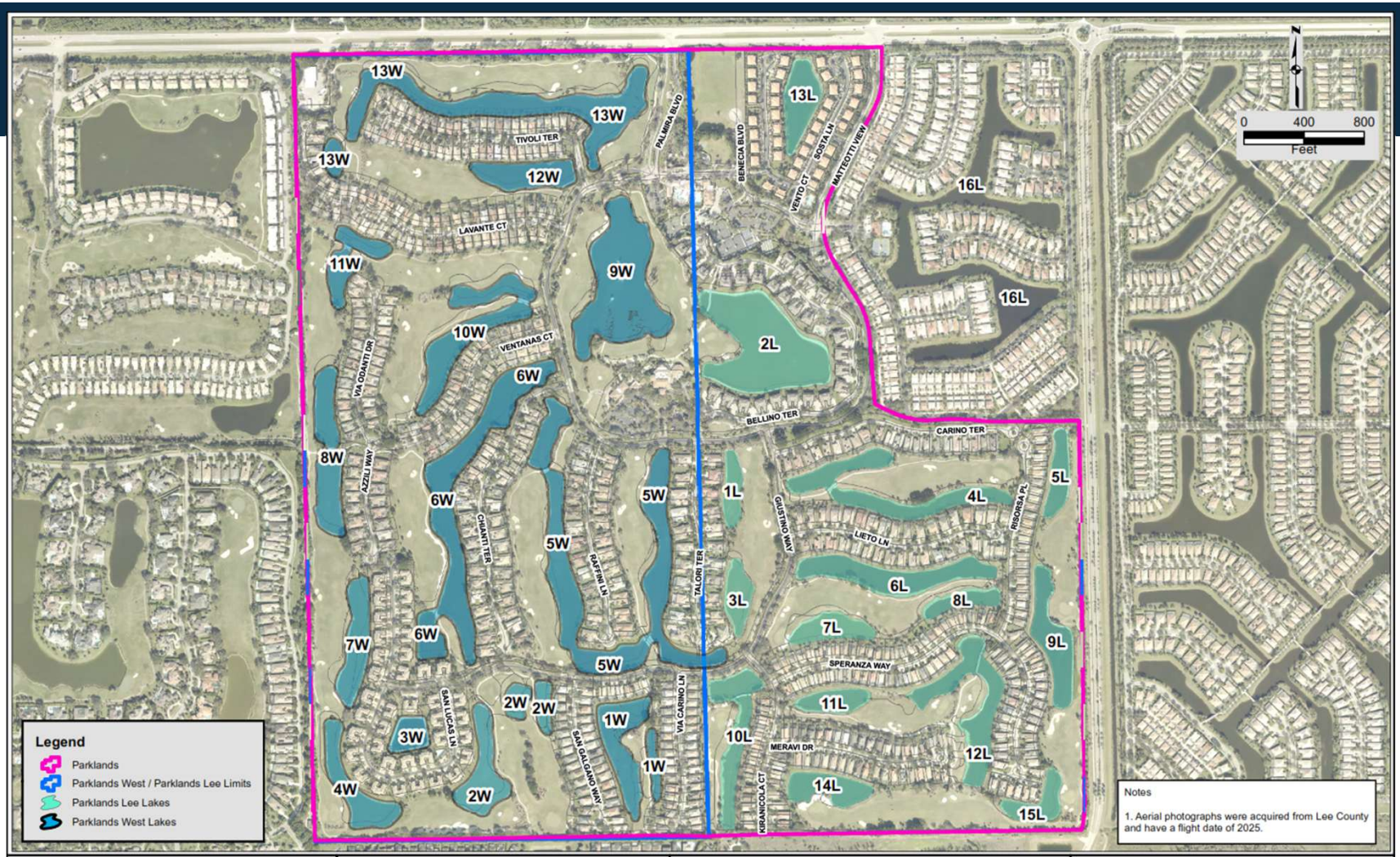
DRAIN CONNECTION EXHIBIT A

SHEET NUMBER
A

Lake Bank Presentation & Repair Options

Parklands Lee & West Community Development District

Christian Mumme, PE – Project Engineer
Mark Zordan, PMP – Project Manager
May 14, 2026



Parklands Lee and
Parklands West (Palmira)
Lee County, Florida

JOHNSON ENGINEERING
— An Apex Company —

JOHNSON ENGINEERING, LLC
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE (239) 334-0046
E.B. #642 & L.B. #642

Parklands Lakes

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
April 2026	20236020	-	As Shown	1

Purpose

Address lake bank erosion & select preferred repair approach

Inform on the widespread erosion, recurring washouts, & slope instability

The goal is to identify priorities & choose repair methods

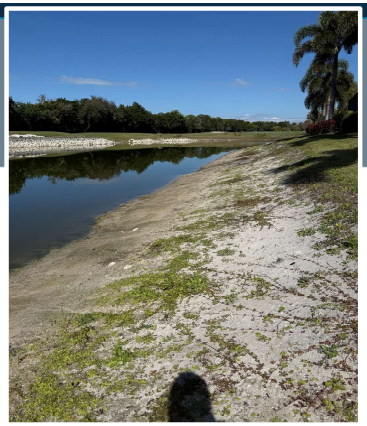
Potential Erosion Causes

Wind & wave action eroding the toe of slope.

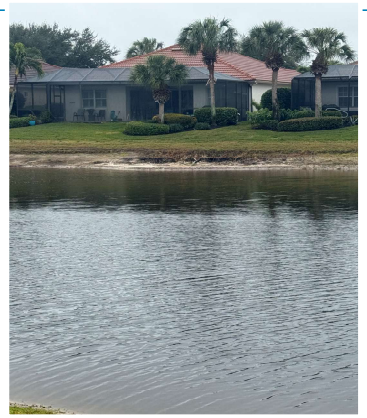
Concentrated point-flow from roof drains & other sources cutting channels into the bank.

Lake bank slope is greater than 4:1.

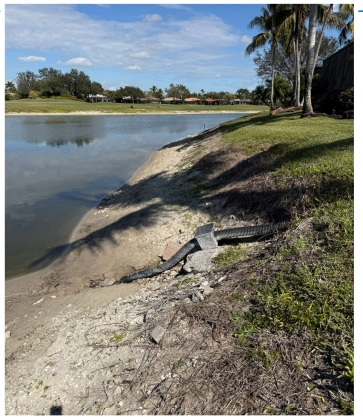
Lake 7 - Lee



Lake 8 - West



Lake 9 - Lee



Lake 10 - West

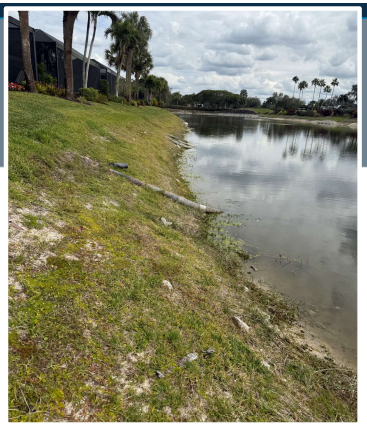
Systemwide Findings

Washouts are widespread across both systems.

Drop-offs indicate slope instability in several lakes.

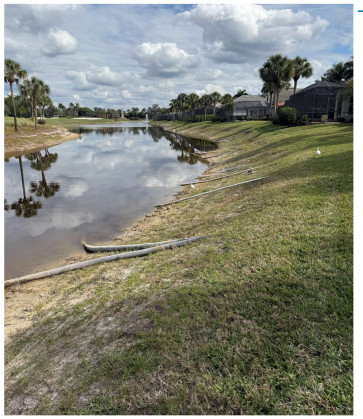
Littoral plants are largely absent. Approximately 182,000 plants were planted from 2011 – 2021.

Several lakes show recurring or severe erosion patterns.

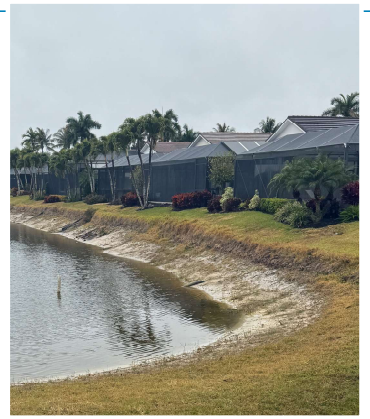


Lake 12 - West

Lake 13 - Lee



Lake 13 - West



Lake 14 - Lee

Parklands Lee

Washouts are the most common, ranging from 1 to 15 per lake.

Drop-offs vary in severity & extent, affecting 10-30% of the shoreline.

Littoral plants are largely absent.

Name	Perimeter (Linear Feet)	Washouts	Drop-Offs	Littorals	Priority
Lake 1	1,160	6	0	0	10
Lake 2	3,054	1	8-12" : < 5%	0	13
Lake 3	1,133	1	0	50%	15
Lake 4	4,286	15	12-18" : 20-30%	0	3
Lake 5	1,381	5	8-12" : < 50%	0	5
Lake 6	2,915	3	12-18" : 20%	0	6
Lake 7	1,364	6	0	0	11
Lake 8	1,273	5	0	0	12
Lake 9	2,266	7	8-12" : 10%	0	7
Lake 10	2,741	12	0	0	8
Lake 11	1,148	7	0	0	9
Lake 12	3,367	15	8-12" : 10%	0	4
Lake 13	1,498	7	12-18" : 20-30%	0	2
Lake 14	1,578	8	12-18" : 10% 24" + : 30%	0	1
Lake 15	1,381	1	0	0	14

Parklands West

Washouts are widespread, showing high counts, indicating significant shoreline destabilization across the system.

Drop-offs vary in severity & extent, affecting 10-20% of the shoreline.

Littoral plants are largely absent.

Name	Perimeter (Linear Feet)	Washouts	Drop-Offs	Littorals	Priority
Lake 1	3,346	18	0	< 20%	8
Lake 2	3,739	10	0	0	9
Lake 3	895	0	0	0	13
Lake 4	2,117	1	0	0	12
Lake 5	8,892	19	0	0	6
Lake 6	6,030	19	9-18" : < 5%	0	3
Lake 7	2,001	15	9" : < 10%	0	5
Lake 8	2,594	18	18-24" : 10-20%	0	1
Lake 9	3,455	3	0	0	11
Lake 10	3,601	11	9-12" : 10% 18-26" : 10%	0	2
Lake 11	1,942	6	12-18" : < 10%	0	7
Lake 12	1,663	8	0	0	10
Lake 13	6,967	28	0	0	4

Priority Lakes

Parklands Lee:

- Lake 4
- Lake 12
- Lake 13
- Lake 14

Name	Perimeter (Linear Feet)	Washouts	Drop-Offs	Littorals	Priority
Lake 4	4,286	15	12-18" : 20-30%	0	3
Lake 12	3,367	15	8-12" : 10%	0	4
Lake 13	1,498	7	12-18" : 20-30%	0	2
Lake 14	1,578	8	12-18" : 10% 24" + : 30%	0	1

Parklands West:

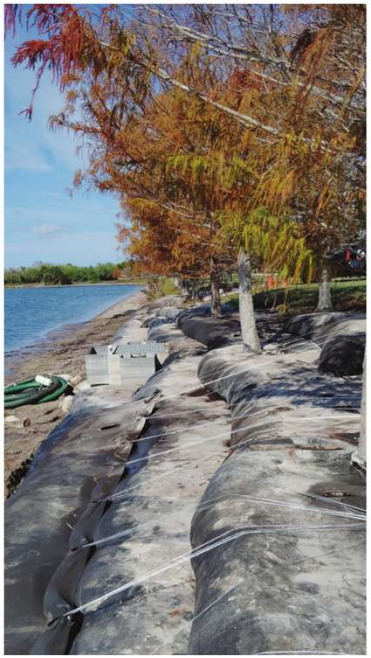
- Lake 6
- Lake 8
- Lake 10
- Lake 13

Name	Perimeter (Linear Feet)	Washouts	Drop-Offs	Littorals	Priority
Lake 6	6,030	19	9-18" : < 5%	0	3
Lake 8	2,594	18	18-24" : 10-20%	0	1
Lake 10	3,601	11	9-12" : 10% 18-26" : 10%	0	2
Lake 13	6,967	28	0	0	4

Geotube

$150-$180/LF

Before



During

After

- Large, permeable polypropylene fabric containers for shoreline stabilization
- Forms a durable, long-term erosion control barrier when installed to specifications
- Allows proper drainage & filters underwater seepage
- Helps protect water quality by reducing sediment & pollutant entry

GeoSOX

$180-$200/LF

GeoSOX Installation

Filling GeoSOX with Sediment

Sodding Over GeoSOX

- Flexible, tubular geotextile containers for shoreline & bank stabilization
- Filled with soil & placed at the base of eroding banks
- Reduces wave energy & prevents soil loss
- Supports vegetation growth & natural shoreline restoration
- Provides a low-profile, environmentally friendly erosion control solution

Stone

$180-$200/LF

Stone Lake Bank Cover

- Uses No. 4 stone to provide immediate, high-strength stabilization
- Ideal for steep or repeatedly failing sections
- Low-maintenance, long-service-life solution
- Allows water to pass through while holding soil in place

RipRap

$160-$250/LF

RipRap Lake Bank Cover

- Uses 6 to 12" in diameter angular rock to provide heavy-duty shoreline protection
- Placed along lake banks to stabilize shorelines & prevent erosion
- Ideal for high-energy or repeatedly failing banks
- Long-service-life, low-maintenance solution

Comparison

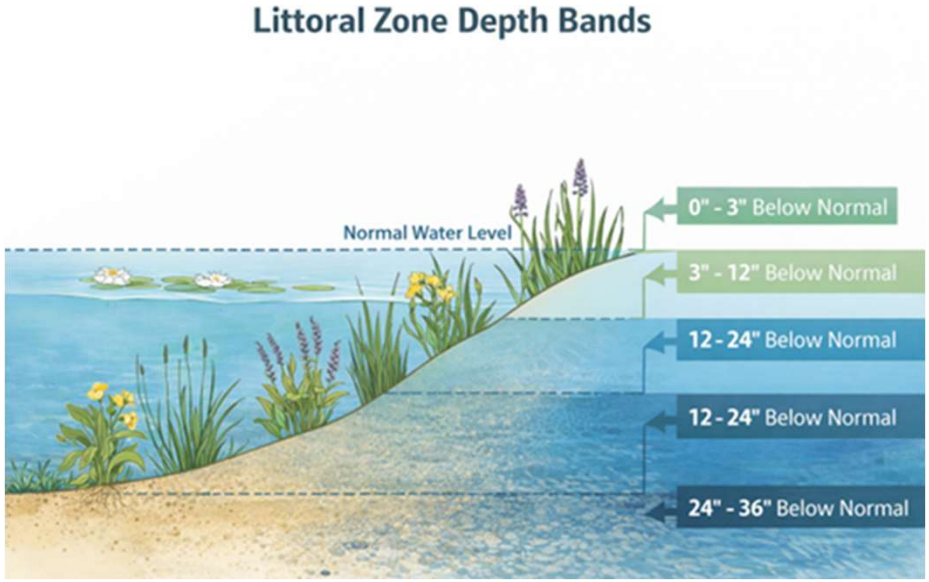
Material	Pros	Cons
Geotube $150 - $180/LF	- Filled with onsite material - Lowest overall cost	- Material segregation within the tube can cause uneven support - Difficult to adjust or modify after installation
GeoSox $180 - $200/LF	- Filled with onsite material - Natural shoreline restoration	- Material segregation within the tube can cause uneven support - Difficult to adjust or modify after installation
Stone $180 - $200/LF	- High strength stabilization - Low-maintenance, long service life solution	- Higher upfront cost compared to sod or vegetative-only solutions - Permitting may be required - Heavy equipment access is typically required
RipRap $160 - $250/LF	- Highly durable to long-term wave action, & fluctuating water levels - Low maintenance once installed, with minimal long-term upkeep	- Higher upfront cost compared to sod or vegetative-only solutions - Permitting may be required - Heavy equipment access is typically required

Littoral Requirements

Four native species

Planted Littoral Shelf

Proper maintenance practices, including long-term maintenance



0" - 3" BELOW NORMAL WATER LEVEL	
COMMON NAME	SCIENTIFIC NAME
Maidencane	Panicum hemitomon
Softrush	Juncus effesus
Swamp Lily	Crinum americanum
Golden Canna*	Canna flaccida

3" - 12" BELOW NORMAL WATER LEVEL	
COMMON NAME	SCIENTIFIC NAME
Arrowhead	Sagittaria lancifolia
Bulrush	Scirpus spp.
Spikerush	Eleocharis spp.
Sand Cordgrass*	Spartina bakeri
Blueflag Iris	Iris virginicus

12" - 24" BELOW NORMAL WATER LEVEL	
COMMON NAME	SCIENTIFIC NAME
Spikerush	Eleocharis spp.
Pickerelweed	Pontederia cordata
Bulrush	Scirpus spp.
Salt Jointgrass*	Paspalum vaginatum

24" - 36" BELOW NORMAL WATER LEVEL	
COMMON NAME	SCIENTIFIC NAME
Fragrant Water Lily	Nymphaea odorata

Recommended Approach

- Prioritize high-impact lakes first (bring to compliance)
- Select material based on severity, access, & long-term maintenance
- Phase repairs over multiple fiscal years

