

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

The Board of Supervisors of the Parklands West Community Development District held a Regular Meeting on May 14, 2026 at 1:00 p.m., at the Renaissance Center, 28191 Matteotti View, Media Room, Bonita Springs, Florida 34135.

Present:

Frank Percuoco
Robert Wyant
James Lukas
David Levin
William Dardy

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams (via telephone)
Shane Willis
Meagan Magaldi (via telephone)
Mark Zordan
Christian Mumme
Andy Nott
Ben Steets (via telephone)
David Williams
Tammy Feeney
Brian Fineran
Elliott Erickson
Thomas Clemens
Robert Schwartz
Russell Rupp

District Manager
Operations Manager
District Counsel
District Engineer
Apex Companies, LLC (Apex)
Superior Waterway Services, Inc. (Superior)
Grau & Associates
Resident and Golf Club Board Member
Resident
Resident
Parklands Lee CDD Board Member
Parklands Lee CDD Board Member
Parklands Lee CDD Board Member
Parklands Lee CDD Board Member

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS**Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates**

Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September 30, 2025 and reviewed the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Mr. Willis stated that separate audits are performed for the Parklands West CDD and the Parklands Lee CDD. The Parklands Lee CDD's Audited Annual Financial Report will be presented at its next meeting.

A. Consideration of Resolution 2026-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025

Mr. Steets stated that, although the version of the Audit included in the agenda is final, the version with the signed Management Letter is not included in the agenda and will be forwarded to the Board Members. Mr. Adams stated the Audit will be submitted in advance of the statutory deadline. A copy of the Audit will also be submitted to Wells Fargo.

Approval of this item occurred following the Eighth Order of Business.

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

The Superior Waterways Lake Treatment Report for February 2026 was included for informational purposes. Mr. Nott stated technicians continue spot treating the lake banks. No major issues were observed; water levels remain low.

In response to the question regarding the use of green indicator dye, Mr. Nott stated that, in the water, copper and algaecide generally appears blue. When multiple technicians are spraying on the lake bank, an all-natural indicator dye is utilized to mark areas that have been sprayed and to identify overlapping.

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

Mr. Willis noted that Mr. Zordan is the CDD's Senior Engineer, and Christian Mumme is the CDD's recently assigned District Engineer.

- **Lake Bank Observation and Restoration Report for the 13 Lakes**

Mr. Mumme displayed a PowerPoint and presented the Lake Bank Observation and Restoration Report for the 13 Lakes and a map of the lakes. He discussed the portions of the Report pertaining to the Parklands West CDD, including potential causes of erosion such as wind and wave action and flow from roof drains. Systemwide findings in the Parklands West CDD include approximately 156 washouts at 13 lakes, drop-offs, and absence of littorals. Lakes 6, 8, 10 and 13 are prioritized for repairs.

- **Lake Bank Presentation and Repair Options**

Mr. Mumme presented and discussed Geotube, GeoSox, and hardened shoreline repair options, such as stone and riprap. It was noted that a permit modification would likely be needed for the hardened shoreline options.

Discussion ensued regarding the pros and cons of each repair option; littoral plantings and the recommended approach, which includes prioritizing high-impact lakes to bring lakes into compliance; selecting material based on severity, access and long-term maintenance; and phasing repairs over multiple years.

Mr. Mumme discussed estimated pricing. The total costs to repair all dropoffs and washouts range up to \$560,000 with GeoTube/GeoSox for hardened shoreline, to \$630,000 with stone/riprap for a hardened shoreline.

Discussion ensued regarding the use of heavy equipment, the scope of work, longevity of each manner of repair option, Staff recommendations for #3 stone, and the need for ongoing maintenance and environmentally safe cleaning of hardened shorelines.

Mr. Mumme stated the South Florida Water Management District (SFWMD) will allow work to be done in phases, provided the Board has a plan for bringing the lakes into compliance.

