

1 **PELICAN MARSH COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**

3 **Regular Meeting of the Board of Supervisors**
4 **January 20, 2021**

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Directors was held on Wednesday, January 20, 2021 at 10:00 a.m. at the Pelican Marsh
7 Community Center, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Edward Walsh, Chairman

10 Don Pomerantz, Vice Chairman

11 Joe Diaz, Secretary

12 Tony Scire, Supervisor

13 Tim Jackoboice, Supervisor

14 **ALSO PRESENT**

15 Neil Dorrill, Manager, Dorrill Management Group

16 John Vanover, Operations Manager

17 Tony Pires, District Counsel

18 Brent Burford, District Engineer

19 **ROLL CALL**

20 It was noted that all Board members were in attendance.

21 **PUBLIC COMMENT**

22 John **** from Tiburon spoke to the Board about the noise and vibrations coming from
23 the aeration pump behind his house. Mr. Vanover has done quite a bit to help with this
24 problem, shrubs have been planted around it, and it was moved off the resident's
25 property to CDD property between Tiburon and Savannah, but it continues to be a
26 problem. Mr. Vanover indicated that they also added some extra insulation to it.

27 The resident was asking for the Board's assistance, and Mr. Walsh advised that he is
28 going to ask the engineer, Mr. Burford, and Mr. Vanover to take a look at the pump after

1 the meeting to see if they can come up with a solution that will also be aesthetically
2 pleasing in the area. This item will be readdressed at the February meeting.

3 **APPROVAL OF AGENDA**

4 At Mr. Dorrill's request, Item 6 e. was moved up as a courtesy to the gentlemen who
5 were attending the meeting regarding the PGA License Agreement. **With the change,**
6 **the agenda was unanimously approved on a motion by Don Pomerantz and a**
7 **second by Tony Scire.**

8 **APPROVAL OF DECEMBER 2020 MINUTES**

9 **With the corrections previously sent to Mr. Dorrill from Mr. Pires, the minutes**
10 **were unanimously approved as amended on a motion by Joe Diaz and a second**
11 **by Tim Jackoboice.**

12 **FINANCIALS**

13 The second month financials showed \$3,250,000 in cash on the balance sheet, with half
14 of it in the contingency and cash flow reserves. The net income less reserves was noted
15 to be \$1,800,000 against \$290,000 in payables at the end of the second month.

16 The income statement showed \$1,591,000 was taken in on early payments for the non-
17 ad valorem assessments, which represents almost half of the total revenues.

18 Under expenses, in Field Management, it appears that the life and disability insurance
19 may have been prepaid for the entire year, but Mr. Dorrill will check on this to be sure.
20 Total operating expenses at the end of February was \$130,000 below budget, in these
21 early months of the year.

22 **On a motion by Joe Diaz and a second by Tony Scire, the Board then**
23 **unanimously accepted the financials as presented.**

24 **MANAGER'S REPORT**

25 **E. Chubb Classic PGA License Agreement**

26 Brian *** and Demetri ***, representing the organization presenting the PGA
27 Tournament. They introduced themselves and clarified that there were no ancillary
28 events scheduled to take place this year.

1 The license agreement is the standard form that has been used in the past, and the
2 event will occur from April 12th to the 18th.

3 **On a motion to Tony Scire and a second by Joe Diaz, the Board unanimously**
4 **approved the license agreement.**

5 Mr. Walsh asked if the airplane television coverage was going to be used with this event
6 and Brian *** indicated that to his knowledge it was not. Staff received the minor
7 changes made by Mr. Pires to the agreement, and Mr. Vanover indicated that he had a
8 copy of the revised agreement for signatures.

9 **A. Update on Phase II Landscape Construction**

10 This project is ahead of schedule, and the demolition has been completed. The plant
11 product looks very good, and Mr. Vanover noted that the irrigation revisions are being
12 done during this time as well. They expect to have the project completed by the end of
13 the following week.

14 In response to Mr. Walsh's request, Mr. Vanover will meet with Mrs. Goetz, their
15 landscape architect, to look at some of the secondary entries in Pelican Marsh, and
16 along Bay Laurel and Tiburon, to look at some of the outdated plant material. They will
17 also look at the lighting in some of these areas.

18 Mr. Walsh added that they wanted to get some work done at Tiburon before the Chubb
19 Classic in April, as there are some older plantings that needed to be replaced in that
20 area. Mr. Vanover indicated that this work should be able to be completed under the
21 planned replacement budget.

22 **B. Update on RFP for Guard Gate Renovations**

23 Mr. Jackoboice updated the Board, noting that two of the three requests were
24 responded to, and that they plan to send out two more, which will make four if they
25 respond by the 29th of February. Mr. Walsh felt that it would be helpful for Christopher
26 Dorrill and Mr. Jackoboice to have a portfolio of photographs to show what some of the
27 other guardhouses in the Naples community look like, including the older, traditional
28 guard houses as well as the newer, more up-to-date models. This will be done before
29 the 29th of the month.

