

1                                   **PELICAN MARSH COMMUNITY DEVELOPMENT DISTRICT**  
2                                   **REGULAR BOARD OF SUPERVISORS MEETING**  
3                                   **January 15, 2020**

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5   The Board of Supervisors of the Pelican Marsh Community Development District met on  
6   Wednesday, January 15, 2020, at 9:00 a.m. at the Pelican Marsh Community Center, Naples,  
7   Florida.

8   **APPEARANCES:**

                                  Edward Walsh, Chairman  
                                  Don Pomerantz, Vice Chairman  
                                  Gordon Walker, Treasurer  
                                  Joe Diaz, Assistant Secretary (Via Speakerphone)  
                                  Tony Scire, Supervisor

13   **ALSO PRESENT:**

                                  Neil Dorrill, Dorrill Management Group  
                                  Brent Burford, Johnson Engineering (Via Speakerphone)  
                                  Tony Pires, Board Counsel  
                                  John Vanover, Operations Manager  
                                  James Calamari, Access Control

19   **ROLL CALL**

20   All Board members were in attendance, and Mr. Diaz and Mr. Burford were noted to be  
21   participating via speakerphone.

23   **PUBLIC COMMENT**

24   Mark Adamczyk thanked the Board members for the work they do for Pelican Marsh, and  
25   spoke to them about Galleria Drive, which provides access to the Galleria Plaza and to the back  
26   gate into Pelican Marsh. There is quite a bit of pedestrian traffic going across Galleria Drive to  
27   get to the shops, and the two way traffic comes from residents of Pelican Marsh, outside traffic  
28   that goes across Galleria Drive, and those that go to the shops. There is a concern about  
29   pedestrian safety for both those who work and shop there.

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5 He requested that appropriate signage be put in by the District, as it is their road, advising  
6 drivers of the situation.

7 Mr. Walsh noted that he and Mr. Vanover have looked at the area, and had their engineer look  
8 at it as well. This item will be addressed under the engineer’s report later in the meeting as  
9 item 8A. Mr. Pires noted for those present that if they wished to speak on this new item, they  
10 can do so when item 8A is addressed.

11 **On a MOTION by Mr. Walker and a second by Mr. Scire, the Board unanimously approved the**  
12 **addition of item 8A to the agenda.**

13 Sean \*\*\*Seawright advised the Board that the exit gate at Vanderbilt has been under repair and  
14 left wide open all night for the last two months. People have been avoiding announcing  
15 themselves at the entrance gate and driving through this open exit gate, and this resident  
16 expressed concern, as security is why they purchased in Pelican Marsh.

17 Mr. \*\*\*Seawright added that several years ago they had security 24/7, and the third man has  
18 been taken off at two of the gates, Vanderbilt and Airport Pulling, which leaves those gates  
19 unmanned for several hours. The cost for this third shift on the two gates would be roughly  
20 \$90,000, and broken down among the 1,800 homes would be \$50 per year, per home.

21 Mr. Calamari advised that he has been at Pelican Marsh for 12 years, and the decision to  
22 eliminate an overnight guard happened before Mr. Calamari arrived. What is now in place is a  
23 remote box with a camera, which connects to the main gate, where the guard can give them  
24 access.

25 Mr. Calamari indicated that the out-of-order exit gate at Vanderbilt was a situation where the  
26 replacement parts were defective, and the warranty process has taken quite a bit of time. At  
27 this point the new part has been shipped and they are waiting for it to arrive. The gate has  
28 been locked in the open position since the end of October, but they hope to have it fixed within  
29 a week. The gate activity is tracked with a camera, and additional patrols watch that area at  
30 night as well.

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5 Mr. Dorrill added that the Board had made a policy decision on this as there were so few cars  
6 that came in that gate after hours.

7 Mr. Walsh indicated that he was disappointed that the gate had to be left open for an extended  
8 period of time, and if that happens again, some action will have to be taken to insure that the  
9 proper amount of access control is maintained. He asked that a plan be put in place in the  
10 event this happens again in the future, and a report brought to the Board.

11 Mr. Walsh added that they are not responsible for security at Pelican Marsh, but for access  
12 control. It is impossible to make it a secure community,  
13 Pelican Marsh has public roads, and access to them cannot be denied, although they can be  
14 regulated and controlled.

15 Paul \*\*\*\* addressed the Board on the issue of large delivery trucks causing damage when they  
16 attempt to turn around in the Arbors, Gables and Sweet Bay neighborhoods. Homeowners  
17 have had mailboxes taken out, and the residents are asking that signs be put up at the  
18 intersection of Pelican Marsh Boulevard and Oak Moss Road advising certain sized trucks that  
19 there is no turnaround for them. Additionally, they felt a flyer could be put together for these  
20 delivery trucks advising them of the situation.

21 Mr. Vanover indicated that this is his neighborhood and his mailbox has been hit, and he  
22 appreciates the frustration of the residents. He suggested that they have the engineer take a  
23 look at this, and added that he wasn't sure that signage would help.

24 Mr. Burford indicated that when he is back he will take a look at this area and possibly come up  
25 with some suggestions. This item will be put on the agenda for the February meeting.

26

27 **APPROVAL OF AGENDA**

28 **On a MOTION by Mr. Walker and a second by Mr. Scire, the Agenda was unanimously**  
29 **approved, and Mr. Diaz was approved to participate via speakerphone due to exceptional**  
30 **circumstances.**

5 **APPROVAL OF MINUTES OF DECEMBER 2019 MEETING MINUTES**

6 On Page 3, Line 28, the amount of \$4,000,000 will be checked and corrected.

7 On Page 4, Line 17, the third last word should be “the”.

8 On Page 5, Line 15, the location should be changed to “Tiburon”.

9 On Page 6, Line 6, the word “residents” should be replaced with “property owners”.

10 **On a MOTION by Don Pomerantz and a second by Gordon Walker, the December minutes**  
11 **were then unanimously approved as amended.**

12  
13 **FINANCIALS**

14 The second month financials ending November 30<sup>th</sup> showed that the District had \$2,982,000 in  
15 cash, with \$1,400,000 of it sitting in the restricted reserve account for cash flow and emergency  
16 or contingency funds. Fixed assets, including infrastructure, lakes and other depreciable assets  
17 were \$25,335,000, and total assets came to \$28,000,000 against \$370,000 in payables at the  
18 end of the second month.

19 The income statement showed that a record amount of non ad valorem assessments were  
20 received during the month of November, at \$1,417,000.

21 Interest earnings were tracking almost double over what was originally forecast at \$2,344.00.

22 Under property appraiser fees, Mr. Dorrill noted that the bill they received had a substantial  
23 credit attached to it from the prior year, and was applied to that year.

24 Total operating expenses after two months was \$21,000 below budget.

25 **FEMA Project Update**

26 Included in the financials was a reallocation of the original tracking of the FEMA  
27 reimbursements, which showed that the District spent almost \$1,500,000 on cleaning up the  
28 community after the hurricane.

29 The process was difficult, but at the point this reallocation was prepared, the District had  
30 received almost \$1,300,000 from FEMA. However, a series of after-the-fact payments were  
31 received from FEMA totaling almost \$50,000, which will go into the reserve account, and

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5 Mr. Vanover then noted that the previous day an additional \$4,500 was received from FEMA.

6 Mr. Dorrill thanked their office staff and Mr. Vanover for making this happen, as the District has

7 received .95 on the dollar for the total monies that were spent on Hurricane Irma cleanup and

8 recovery. Mr. Pires noted that the work done by Mr. Dorrill and staff was excellent, as another

9 one of his clients was denied payment and is going through a lengthy appeals process.

10 Mr. Vanover was then asked about the mulch costs which were over budget, and he advised

11 that 95 percent of their mulching was done in the months of October and November. There was

12 an increase in mulch costs by almost 25 percent, which was unforeseen when the budget was

13 done. That line item will be increased at the next budget workshop.