Discussion ensued regarding financing the entire project with a short-term note to be paid on an annual basis, soft costs such as permit revisions, and Engineering costs.

Given the \$630,000 estimated cost for all lakes to be repaired with a hardened shoreline, Mr. Adams suggested a \$700,000 loan and noted that amounts not used can be returned to pay down the outstanding principal.

Discussion ensued regarding the CDD's responsibility to ensure that all washouts and repairs are performed; homeowner responsibility for certain repairs; utilization of a Special Revenue Fund separate from the General Fund, which is an Operations Fund; and how Sorrento and The Club would contribute.

Mr. Adams stated assessments vary between the Parklands West and the Parklands Lee CDDs because some costs are not shared.

Discussion ensued regarding the longevity of riprap repairs at Lake 2, lakes which do not currently require lake bank restoration, and the prioritized list of lake repairs.

Regarding ongoing maintenance costs, Mr. Nott stated riprap only requires spraying; whereas, GeoSOX maintenance depends on sod installed and how much of the banks will be exposed over time.

Mr. Wyant noted the need to consider the homeowners' responsibility to pay for necessary repairs due to washout damage caused above the littoral line that extends into CDD property. Mr. Willis stated the CDD can send letters asking homeowners to make the proper adjustments to their home's downspouts and drainage systems. The CDD can provide the information to homeowners and facilitate recommendations for schematics and repairs and vendors; in other CDDs this has eliminated 80% of the problems. Mr. Mumme stated the Report includes the details regarding these issues, which are a homeowner responsibility.

Discussion ensued regarding the Master Covenant requirement for any party modifying the lake bank or CDD area to continuously maintain the modification, the need to address these issues, the CDD's right to correct problems and charge homeowners for the repairs, the need to minimize negativity and inform homeowners of the amounts the CDD will spend to make the repairs, and the possibility of issues recurring if homeowners do not address problems originating from their property.

Mr. Willis noted the importance of communicating the cost of repairs already made and the need to make the adjustments suggested to avoid additional expense. He stated letters are typically sent by the HOAs, which have additional enforcement powers.

Mr. Percuoco suggested the CDD send a communication. Mr. Willis will work with Mr. Mumme in this regard.

- **Public Comments**

This item was an addition to the agenda.

Resident David Williams asked if all lake banks are being addressed and asked for a map that will show the repair locations using small rock. A Board Member stated only lake banks with issues will be addressed; few issues were noted on the golf course side of the lakes. Mr. Mumme stated the Report documents the extent of damages by lake, in linear feet, with cost breakdowns.

Discussion ensued regarding the extent and appearance of proposed repairs and the need to communicate the proposed repairs to the property owners. It was suggested that a color-coded map of proposed repairs is needed.

Mr. Willis stated the proposed repairs are needed to bring the stormwater system back into compliance; aesthetics are another consideration. The Board can decide to do the entire perimeter; however, the CDD's legal responsibility is to comply with the Environmental Resource Permit (ERP), not aesthetics. He suggested another presentation could show the proposed repairs to each lake with the rock option; a second discussion could address whether to install rock in remaining areas of the lake.

Resident Tammy Feeney, of Sorrento, discussed her experience as a Florida Community Manager and asked why riprap is not proposed underneath GeoTubes.

Discussion ensued regarding when such remediations might be implemented in certain situations, the ongoing nature of lake bank remediation, methods and considerations during riprap and GeoTextile installation, limitations on the percentages of hardened shoreline repairs, the CDD's obligations, and the need to coordinate with the MHOA and The Club Board regarding aesthetics when communicating with homeowners.

Mr. Willis stated the CDD Boards can proceed with the repairs necessary to meet the ERP requirements and noted that doing so can raise aesthetic issues.

Resident Brian Fineran voiced his opinion that installing stone is not merely aesthetic, but it is also a preventative measure.

