MINUTES OF MEETING
PARKLANDS LEE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Parklands Lee Community Development District held 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.

Present:

Elliott Erickson	Chair
Thomas Clemens	Vice Chair
Robert Schwartz	Assistant Secretary
Russell T. Rupp	Assistant Secretary

Also present:

Chuck Adams (via telephone)	District Manager
Shane Willis	Operations Manager
Meagan Magaldi (via telephone)	District Counsel
Mark Zordan	District Engineer
Christian Mumme	Apex Companies, LLC (Apex)
Andy Nott	Superior Waterway Services, Inc. (Superior)
David Williams	Resident and Golf Club Board Member

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

Mr. Willis called the meeting to order at 2:33 p.m.

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

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

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

The Superior Waterways Lake Treatment Report was included for informational purposes. Mr. Nott stated that no major issues were observed; technicians continue spot treating algae and lake banks, as needed. Water levels remain low.

A Board Member reported that the monitored well to the north is under 7', as low as it has been in 2017, 2010 and 2008.

FOURTH ORDER OF BUSINESS **Discussion/Consideration/ Update: Apex Companies, LLC**

Mr. Willis stated all Board Members were present at the Parklands West CDD meeting to hear this presentation. He asked if the Board Members would like to defer the presentation of items discussed during the Parklands West CDD meeting. The Board Members agreed.

- **Stormwater Pipe Observation Report**

Mr. Mumme displayed a PowerPoint and presented the Stormwater Pipe Observation Report. He reviewed Appendix II, "Existing Condition Pictures – March 2026" and responded to questions.

Discussion ensued regarding pipe that MRI was unable to find and the recommendation that a contractor be engaged to pump out and clean the inlets to know for sure whether the pipe is blocked, and clear the blockage if necessary. Interconnections between lakes and reports regarding the connection between 4L and 5L were discussed.

Mr. Mumme noted that, while MRI offered video inspections, these inspections did not include video. Mr. Willis stated cleaning will be performed through the Operations & Maintenance (O&M) budget.

- **Lake Bank Observation and Restoration Report for the 15 Lakes**
- **Lake Bank Presentation and Repair Options**
- **Staff Gauge Proposal**

A line item will be created for this expenditure.

This item was deferred.

Mr. Willis stated Staff recommendations and analysis can be sent to the Board for informational purposes; questions and comments will be discussed at the next meeting.

FIFTH ORDER OF BUSINESS **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**

Mr. Adams presented Resolution 2026-02.

Discussion ensued regarding the intention to keep operating costs similar, keeping assessments flat year-over-year, and anticipated lake bank repairs.

Based on today's discussion, Mr. Adams will add a Special Revenue Fund line item for a five-year note of approximately $1.25 million, which is the worst-case estimate for lake bank repairs. Further information and cost information will be presented at the next meeting, at which assessments can be reduced, but not increased. Mailed Notices will be sent if assessments increase.

On MOTION by Mr. Clemens and seconded by Mr. Erickson, with all in favor, Resolution 2026-02, Approving a Proposed Budget for Fiscal Year 2026/2027, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for September 10, 2026 at 1:15 p.m., at the Renaissance Center, Media Room, 28191 Matteotti View, Bonita Springs, Florida 34135; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **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**

Mr. Willis presented Resolution 2026-03.

Ms. Magaldi and Mr. Willis discussed the Sunshine Law and noted that Board Members can discuss CDD matters with members of the community, but Board Member can only discuss CDD matters with each other at a CDD meeting.

On MOTION by Mr. Rupp and seconded by Mr. Clemens, with all in favor, 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, was adopted.

SEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2026**

The financials were accepted.

EIGHTH ORDER OF BUSINESS **Approval of January 8, 2026 Regular Meeting Minutes**

On MOTION by Mr. Clemens and seconded by Mr. Rupp, with all in favor, the January 8, 2026 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS **Other Business**

There was no other business.

TENTH ORDER OF BUSINESS **Staff Reports**

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

Ms. Magaldi noted that the Board Members were present during the Parklands West CDD meeting, at which increases to sovereign immunity limits were discussed. She asked the Board Members to contact her office with any questions.

B. District Engineer: Apex Companies, LLC

On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor, directing Apex to pursue the small rock repairs option and present proposals at the next meeting, was approved.

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

There was no report.

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

Supervisors Schwartz, Erickson and Clemens confirmed their in-person attendance at the July 9, 2026 meeting. Supervisor Rupp will attend via telephone.

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

Resident David Williams recalled Golf Club President Steve Stone's presentation at the last meeting. He noted that the matter of the Golf Club performing maintenance was raised and asked if that will move forward. Mr. Willis stated that, while there was much discussion, nothing was presented for the Board to consider. When received, an Agreement will be included as an agenda item.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Erickson and seconded by Mr. Clemens, with all in favor, the meeting adjourned at 3:00 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair