

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

3 **Regular Meeting of the Board of Supervisors**
4 **February 17, 2021**

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, February 17, 2021 at 10:00 a.m. at the Pelican
7 Marsh Community Center, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Edward Walsh, Chairman

10 Don Pomerantz, Vice Chairman

11 Joe Diaz, Secretary (Speakerphone)

12 Tony Scire, Treasurer

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 Mr. Walsh opened the meeting, noting that four members were in attendance, with Mr.
21 Diaz participating via speakerphone. **The participation via phone was approved on a**
22 **Motion by Tony Scire and a second by Tim Jackoboice due to exceptional**
23 **circumstances.**

24 **PUBLIC COMMENT**

25 Paige Gianetti spoke to the lack of compliance with the directional rules that have been
26 set forth for walking along the sidewalks. She spoke with Mr. Vanover and suggested
27 that some signs be put in place as the present status with COVID will probably go on for
28 the next several months. Mr. Pires noted that the distancing guidelines should be
29 followed, and if anyone is walking on the roadways, they should follow the rules of
30 facing traffic. He will check to see if there are any options for enforcement for

1 pedestrians. Mr. Vanover added that if there is a sidewalk present, pedestrians must
2 use it, as indicated in the Statute. The Foundation has suggested that if there is no
3 sidewalk, pedestrians should walk with traffic.

4 Mr. Pires read the applicable section from the Statute into the record, which indicates
5 that when there is no sidewalk or area set aside for walkers, they should walk facing
6 traffic. As the District has no power for enforcement, the Sheriff's Office was contacted
7 and they were at the District the previous week for an hour, specifically enforcing the
8 rules for cyclists and pedestrians.

9 Mr. Walsh felt that they will only be able to get this message to walkers through
10 continued communication from the Foundation, and peer pressure.

11 **APPROVAL OF AGENDA**

12 **On a Motion by Don Pomerantz and a second by Tony Scire, the January minutes**
13 **as amended were unanimously approved by the Board.**

14 **APPROVAL OF JANUARY 2020 MINUTES**

15 On Page 1, Line 12, Mr. Scire's position as Treasurer of the Board should be noted.

16 Additionally, on Page 1, Line 22, the starred name under Public Comment was John
17 McCormack from Timarron.

18 On Line 25, the spellings of Timarron and Savanna were corrected.

19 On Page 4, line 29, the first sentence should be deleted as it is duplicated in the next
20 sentence.

21 Additionally, on Page 4, Line 24, the last three words of that sentence should be
22 replaced with "the suggested guidance." **On a Motion by Don Pomerantz and a**
23 **second by Tony Scire, the January minutes as amended were unanimously**
24 **approved by the Board.**

25 **FINANCIALS**

26 The first quarter financials were very good from a revenue standpoint, with \$3,226,000
27 in cash. A deposit was made to the capital reserve fund in the amount of \$176,000, and
28 \$325,000 is the total amount for the year. At this point they are preparing to make the

1 second transfer into this fund. The balance sheet showed \$4,300,000 in cash against
2 \$57,000 in payables at the end of December.

3 The income statement showed \$1,618,000 was received in non-ad valorem
4 assessments during December, bringing that total to \$3,240,000, or 84 percent of
5 revenue to be received.

6 Expenses showed that the invoice from the property appraiser had not yet been
7 received, and a credit for overcharges may be received as it was the previous year.

8 Under the water features line item, Mr. Dorrill noted that there must have been some
9 major repairs, and Mr. Vanover indicated that two fountains in the District needed
10 repairs, and those costs came to \$11,000 for the first three months of the year, which
11 was half of the annual budget. Mr. Dorrill also pointed out that Worker's Comp
12 premiums are paid twice a year, but year-to-date the expenses were \$125,000 under
13 budget.

14 **On a MOTION by Tony Scire and a second by Tim Jackoboice, the Financials**
15 **were then unanimously accepted by the Board.**

16

17 **MANAGER'S REPORT**

18 **A. Recommendation to Amend Permanent Guest Pass Policy**

19 This simple amendment to the rules will have a guest pass expire at the end of 90 days.

20 Extensions are available but must be applied for at the end of that time. Mr. Walsh read
21 the amendment to those at the meeting so it could be clearly understood, and it will go
22 into effect on April 1, 2021. On that date all current guest passes will expire and will
23 need to be renewed.