Path Forward Decisions

Budget

Phasing

- All
- Priority
- Location

Access

- Material Storage
- Equipment Storage
- Work Area

Estimated Pricing For All Lakes In Parklands Lee

Cost Estimate for Parklands Lee Lake Bank Restoration					
Item	Unit	Estimated Quantity (Drop-Offs)	Estimated Total (GeoTube/GeoSOX)	Estimated Total (Stone/RipRap)	Priority
Lake 1 Lake Bank Repair	LF	0	$0	$0	10
Lake 2 Lake Bank Repair	LF	153	$25,959	$33,594	13
Lake 3 Lake Bank Repair	LF	0	$0	$0	15
Lake 4 Lake Bank Repair	LF	1286	$218,586	$282,876	3
Lake 5 Lake Bank Repair	LF	691	$117,385	$151,910	5
Lake 6 Lake Bank Repair	LF	302	$51,340	$66,440	6
Lake 7 Lake Bank Repair	LF	0	$0	$0	11
Lake 8 Lake Bank Repair	LF	0	$0	$0	12
Lake 9 Lake Bank Repair	LF	227	$38,522	$49,852	7
Lake 10 Lake Bank Repair	LF	0	$0	$0	8
Lake 11 Lake Bank Repair	LF	0	$0	$0	9
Lake 12 Lake Bank Repair	LF	337	$57,239	$74,074	4
Lake 13 Lake Bank Repair	LF	449	$76,398	$98,868	2
Lake 14 Lake Bank Repair	LF	631	$107,304	$138,864	1
Lake 15 Lake Bank Repair	LF	0	$0	$0	14
Total		**4075**	**$692,733**	**$896,478**	

Cost Estimate for Parklands Lee Lake Bank Restoration				
Item	Unit	Estimated Quantity (Washouts)	Estimated Total	Priority
Lake 1 Lake Bank Repair	EA	6	$9,000	10
Lake 2 Lake Bank Repair	EA	1	$1,500	13
Lake 3 Lake Bank Repair	EA	1	$1,500	15
Lake 4 Lake Bank Repair	EA	15	$22,500	3
Lake 5 Lake Bank Repair	EA	5	$7,500	5
Lake 6 Lake Bank Repair	EA	3	$4,500	6
Lake 7 Lake Bank Repair	EA	6	$9,000	11
Lake 8 Lake Bank Repair	EA	5	$7,500	12
Lake 9 Lake Bank Repair	EA	7	$10,500	7
Lake 10 Lake Bank Repair	EA	12	$18,000	8
Lake 11 Lake Bank Repair	EA	7	$10,500	9
Lake 12 Lake Bank Repair	EA	15	$22,500	4
Lake 13 Lake Bank Repair	EA	7	$10,500	2
Lake 14 Lake Bank Repair	EA	8	$12,000	1
Lake 15 Lake Bank Repair	EA	1	$1,500	14
Total		**99**	**$148,500**	

Estimated Pricing For All Lakes In Parklands West

Cost Estimate for Parklands West Lake Bank Restoration					
Item	Unit	Estimated Quantity (Drop-Offs)	Estimated Total (GeoTube/GeoSOX)	Estimated Total (Stone/RipRap)	Priority
Lake 1 Lake Bank Repair	LF	0	$0	$0	8
Lake 2 Lake Bank Repair	LF	0	$0	$0	9
Lake 3 Lake Bank Repair	LF	0	$0	$0	13
Lake 4 Lake Bank Repair	LF	0	$0	$0	12
Lake 5 Lake Bank Repair	IF	0	$0	$0	6
Lake 6 Lake Bank Repair	LF	302	$51,340	$66,440	3
Lake 7 Lake Bank Repair	LF	200	$34,017	$44,022	5
Lake 8 Lake Bank Repair	LF	519	$88,196	$114,136	1
Lake 9 Lake Bank Repair	LF	0	$0	$0	11
Lake 10 Lake Bank Repair	LF	720	$122,434	$158,444	2
Lake 11 Lake Bank Repair	LF	194	$33,014	$42,724	7
Lake 12 Lake Bank Repair	LF	0	$0	$0	10
Lake 13 Lake Bank Repair	LF	0	$0	$0	4
Total		**1935**	**$329,001**	**$425,766**	

Cost Estimate for Parklands West Lake Bank Restoration				
Item	Unit	Estimated Quantity (Washouts)	Estimated Total	Priority
Lake 1 Lake Bank Repair	EA	18	$27,000	8
Lake 2 Lake Bank Repair	EA	10	$15,000	9
Lake 3 Lake Bank Repair	EA	0	$0	13
Lake 4 Lake Bank Repair	EA	1	$1,500	12
Lake 5 Lake Bank Repair	EA	19	$28,500	6
Lake 6 Lake Bank Repair	EA	19	$28,500	3
Lake 7 Lake Bank Repair	EA	15	$22,500	5
Lake 8 Lake Bank Repair	EA	18	$27,000	1
Lake 9 Lake Bank Repair	EA	3	$4,500	11
Lake 10 Lake Bank Repair	EA	11	$16,500	2
Lake 11 Lake Bank Repair	EA	6	$9,000	7
Lake 12 Lake Bank Repair	EA	8	$9,000	10
Lake 13 Lake Bank Repair	EA	28	$12,000	4
Total		**156**	**$201,000**	

Estimated Pricing For High Priority Lakes

Parklands Lee

- Lake 4 - $241,086 - $305,376
- Lake 12 - $79,739 - $96,574
- Lake 13 - $86,898 - $109,368
- Lake 14 - $119,304 - $150,864
- **Total - $527,027 - $662,182**

Cost Estimate for Parklands Lee Lake Bank Restoration (Highest Priority)					
Item	Unit	Estimated Quantity (Drop-Offs)	Estimated Total (GeoTube/GeoSOX)	Estimated Total (Stone/RipRap)	Priority
Lake 4 Lake Bank Repair	LF	1286	$218,586	$282,876	3
Lake 12 Lake Bank Repair	LF	337	$57,239	$74,074	4
Lake 13 Lake Bank Repair	LF	449	$76,398	$98,868	2
Lake 14 Lake Bank Repair	LF	631	$107,304	$138,864	1
Total		**2703**	**$459,527**	**$594,682**	

Cost Estimate for Parklands Lee Lake Bank Restoration (Highest Priority)				
Item	Unit	Estimated Quantity (Washouts)	Estimated Total	Priority
Lake 4 Lake Bank Repair	EA	15	$22,500	3
Lake 12 Lake Bank Repair	EA	15	$22,500	4
Lake 13 Lake Bank Repair	EA	7	$10,500	2
Lake 14 Lake Bank Repair	EA	8	$12,000	1
Total		**45**	**$67,500**	

Estimated Pricing For High Priority Lakes

Parklands West

- Lake 6 - $79,840 - $94,940
- Lake 8 - $115,196 - $141,136
- Lake 10 - $138,934 - $174,944
- Lake 13 - $42,000
- **Total - $375,970 - $453,020**

Cost Estimate for Parklands West Lake Bank Restoration (Highest Priority)					
Item	Unit	Estimated Quantity (Drop-Offs)	Estimated Total (GeoTube/GeoSOX)	Estimated Total (Stone/RipRap)	Priority
Lake 6 Lake Bank Repair	LF	302	$51,340	$66,440	3
Lake 8 Lake Bank Repair	LF	519	$88,196	$114,136	1
Lake 10 Lake Bank Repair	LF	720	$122,434	$158,444	2
Lake 13 Lake Bank Repair	LF	0	$0	$0	4
Total		**1541**	**$261,970**	**$339,020**	

Cost Estimate for Parklands West Lake Bank Restoration (Highest Priority)				
Item	Unit	Estimated Quantity (Washouts)	Estimated Total	Priority
Lake 6 Lake Bank Repair	EA	19	$28,500	3
Lake 8 Lake Bank Repair	EA	18	$27,000	1
Lake 10 Lake Bank Repair	EA	11	$16,500	2
Lake 13 Lake Bank Repair	EA	28	$42,000	4
Total		**76**	**$114,000**	

Project Work Order

COMPANY: Apex Companies, LLC by and through its wholly owned subsidiary Johnson Engineering, LLC
CLIENT: Parklands Lee Community Development District

PROJECT NAME: Staff Gauges Survey and Installations
PROJECT LOCATION: S-T-R: 34 / 47 South / 26 East, Latitude: 26.329767, Longitude: -81.761044

EFFECTIVE DATE: _____

BASIS FOR PAYMENT (check each that applies):

☐	Hourly Rate subject to authorized budget
☐	Lump Sum subject to authorized budget
☒	Other (provide description): Time & Materials (T&M), Lump Sum (LS)

SCOPE OF SERVICES: Reference Attachment I

Deliverables: Reference Attachment I

Performance Schedule: Reference Attachment I

Authorized Budget (all budgets and invoices must include discrete line items for all tax obligations): $52,910 T&M/LS

RESPONSIBLE CONTACT PERSONS:

For Company: Erik L. Howard, Principal Engineer
2122 Johnson Street
Fort Myers, FL 33901
(239) 334-0046
erik.howard@apexcos.com

For Client: Chesley Adams, Director of Operations
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135
(239) 498-9020
adamsc@whhassociates.com

TERMS AND CONDITIONS: This Work Order shall be governed by the terms and conditions set forth in the Master Agreement between Client and Company, dated February 7, 2023

For agreement by the Parties:

Apex Companies, LLC by and through its wholly owned subsidiary Johnson Engineering, LLC		**Parklands Lee Community Development District c/o Wrathell Hunt & Associates**	
Signature:	_____	Signature:	_____
Print Name:	_____	Print Name:	Chesley Adams
Title:	_____	Title:	Director of Operations
Date:	_____	Date:	_____

ATTACHMENT I

Task 1.0 - General Consultation and Project Administration

CONSULTANT shall communicate and coordinate with the CLIENT and DISTRICT STAFF for scheduled activities for site visits, field survey, and field/office work for the staff gauges survey and installations on poles. CONSULTANT shall attend any meetings deemed necessary to provide updates and respond to the CLIENT and DISTRICT STAFF for the duration of the PROJECT.

Task 2.0 – Staff Gauge Installation

The following scope of services is to define the surveying services tasks to be provided by the CONSULTANT for the CLIENT, consisting of the installation of fifteen (15) staff gauges on poles as shown on the attached Figure "A". Vertical data will be in feet and shall be referenced to the National Geodetic Vertical Datum of 1929 (NGVD29). Horizontal data will be in feet and shall be projected on the Florida State Plane Coordinate System, West Zone, NAD83(2011).

- The CONSULTANT shall run a closed level loop from a nearby published vertical control point and set a benchmark in the vicinity of each staff gauge location.
- The CONSULTANT shall install a 4"x 4' fiberglass staff gauge faceplate mounted on 4'x4" post or 2" galvanized steel pipe. The gauge will be adjusted to read direct elevations in NGVD29.
- The CONSULTANT shall prepare an 8-1/2"x11" exhibit for each location showing the installed gauges and benchmarks on a recent aerial listing horizontal location and vertical data.

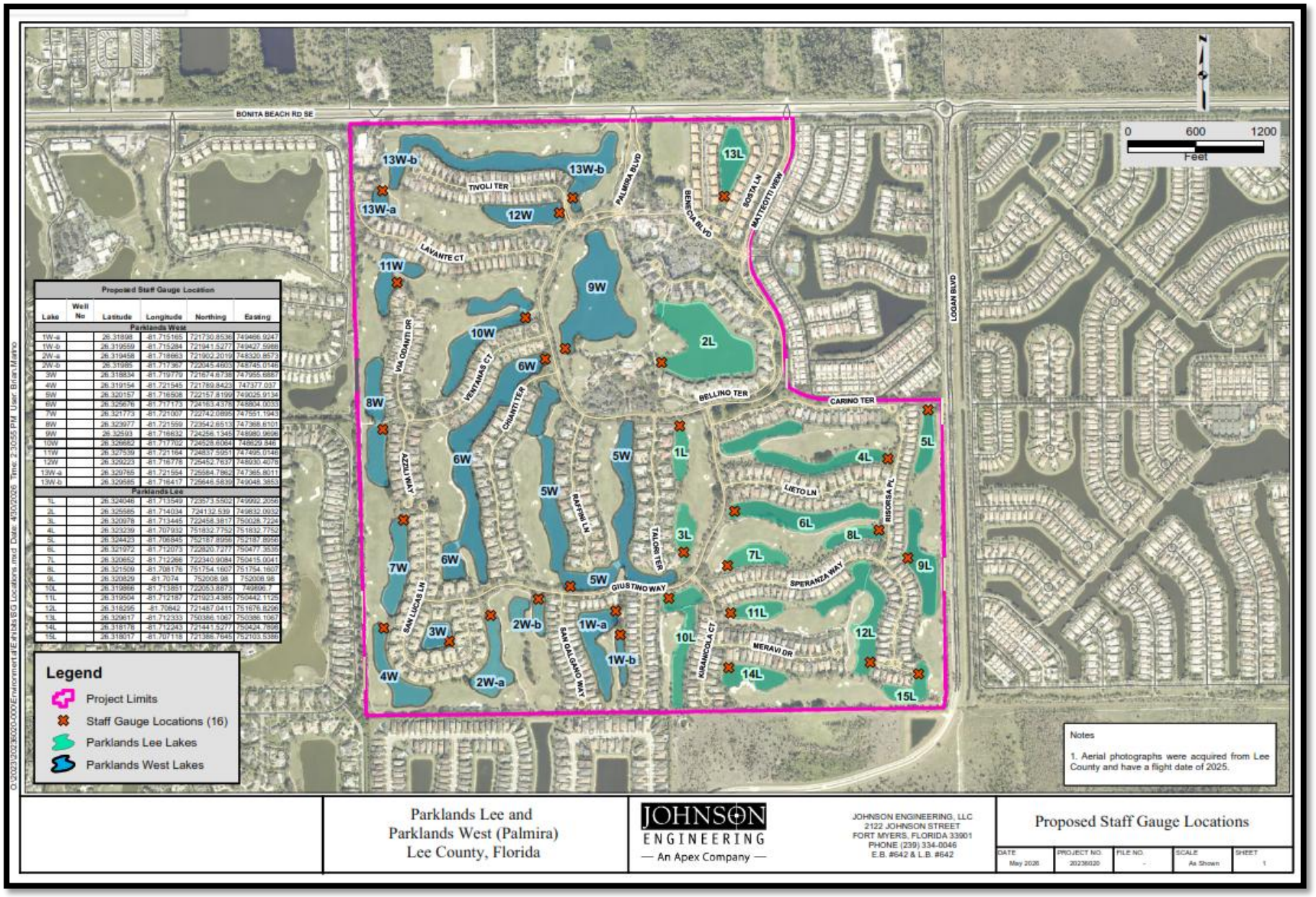
Task 3.0 – Reimbursables

CONSULTANT will be reimbursed for the direct costs incurred for equipment rentals, plotting plans, copies, prints, and other expenses in support of the tasks outlined above. These costs will be itemized as they are incurred.

Fees:

TASK	ITEM	AMOUNT (Estimated if T&M)	FEE TYPE (LS; T&M)
1.0	General Consultation and Project Administration	$2,310	T&M
2.0	Staff Gauge Installation	$50,100	LS
3.0	Reimbursables	$500	T&M
TOTAL COMPENSATION FOR CONSULTANT'S SERVICES:		**$52,910**	**T&M/LS**

FIGURE A



Parklands Lee and
Parklands West (Palmira)
Lee County, Florida

JOHNSON ENGINEERING
— An Apex Company —

JOHNSON ENGINEERING, LLC
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE (239) 334-0046
E.B. #642 & L.B. #642

Proposed Staff Gauge Locations

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
May 2026	20236020	-	As Shown	1

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 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, 2026, a proposed budget ("**Proposed Budgets**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (**"Fiscal Year 2026/2027"**); 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 2026/2027 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 10, 2026

HOUR: 1:15 PM

LOCATION: The Renaissance Center
Media Room
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 14TH DAY OF MAY, 2026.

ATTEST:

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026/2027 Proposed Budget

Exhibit A: FY 2026/2027 Proposed Budget

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
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PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll - gross	$ 189,191				$ 189,186
Allowable discounts (4%)	(7,568)				(7,567)
Assessment levy: on-roll - net	181,623	$ 177,053	$ 4,570	$ 181,623	181,619
Interest and miscellaneous	500	17	483	500	500
Total revenues	182,123	177,070	5,053	182,123	182,119
EXPENDITURES					
Professional & admin					
Supervisors	4,306	861	3,445	4,306	4,306
Management/recording	60,687	30,343	30,344	60,687	60,687
Legal	5,000	507	2,500	3,007	3,000
Engineering	5,000	4,564	4,500	9,064	10,000
Audit	7,100	-	7,100	7,100	7,100
Accounting services	4,797	2,398	2,399	4,797	4,797
Assessment roll preparation	12,500	6,250	6,250	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	132	192	324	324
Printing & binding	1,035	517	518	1,035	1,035
Legal advertising	750	77	673	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	9,354	9,374	-	9,374	10,300
Contingencies	2,000	1,006	994	2,000	2,000
Total professional & admin	122,748	56,954	67,885	124,839	126,694
Water management					
Contractual services	48,572	20,479	28,093	48,572	48,572
Total water management	48,572	20,479	28,093	48,572	48,572

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
EXPENDITURES (continued)					
Other fees and charges					
Property appraiser	521	494	27	521	521
Tax collector	782	909	-	909	782
Total other fees and charges	1,303	1,403	27	1,430	1,303
Total expenditures	172,623	78,836	96,005	174,841	176,569
Excess/(deficiency) of revenues over/(under) expenditures	9,500	98,234	(90,952)	7,282	5,550
Fund balance - beginning (unaudited)	163,679	160,728	258,962	160,728	168,010
Fund balance - ending (projected)	$ 173,179	$ 258,962	$ 168,010	$ 168,010	$ 173,560

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Professional & admin

Supervisors — $ 4,306

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.

Management/recording — 60,687

Wrathell, Hunt and Associates, LLC, 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.

Legal — 3,000

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.

Engineering — 10,000

Johnson 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.

Audit — 7,100

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Accounting services — 4,797

Preparation of all financial work related to the District's governmental funds (including preparation of monthly financials statements and annual budgets).

Assessment roll preparation — 12,500

The District has a contract with WHA Associates, Inc., to prepare the annual assessment roll.

Arbitrage rebate calculation — 1,200

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent fees — 1,000

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. **Wrathell, Hunt & Associates, LLC** is the dissemination agent.

Trustee fees — 6,000

Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.

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 10,300

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 2,000

Bank charges, automate AP routing and other miscellaneous expenses incurred during the year.

Water management

Contractual services 48,572

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	40,000	20,451	19,549
Aeration	10,000	5,113	4,887
Aquascaping	15,000	7,669	7,331
Lake banks (mowing)	30,000	15,339	14,661
Total	95,000	48,572	46,428

Other fees and charges

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 $176,569

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 BONDS
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll - gross	$ 305,848				$ 305,848
Allowable discounts (4%)	(12,234)				(12,234)
Assessment levy: on-roll - net	293,614	$ 284,725	$ 8,889	$ 293,614	293,614
Interest	-	5,321	$ -	5,321	-
Total revenues	293,614	290,046	8,889	298,935	293,614
EXPENDITURES					
Debt service					
Principal Series A-1	175,000	-	175,000	175,000	180,000
Principal Series A-2	20,000	-	20,000	20,000	20,000
Interest Series A-1	86,600	43,300	43,300	86,600	79,819
Interest Series A-2	10,500	5,250	5,250	10,500	9,500
Total debt service	292,100	48,550	243,550	292,100	289,319
Excess/(deficiency) of revenues over/(under) expenditures	1,514	241,496	(234,661)	6,835	4,295
Beginning fund balance (unaudited)	303,273	311,724	553,220	311,724	318,559
Ending fund balance (projected)	$304,787	$553,220	$318,559	$318,559	322,854
Use of fund balance					
Debt service reserve account balance Series A-1 (required)					(135,263)
Debt service reserve account balance Series A-2 (required)					(7,625)
Series A-1 interest expense - November 1, 2027					(36,197)
Series A-2 interest expense - November 1, 2027					(4,250)
Projected fund balance surplus/(deficit) as of September 30, 2027					$ 139,519

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
Total	**$1,935,000.00**	**-**	**$421,575.06**	**$2,380,081.32**

Parklands Lee
Community Development District
Series 2013 Refunding Bonds (Series A-2) - Subordinate Series
$395,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
Total	**$190,000.00**		**$49,250.00**	**$239,250.00**

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
Projected Fiscal Year 2027 Assessments *****PRELIMINARY*****

2013 Series Bond Issue

Lee County
8 years remaining

Neighborhood	Block	Product Type	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2026-2027 tax payment
Siena	15	Estate SF	$ 2,467.11	$ 363.12	$ 2,830.23	$ 15,494.13
Avallone	11	SF 75'	1,163.09	363.12	1,526.21	7,304.54
Bellezza	12	SF 60'	946.37	363.12	1,309.49	5,945.41
Bella Vita	9	SF 55'	930.90	363.12	1,294.02	5,846.33
Novela	10A-C	SF 53'	851.13	363.12	1,214.25	5,345.31
Paloma	Parcel 13	Coach	697.79	363.12	1,060.91	4,382.29
Sorrento		Coach	-	363.12	363.12	-
Future Units	(balance of Sorrento)	Coach	-	363.12	363.12	-

Fiscal Year 2025-2026

Siena			$ 2,467.11	$ 363.13	$ 2,830.24	$ 17,103.91
Avallone			1,163.09	363.13	1,526.22	8,063.45
Bellezza			946.37	363.13	1,309.50	6,563.11
Bella Vita			930.90	363.13	1,294.03	6,453.74
Novela			851.13	363.13	1,214.26	5,900.67
Paloma			697.79	363.13	1,060.92	4,837.59
Sorrento			-	363.13	363.13	-
Future Units			-	363.13	363.13	-

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2026-03

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 2026/2027 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 2026/2027 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 14th day of May, 2026.

Attest:

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE		
LOCATION *The Renaissance Center, Media Room, 28191 Matteotti View, Bonita Springs, Florida 34135*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
January 14, 2027	**Regular Meeting**	**1:15 PM***
May 13, 2027	**Regular Meeting** *Presentation of FY2028 Proposed Budget*	**1:15 PM***
July 8, 2027	**Regular Meeting**	**1:15 PM***
September 9, 2027	**Public Hearing & Regular Meeting** *Adoption of FY2028 Proposed Budget*	**1:15 PM***
**Meetings are expected to commence at 1:15 PM, or immediately thereafter the adjournment of the meeting of the Parklands West CDD, which are scheduled to commence at 1:00 PM*		

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2026

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2026

	General	Debt Service Series 2013	Total Governmental Funds
ASSETS			
SunTrust - operating account	$ 258,962	$ -	$ 258,962
Revenue	-	410,019	410,019
Reserve A1	-	135,263	135,263
Reserve A2	-	7,938	7,938
Total assets	$ 258,962	$ 553,220	$ 812,182
LIABILITIES AND FUND BALANCES			
Liabilities:	$ -	$ -	$ -
Total liabilities	-	-	-
Fund Balances:			
Restricted for			
Debt service	-	553,220	553,220
Unassigned	258,962	-	258,962
Total fund balances	258,962	553,220	812,182
Total liabilities, deferred inflows of resources and fund balances	$ 258,962	$ 553,220	$ 812,182

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 4,519	$ 177,053	$ 181,623	97%
Interest & miscellaneous	2	17	500	3%
Total revenues	4,521	177,070	182,123	97%
EXPENDITURES				
Administrative				
Supervisors	-	861	4,306	20%
Management	5,057	30,343	60,687	50%
Legal	507	507	5,000	10%
Engineering	4,204	4,984	5,000	100%
Audit	-	-	7,100	0%
Accounting services	400	2,398	4,797	50%
Assessment roll preparation	1,042	6,250	12,500	50%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	83	500	1,000	50%
Trustee	-	-	6,000	0%
Telephone	42	250	500	50%
Postage	11	132	324	41%
Printing & binding	85	517	1,035	50%
Legal advertising	-	77	750	10%
Office supplies	-	-	105	0%
Website maintenance & hosting	-	-	705	0%
Website ADA compliance	-	-	210	0%
Annual district filing fee	-	175	175	100%
Insurance	-	9,374	9,354	100%
Contingencies	170	1,006	2,000	50%
Total administrative	11,601	57,374	122,748	47%
Water management				
Contractual services	5,259	20,479	48,572	42%
Total water management	5,259	20,479	48,572	42%
Other fees and charges				
Property appraiser	-	494	521	95%
Tax collector	-	909	782	116%
Total other fees and charges	-	1,403	1,303	108%
Total expenditures	16,860	79,256	172,623	46%
Excess/(deficiency) of revenues over/(under) expenditures	(12,339)	97,814	9,500	
Fund balance - beginning	271,301	161,148	163,679	
Fund balance - ending	$ 258,962	$ 258,962	$ 173,179	

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, 2026

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 7,304	$ 284,725	$ 293,614	97%
Interest	914	5,321	-	N/A
Total revenues	8,218	290,046	293,614	99%
EXPENDITURES				
Debt service				
Principal Series A-1	-	-	175,000	0%
Principal Series A-2	-	-	20,000	0%
Interest Series A-1	-	43,300	86,600	50%
Interest Series A-2	-	5,250	10,500	50%
Total debt service	-	48,550	292,100	17%
Excess/(deficiency) of revenues over/(under) expenditures	8,218	241,496	1,514	
Fund balances - beginning	545,002	311,724	303,273	
Fund balances - ending	$ 553,220	$ 553,220	$ 304,787	

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 a Regular Meeting on January 8, 2026 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.

Present:

Elliott Erickson	Chair
Robert Schwartz	Assistant Secretary
Russell T. Rupp	Assistant Secretary
Gary Mona	Assistant Secretary

Also present:

Shane Willis	Operations Manager
Meagan Magaldi (via telephone)	District Counsel
Greg Urbancic (via telephone)	Coleman, Yovanovich & Koester, P.A.
Mark Zordan	District Engineer
Andy Nott	Superior Waterway Services, Inc. (Superior)
Steve Stone	President – Golf Club
Bob Volpe	Superintendent – Golf Club

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Willis called the meeting to order at 2:32 p.m.

Supervisors Schwartz, Erickson, Mona and Rupp were present. Supervisor Clemons was absent.

SECOND ORDER OF BUSINESS **Public Comments**

Mr. Willis recalled that Golf Club President Steve Stone gave a presentation at the Parklands West CDD meeting held just before this meeting and asked if the Board Members are aware of the situation and if they want Mr. Stone to give the presentation again.

The Board Members indicated that they are aware of Mr. Stone's presentation, request and documents. The Board chose to forgo the presentation.

Mr. Willis discussed a vote at the Parklands West CDD meeting whereby the Board authorized Johnson Engineering to review the Banks Engineering plans, define the areas of the littoral zones in question, define the control elevation and provide a proposal outlining those elevations staked out throughout the community in various locations and produce a report.

On MOTION by Mr. Erickson and seconded by Mr. Schwartz, with all in favor, authorizing Johnson Engineering to review the Banks Engineering plans, define the areas of the littoral zones in question, define the control elevation and provide a proposal outlining those elevations staked out throughout the community in various locations and produce a report, was approved.

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

The Superior Waterways Lake Treatment Report for November/December 2025 was included for informational purposes.

Mr. Nott stated everything looks good; there are no major issues or problems. Three aerators are down; compressors will be ordered and they will be repaired next week. He discussed treating the lake banks and torpedo grass, spray treatments, treatment products, the best time to spray, treatment frequency, and frequency of visits.

FOURTH ORDER OF BUSINESS **Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

B. October 1, 2025 - September 30, 2026

Mr. Willis stated these items are informational and a vote is not necessary.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct 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**

Mr. Willis presented Resolution 2026-01. Seats 2 and 5, currently held by Elliott Erickson and Russell Rupp, respectively, will be up for election at the November 2026 General Election.

On MOTION by Mr. Erickson and seconded by Mr. Schwartz, with all in favor, Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct 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, was adopted.

- **Discussion: Authorizing JEI Field Observation Lake Erosion and Prepare Report**

This item was an addition to the agenda.

On MOTION by Mr. Rupp and seconded by Mr. Erickson, with all in favor, authorizing Johnson Engineering to facilitate a field observation of the lakes for erosion and produce a report, in a not-to-exceed amount of $5,000, was approved.

SIXTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of November 30, 2025**

The financials were accepted.

Mr. Willis noted the proposed Fiscal Year 2027 budget will be presented soon. He discussed considering building fund balance by budgeting for larger projects over several years, so the funds are available when the work needs to be done.

SEVENTH ORDER OF BUSINESS **Approval of September 11, 2025 Public Hearing and Regular Meeting Minutes**

The following change was made:

Line 38: Change "email an explanation" to "provide an explanation at the next meeting"

On MOTION by Mr. Rupp and seconded by Mr. Erickson, with all in favor, the September 11, 2025 Public Hearing and Regular Meeting, as amended, were approved.

EIGHTH ORDER OF BUSINESS **Other Business**

There was no other business.

NINTH 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 14, 2026 at 1:15 PM**
  - **QUORUM CHECK**

Three Supervisors confirmed their attendance at the May 14, 2026 meeting.

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

There were no audience comments or Supervisors' requests.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Rupp and seconded by Mr. Mona, with all in favor, the meeting adjourned at 2:48 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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145 _____ _____
146 Secretary/Assistant Secretary Chair/Vice Chair

PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

PARKLANDS LEE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

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

[1]The Renaissance Center, Media Room, 28191 Matteotti View, Bonita Springs, Florida 34135

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
January 8, 2026	**Regular Meeting**	**1:15 PM***
May 14, 2026[1]	**Regular Meeting** *Presentation of FY2027 Proposed Budget*	**1:15 PM***
July 9, 2026[1]	**Regular Meeting**	**1:15 PM***
September 10, 2026[1]	**Public Hearing & Regular Meeting** *Adoption of FY2027 Proposed Budget*	**1:15 PM***

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