14 **On a MOTION by Don Pomerantz and a second by Gordon Walker, the financials were**

15 **unanimously accepted by the Board.**

16

17 **MANAGER’S REPORT**

18 A. Line-of-sight Issues/Whimbrel Watch/Augusta

19 Mr. Walsh noted that the primary focus of this problem was the rear gate at Augusta, and Mr.

20 Vanover indicated that he and Brent had visited the area. Mr. Burford had a transportation

21 engineer look at the area the previous day, and is waiting for his assessment which should be

22 received within the next few days.

23 This item was tabled and will be readdressed at the February meeting.

24

25 B. Mutual Aid Agreement

26 Florida Statute Chapter 252 gives the District the ability to participate in the State’s Mutual aid

27 Agreement, which allows a variety of different units of local government to assist one another

28 in the event of a disaster. Staff feels that this is a good idea, as it does not obligate the District

29 to send crews to an area, but to evaluate their resources and provide help if they are able. It is

30 also contingent upon the State providing a secure residential component for the crews being

5 sent. This agreement has been in place for several years, and the County as well as the Sheriff's  
6 Department and major fire districts in the County have entered into this agreement.

7 **On a MOTION by Gordon Walker and a second by Don Pomerantz, the Board unanimously**  
8 **approved entering into the Mutual Aid Agreement, and authorized the Chairman to sign any**  
9 **of the necessary agreements.**

10

11 **ATTORNEY'S REPORT**

12 A. Concert Events Agreement

13 Mr. Pires and Mr. Calamari will be meeting in the near future to go over some additions and  
14 changes to the agreement and terms for the request for utilization of District property for  
15 events to be held next year in conjunction with the golf tournaments at Tiburon.

16

17 **ENGINEER'S REPORT**

18 A. Galleria Crosswalk

19 Mr. Burford looked at the area with the transportation engineer and Mr. Vanover, and the first  
20 option they had was to try to utilize the existing permitted crosswalk on Galleria Drive which is  
21 at Airport Road. Mr. Dorrill suggested that another area further down should be looked at for a  
22 crosswalk to see if it meets the required warrants analysis. He felt that it would be a simple  
23 exercise of striping and the installation of code related signage. There is a sidewalk at this spot  
24 on the south side, but none on the north.

25 Mr. Walsh expressed concern about the area where the Galleria wanted to put the crosswalk as  
26 there is traffic coming in from different directions, and would pose more of a hazard to  
27 pedestrians. He suggested that a crosswalk could be put further in towards Pelican Marsh  
28 where there is a sidewalk on the restaurant side. Mr. Burford noted that the transportation  
29 engineer also felt that Mr. Walsh's suggested location would be a safer option for pedestrians.  
30 Mr. Walsh asked the engineers to put together a plan and costs, and to meet with Mr. Vanover

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5 regarding those costs as soon as possible. Mr. Dorrill asked for a dimension CAD sketch from  
6 Mr. Burford to show where sidewalks should be.

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8 **B. Roadway and Bridge Evaluation**

9 The field work on this has been completed, and Mr. Burford noted that there is a small sinkhole  
10 in the eastbound lane on Pelican Marsh Boulevard on top of a box culvert that has been  
11 patched. They are bringing in a crew to dive that culvert to see if there is a leak. There does  
12 not appear to be any imminent danger, but it does need to be secured. They will have the final  
13 reports and recommendations for the Board at the February meeting.

14 The structural integrity of the bridge for golf carts and pedestrians over the canal is a concern.  
15 Mr. Vanover has estimated that it will cost in excess of \$1,000,000 to replace that bridge, and  
16 Mr. Walsh noted that they will address this at the next meeting.

17

18 There were no further Supervisor requests received at this time.

19

20 **PUBLIC COMMENT**

21 Mr. \*\*\*\* asked if there was money in reserve for the replacement of this bridge, and Mr. Walsh  
22 noted that it is not an immediate issue, but is part of the long term plan.

23

24 **ADJOURNMENT**

25 The February Board meeting will be held on the 19<sup>th</sup> and **on a MOTION by Gordon Walker and**  
26 **a second by Tony Scire the meeting was adjourned at 9:48 a.m.**