1 **C. Road Resurfacing Update**

2 Mr. Vanover advised that the landscaping work will be done by the end of the following
3 week, and the roadway crew has been notified and is putting Pelican Marsh on their
4 schedule.

5 **D. Surplus Property Appraisal**

6 Florida law requires governments to declare fixed capital assets as surplus property that
7 cannot be traded in. Three pieces of equipment, including a Ford pickup truck, and two
8 skid mowers, need to be approved as surplus. **On a motion by Tony Scire and a
9 second by Tim Jackoboice, the Board unanimously declared these items as
10 surplus to be auctioned at a future date.**

11 **F. Annual Tiburon Meeting**

12 As has been the Board's practice for several years, early in the year they meet at
13 Tiburon and the Board agreed that this would be advertised for the month of March on
14 the 17th.

15 **ATTORNEY'S REPORT**

16 Mr. Pires previously provided a copy of a lawsuit filed against the Lee County School
17 Board regarding public records, and that School Board will probably owe thousands of
18 dollars in legal fees to the people who sued them. Mr. Pires gave them a summary of
19 the reason for the suit being filed, which involved the inadvertent deletion of several
20 public records. Mr. Pires applauded Mr. Dorrill on his handling of records in his office.

21 Additionally, as it relates to the ADA, apparently there is another wave of lawsuits
22 coming, and all that should be done is to keep the website as compliant as possible to
23 minimize the risk to the District. Staff will check the website to make sure that they are
24 keeping in compliance with what is mandated.

25 **ENGINEER'S REPORT**

26 Mr. Burford has nothing to report to the Board currently.

27 **SUPERVISORS' REQUESTS**

28 **A. Guest Pass Survey**

29 Permanent guest passes have been a part of the access control policy. Permanent
30 guest passes have been part of the access control policy since the District opened, and

1 these guest passes last forever, or until the names are taken off the list. This felt
2 unusual to Mr. Walsh, and he asked Mr. Calamari to look at several different
3 communities to determine what their policies were for permanent guest passes.

4 According to the survey that was provided to the Board, Pelican Marsh is the only
5 community to have permanent guest passes, followed by Monterey whose passes are
6 for 90 days, of the 15 or 16 communities Mr. Calamari spoke with.

7 Mr. Walsh noted that he was not suggesting that any action be taken at this meeting,
8 but they may want to change this 25-year-old policy. Mr. Walsh asked the Board to
9 think about this during the time before the next meeting, and perhaps they may even get
10 some input from the community. His own opinion was that the first step may be a six-
11 month guest pass, which could be renewed after six months.

12 Paige Gianetti from Egrets Walk advised the Board that her mother-in-law, who has
13 been on the permanent list, was told that she was no longer on the list when she last
14 visited. Mr. Walsh indicated that he would talk to Mr. Calamari about that, but it was his
15 guess that since the new equipment was installed residents must get new passes.
16 Anyone who has the old pass without the bar code must get a new one.

17 This item will be readdressed at the February meeting.

18 **B. Access Control Information**

19 Mr. Calamari was noted to be out of town for work related reasons, so some of the
20 issues have yet to be addressed with him. However, Mr. Scire reported that Phases I
21 and II are completed, with all the software installed, and the system is up and running,
22 with no issues.

23 The only item that has been delayed is the training for the gatehouse guards. The
24 program has been written and is ready, and once Mr. Calamari returns a workshop will
25 be set up for them.

26 Mr. Walsh asked that the rovers be trained as well to be very proactive with the
27 residents, and Mr. Scire noted that he has been hearing some very good things from
28 people in the community about how they have been treated when they enter the District.

29 **C. Parking for the Chubb Event**

30 Mr. Scire asked about the parking for this event, and Mr. Walsh indicated that they had
31 just approved that. Mr. Dorrill noted that the agreement includes the parking on any

1 public rights-of-way and property, with the principal area located beneath the FPL
2 easement at the intersection of Vanderbilt Beach Road and Livingstone Road.

3 Mr. Calamari had asked the question as to whether they can charge those parking, as
4 this is done for events at the Ritz Carlton. He was advised that there will be no charge
5 for parking at this event. There have been many improvements done to the main
6 parking area over the years by the organizers of the event, which is a form of
7 compensation to the District.

8 **PUBLIC COMMENTS**

9 No comments were received from members of the public.

10 **ADJOURNMENT**

11 The next meeting will be held on February 20 and **on a motion by Don Pomerantz**
12 **and a second by Joe Diaz, the meeting was adjourned at 9:31 a.m.**