Discussion ensued regarding the stabilization of riprap, the Board Members' responsibility to balance fiduciary responsibility and stormwater management, the preference for stone and riprap, and the need for more information related to costs and financing.

Mr. Williams commended the Board for working to address the erosion issues on approximately 20% of the lake banks and noted that an aesthetic issue exists in the other 80% of the lake banks if nothing additional is done. He stated his understanding that the CDDs are responsible for the lake banks from the high-water mark down.

A Board Member pointed out that aesthetics are out of the CDD's scope of responsibility.

Mr. Williams encouraged the Board Members to do more to improve aesthetics, rather than improving 20% of the lake bank and later wish that more had been done.

A Board Member agreed with the desire to improve the appearance of the lake banks but the CDD's options are limited to maintaining the CDD's lake banks to properly perform and prevent flooding.

Mr. Willis noted the consensus of the Board was to exclude Option 1 and Option 2 and focus on stone and riprap.

On MOTION by Mr. Levin and seconded by Mr. Lukas, with all in favor, directing Apex to pursue the small rock repairs option and present proposals at the next meeting, was approved.
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It was noted that Apex will provide a cost per linear foot for the Board's information; however, at this time, only those repairs necessary for the ERP will be considered.

This item will be included on the next agenda.

- **Staff Gauge Proposal**

Mr. Mumme presented the requested proposal for installation of 16 staff gauges in the 13 lakes at a total cost of \$56,250. The consensus was that one or two staff gauges might be installed in the future, if necessary.

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, 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 2026-03.

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 that addresses an annual amount to retire a note of approximately \$700,000, which is the worst-case estimate to retire a note for Parklands West CDD's partial repairs of lake banks.

Further information and a Term Sheet will be presented at the next meeting.

On MOTION by Mr. Percuoco, and seconded by Mr. Wyant, with all in favor, Resolution 2026-03, 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 1:00 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.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, 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. Percuoco presented Resolution 2026-04.

On MOTION by Mr. Percuoco, and seconded by Mr. Wyant, with all in favor, Resolution 2026-04, 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.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date

Mr. Adams presented Resolution 2026-05. This Resolution is necessary because total expenditures at the end of Fiscal Year 2025 exceeded the adopted budgeted appropriations. The difference is approximately \$11,279. Adoption of this Resolution alleviates the potential for a finding in the annual audit.

On MOTION by Mr. Percuoco, and seconded by Mr. Lukas, with all in favor, Resolution 2026-05, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date, was adopted.

- **Consideration of Resolution 2026-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025**

This item, previously Item 3A, was considered out of order.

Mr. Adams confirmed receipt of a signed Audit, which was the only outstanding item.

On MOTION by Mr. Percuoco, and seconded by Mr. Dardy, with all in favor, Resolution 2026-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2026

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of January 8, 2026 Regular Meeting Minutes

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

ELEVENTH ORDER OF BUSINESS**Other Business**

There was no other business.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Coleman, Yovanovich & Koester, P.A.**

Ms. Magaldi stated that, effective October 1, 2026, the CDD's sovereign immunity cap increases from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident.

B. District Engineer: Apex Companies, LLC**C. District Manager: Wrathell, Hunt & Associates, LLC**

There were no District Engineer or District Manager reports.

- **NEXT MEETING DATE: July 9, 2026 at 1:00 PM**
 - **QUORUM CHECK**

Supervisors Lukas, Percuoco, Wyant and Levin confirmed their in-person attendance at the July 9, 2026 meeting. Supervisor Dardy will attend via telephone.

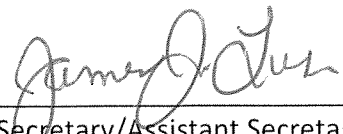
THIRTEENTH ORDER OF BUSINESS**Audience
Requests****Comments/Supervisors'**

There were no audience comments or Supervisor requests.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Percuoco, and seconded by Mr. Wyant, with all in favor, the meeting adjourned at 2:29 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair