

1 **PELICAN MARSH COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **January 19, 2022**

5
6 The Regular Meeting of the Pelican Marsh Community Development District Board of
7 Supervisors was held on Wednesday, January 19, 2022, at 9:00 a.m. at the Pelican
8 Marsh Community Center, Naples, Florida.
9

10 **SUPERVISORS PRESENT**

11 Edward Walsh, Chairman
12 Joe Diaz, Secretary (via speakerphone)
13 Tony Scire, Treasurer
14 Tim Jackoboice, Supervisor
15 John Minty, Supervisor

16 **ALSO PRESENT**

17 Neil Dorrill, Manager, Dorrill Management Group
18 Christopher Dorrill, Field Manager, Dorrill Management Group
19 John Vanover, Operations Manager
20 James Calamari, Access Control Manager
21 Tony Pires, District Counsel
22 Brent Burford, District Engineer

23 **ROLL CALL**

24 Mr. Walsh opened the meeting at 9:00 a.m. **On a MOTION by Tony Scire and a**
25 **second by John Minty, the Board unanimously approved Mr. Diaz' attendance via**
26 **speakerphone due to exceptional circumstances.**
27

28 **PUBLIC COMMENT**

29 No public comment was received at this time.

30 **APPROVAL OF AGENDA**

31 **The Agenda was unanimously approved on a MOTION by Joe Diaz and a second**
32 **by Tony Scire.**

1 **APPROVAL OF MINUTES**

2 On Page 5, Line 5, the words “or without the code” should be deleted.
3 Additionally, on the next line, the sentence should read “The Vanderbilt Beach Gate is
4 on a public road...”
5 Page 5, Line 31, “Mercado” should be spelled “Mercato.”
6 Page 6, Line 18, the word “board” should be plural, “boards.”
7

8 **On a MOTION by Tim Jackoboice and a second by Joe Diaz, the Minutes were**
9 **unanimously approved by the Board as amended.**

10 **FINANCIALS**

11 The second month financials as of November 30th showed \$2,917,000 in cash on the
12 balance sheet, with \$1,470,000 of that amount within the two reserves. The one capital
13 reserve was funded at \$354,000, which will double during the current fiscal year based
14 on the adopted budget.

15 There were \$278,000 in payables at months end, most of which was capital driven, or
16 other annual premiums on insurances that are paid in advance.

17 There was \$1,217,000 received in non-ad valorem assessments, which is unusual as
18 the tax bill does not go out until the 4th of November. This amount represents a third of
19 the District’s annual revenue. Only \$400 was received in interest from the bank.

20 The property appraiser’s fees had not yet been paid as the invoice had not yet been
21 received, and as a result of that the District stood at \$60,000 under budget year-to-date.
22 The total operating expenses at that point were \$135,000 under budget.

23 **On a MOTION by Tony Scire and a second by Joe Diaz, the financials were**
24 **unanimously accepted by the Board.**

25 **MANAGER’S REPORT**

26 **A. Update on Design/Build Project**

27 The second iteration of the schematic drawings for the new gate houses were received,
28 and Mr. Jackoboice had scheduled a meeting to follow today’s Board meeting with the
29 focus group. It was hoped that final decisions could be made today on some of the
30 details the group wished to see incorporated, which can then be presented to the Board
31 at the February meeting. At that point, the construction plans and specifications can be
32 prepared, and the building permit obtained.

1 **B. Stormwater Management Needs Analysis**

2 Mr. Dorrill reminded the Board that the Legislature has required all local units of
3 government to product an inventory of needs analysis of their stormwater and drainage
4 facilities. This project was not specifically budgeted, but an estimate of \$16,000 was
5 received from the engineer to prepare this analysis.

6 As this amount exceeds Mr. Dorrill’s ability to approve, it must be submitted to the
7 County for analysis and submission to the State by July, Mr. Dorrill asked for a Motion
8 from the Board to approve this expenditure. Mr. Pires added that the public records
9 language that is required be added to this as well.

10 **On a MOTION by John Minty and a second by Tony Scire, the Board unanimously**
11 **approved the project to be done by the engineer in order to have it submitted to**
12 **the County as required.**

13 **C. Brick Paver Restoration/US 41**

14 This item relates to the roundabout and water feature at the entrance, and repairs to the
15 brick pavers and the curb and gutters is presently underway. Mr. Vanover felt that this
16 work would be completed by the end of the following week.

17 **D. PGA License Agreement**

18 This proposed agreement is the third time this has been prepared for the upcoming
19 PGA event. This is a new management entity, but Mr. Dorrill noted that this is an
20 excellent event. The standard license agreement will be used, with an updated
21 insurance certificate naming the CDD as insured also.

22 Sandy Diamond, the executive director of the management entity, advised that the
23 tournament event will be from February 14 through 20th, and has been in Naples for 35
24 years. He thanked the Board for everything they do to support the event.

25 Mr. Pires noted that the entity in the draft agreement was changed to ***Igor (inaudible)
26 Marketing Group LLC, and the execution of the agreement will take place once the
27 insurance information is updated.

28 **On a MOTION by Tony Scire and a second by Tim Jackoboice, the Board**
29 **unanimously authorized the Chairman to sign the PGA License Agreement**
30 **subject to the updated certificates.**

31 **E. Galleria Landscape Renovations**

1 Mr. Vanover advised that this work is in underway, and much of the old landscaping is
2 being pulled out. Mr. Vanover will be meeting with Ellin Goetz, the landscape architect,
3 on February 2nd, and she will walk the crew through the area at that time to advise what
4 new landscaping will be put in.

5 **ATTORNEY’S REPORT**

6 **A. Draft Agreement for Egrets Walk Gate Project**

7 Mr. Pires provided copies of the License Agreement he prepared for this project,
8 incorporating the Board’s requirements as noted at the previous meeting. Mr. Vanover
9 has not yet heard back from him.

10 Mr. Pires noted that there was no definite term of usage, and it would remain indefinite
11 until otherwise terminated. It was suggested that a five-year term could be put on it at
12 which time it will have to be renewed, and Mr. Pires agreed that this would be
13 appropriate. Mr. Walsh felt that a term would be a good idea, and Mr. Dorrill agreed. Mr.
14 Pires will amend the agreement to make the term of it for five years, which can be
15 renewed if Egret’s Walk is in compliance with all the requirements of the agreement.
16 Also included was a time for the construction and completion of the gate, which must be
17 followed, or the agreement will terminate.

18 Mr. Pires indicated that hopefully by the next Board meeting they will have the
19 agreement with all attachments for the Board.

20 **ENGINEER’S REPORT**

21 **A. Pavement Assessment Clarification**

22 Mr. Burford asked what this project would entail, and it was noted that it is done every
23 other year. Mr. Dorrill indicated that some of the lids on the manholes and catch basins
24 will be pulled to determine the extent of the sediment and see if cleaning and/or
25 pumping is required.

26 **SUPERVISORS’ REQUESTS**

27 Mr. Walsh noted that everything seemed to be going forward with the Gatehouse
28 Design/Build Project, with Mr. Dorrill, Mr. Jackoboice, and Christopher working together
29 to make this project go smoothly.

30 The remaining landscape project along Bay Laurel and Galleria is moving ahead, and
31 the work for this will be done in-house. Mrs. Goetz will be providing her expertise as to

1 the placement of the various plantings. The paving work is a large project, but it is on
2 track.

3 Getting the fountain at Tiburon has been somewhat frustrating with the electrical
4 requirements, and Mr. Vanover explained that a Phase III transformer is required for a
5 larger fountain. A meeting was held with the FPL representative and Mr. Vanover
6 provided the requested documents to her and will be following up on that at the end of
7 the week or early next week.

8 **PUBLIC COMMENT**

9 In response to a question from Joe Sparks, Mr. Dorrill reiterated that when the paving
10 occurs, the work will include inspecting beneath manhole covers and catch basins to
11 determine the extent of sediment and perform cleaning and pumping as necessary. This
12 will also determine the condition of the pipes running between lakes.

13 Mr. Sparks expressed his concern about lakes 8 and 9 where the backup occurred, and
14 Mr. Dorrill assured him that they will target that area.

15 **ADJOURNMENT**

16 Mr. Dorrill noted that the February meeting would be held on the 16th. **On a MOTION by**
17 **Tony Scire and a second by Tim Jackoboice, the meeting was adjourned at 9:26**
18 **a.m.**