24 Bill Hanson asked if he would be notified when a guess pass expires, and Mr. Walsh
25 indicated his guest would stay on the list, but the pass would need to be renewed.

26 Blane Boswell asked if his long-term cleaning lady would have any change in her ability
27 to get into the District by announcing herself at the gate and was advised that this would
28 not change. All that will change are the guest passes.

29 **On a MOTION by Joe Diaz and a second by Tony Scire, The Amendment to the**
30 **Guest Pass Policy was unanimously approved by the Board.**

1 **B. Recommendation to Authorize/Design/Build Short List - Entry Renovations**

2 Mr. Jackoboice gave the Board a brief history of the process they have gone through to
3 obtain the three bids for this project, and the meeting they had to go over the bids to
4 make a determination of the best and most responsive bidder. Heatherwood
5 Construction was selected for the job, and at this point they were asking for the Board's
6 approval so they can move forward.

7 Mr. Dorrill reminded the Board that they had received copies of the three bids and
8 advised them that Phase 2 is the design phase, and once they receive those proposals
9 and the design for the community is selected, then a second contract will be negotiated
10 to build it.

11 In advance of that, the Chairman had asked the North and South Naples communities
12 for copies of their guard gates, to start a dialogue on what may be appropriate for the
13 new guard gates for Pelican Marsh. There are three styles that seem to be popular in
14 the area, and Mr. Walsh discussed those as it related to an upscale design for Pelican
15 Marsh.

16 Jeff Randall asked what the timing would be for the completion of this project and was
17 advised that it was hoped that one would be completed by the end of this fiscal year,
18 which is October first. The thought is to build one, make sure no changes are
19 necessary, and then complete the other two, which are expected to be done by the end
20 of 2022.

21 **C. Road Resurfacing Update**

22 To update the Board, Mr. Dorrill advised that this project has been completed in
23 compliance with the specifications.

24 **D. Update on Phase II and III of the Landscaping Project**

25 Phase II of this project has been completed, and Phase III will be completed in the
26 spring. This last phase will be done in-house, and pricing is being obtained at this point.
27 Mr. Vanover indicated that they hoped to begin this project in two weeks, with
28 completion within thirty to
29 forty-five days.

30
31 Mr. Vanover met with Mrs. Goetz to discuss the secondary entries in Pelican Marsh and
32 Tiburon, and several suggestions were made for plant materials and lighting. They are
33 obtaining pricing now for those, and that project will take place over the next few

1 months. After that, the big project from Goodlette-Frank to 41 will take place during the
2 coming summer and will be outsourced for completion.

3

4 **E. Requested Change Order for Upcoming Lake Bank Restoration/Bay Laurel**

5 An area of concern on Lake 17 on the west side of the community has been noted.
6 That lake has a very severe side slope and a cart path adjacent to it. This required
7 work will add 320 linear feet to the contract, for approximately \$9,000. The Board
8 budgeted \$150,000 for this project, and the additional work will be within the budgeted
9 amount. Mr. Burford will provide the necessary form to Mr. Vanover for the change
10 order.

11 **On a MOTION by Don Pomerantz and a second by Tony Scire, the Board**
12 **unanimously approved the change order for the work on Lake 17.**

13 **ATTORNEY'S REPORT**

14 Mr. Pires had nothing to report to the Board.

15 **ENGINEER'S REPORT**

16 Mr. Burford had nothing to report but indicated that he would be available to Mr.
17 Jackaboice for any assistance he may need with the gate houses.

18 **SUPERVISORS' REQUESTS**

19 **A. Update on Access Control**

20 Mr. Scire advised that he and Mr. Calamari have been meeting regularly once again,
21 and Phases 1 and 2 are both implemented and working correctly.

22 Additionally, a one-day session will be held the following Wednesday for the gate
23 employees and the rovers, and Mr. Scire has prepared a program that will educate them
24 on communication and interaction with the residents and the public.

25 **ADJOURNMENT**

26 Mr. Dorrill reminded the Board that the March meeting would be held at Tiburon on
27 March 17th at the fitness complex. Mr. Dorrill will be out of town and will participate via
28 speakerphone. **On a MOTION by Don Pomerantz and a second by Joe Diaz, the**
29 **meeting was adjourned at 9:40 a.m.**