

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

3 **Regular Meeting of the Board of Supervisors**
4 **June 15, 2022**

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, June 15, 2022, at 9:00 a.m. at the Pelican Marsh
7 Community Center, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Edward Walsh, Chairman

10 Joe Diaz, Secretary

11 Tony Scire, Treasurer

12 John Minty, Supervisor

13 Tim Jackoboice, Supervisor

14 **ALSO PRESENT**

15 Neil Dorrill, Manager, Dorrill Management Group

16 Christopher Dorrill, Field Manager

17 John Vanover, Operations Manager

18 Lenore Brakefield, Assistant District Counsel

19 Brent Burford, District Engineer

20 James Calamari, Access Control

21 **ROLL CALL**

22 Mr. Walsh opened the meeting at 9:00 a.m. All five supervisors were present.

23 **PUBLIC COMMENT**

24 No public comment was received at this time.

25 **APPROVAL OF AGENDA**

26 **On a MOTION by Mr. Scire and a second by Mr. Minty, the agenda was**
27 **unanimously approved as submitted.**

1 **APPROVAL OF MINUTES**

2 On Page 3, Line 26, the word “as” should be added after “such.”

3 On Page 5, Line 5, the first word should be changed to “No.”

4 On Page 5, Line 6, “capital budget” should be changed to “operating budget.”

5 On Page 6, Lines 16 and 20 should read Mr. Mintz rather than Minty. On Page 7, Line
6 9, Minty should also read Mintz.

7 **On a MOTION by Mr. Diaz and a second by Mr. Scire, the minutes were**
8 **unanimously approved as amended.**

9 **FINANCIALS**

10 The seventh month financials through the end of April showed a continuing favorable
11 position for the District. The balance sheet showed \$3,200,000 in cash, with \$2,460,000
12 in the operating account and \$708,000 in the capital reserve. That also included the
13 cash flow and emergency contingencies. There was \$36,000 at month’s end on the
14 liability side. Total fixed assets were \$24,700,000 total assets stood at \$27,900,000.

15 \$122,000 in non-ad valorem assessments were received and booked during that month,
16 as several people paid their assessments just prior to them becoming delinquent.
17 \$3,700,000 year-to-date has been received against a budget of \$3,800,000, about 96
18 percent of the total revenues for the year. \$10,473 was received from the Naples Daily
19 News for their cost share agreement. The newspaper site has been sold to the hospital,
20 but the agreement was assignable, and runs with the land, as negotiated by Mr. Pires.
21 They pay their proportionate share on an acreage basis of the District’s water
22 management cost center. Total revenues for the month were \$140,000.

23 The cost centers for the month reflected the County’s 10 percent increase on irrigation
24 water, with the cost center running about \$14,000 over budget. Fountain maintenance
25 costs were over as well by \$10,000, due to some repairs and lighting replacements. At
26 the Chairman’s request, Mr. Vanover explained the fountain issues, noting that it is
27 about 25 years old, and several things needed to be corrected, including replacing seals
28 on the motor, fixing a crack, and replacing several lights. The fountain at Tiburon also
29 needed attention, to a slightly lesser degree.

30 Total operating expenses year-to-date were about \$51,000 under budget, and all
31 revenues had been received except for a bit more expected on the interest side. The

1 current projected carry-forward for the general fund was about \$120,000. Mr. Dorrill
2 added that Mr. Vanover was doing a good job controlling costs on the operating side, as
3 is Mr. Calamari, with access control being about \$30,000 under budget.

4 Mr. Walsh asked about the head count for landscaping employees, and Mr. Vanover
5 advised that they were short a couple, and one was out with injury. Access control is
6 down one. Mr. Vanover indicated that he was not overly concerned about it at this point,
7 as they were keeping up with the work. Mr. Walsh asked that Mr. Vanover be careful not
8 to get too short on manpower, adding that if more incentives were needed, he would be
9 willing to move forward with that.

10 On a MOTION by Mr. Scire and a second by Mr. Jackoboice, the financials were
11 unanimously accepted by the Board.

12 **MANAGER'S REPORT**

13 **A. Guard Gate Update**

14 Christopher Dorrill noted that they met with the architect at Houchin for these three
15 buildings, who advised them that the site improvement plans for all three had been
16 accepted, and the project is moving ahead on schedule. The architect did bring a draft
17 poster board to that meeting, and a few minor exterior changes were suggested by the
18 committee to him. The beginning of construction is expected to occur sometime in
19 October.

20 Mr. Dorrill added that when the inspiration, or story boards are complete, they will be set
21 up in the community center for people to see this fall.

22 **B. Hardscape Rendering Schedule**

23 Mr. Minty and Christopher met with the design firm, Outdoor Productions, which is
24 working on some concept drawings to do some hardscape and entry signage. The
25 concept drawings will be down on Monday, June 20, and the following day, the 21st, Mr.
26 Minty and Christopher will meet them again. Sometime this summer it is anticipated that
27 these drawings can be brought to the focus group for their opinions and suggestions.

28 **ATTORNEY'S REPORT**

29 **A. Request for Pergola**

30 Lenore Brakefield advised that Mr. Pires received a letter from Attorney Noel Davies
31 regarding the installation of a pergola at the request of his client. Mr. Vanover and Mr.

1 Dorrill are going to look at the potentially impacted areas, and report back to Mr. Pires. If
2 further discussion on his is required, Mr. Dorrill will have it on next month's agenda.

3 **ENGINEER'S REPORT**

4 **A. Report on Stormwater Needs**

5 Mr. Burford advised that the report has been completed and has been sent to
6 Supervisor Minty to review. This report includes that lakes, storm drains, wetlands, and
7 other pertinent areas within the District, with projections of costs out for 20 years using
8 EDR calculator and the costs over the past five years. Mr. Minty asked if Tiburon's lands
9 were included and was advised that they were, except for the golf course.

10 As background information Mr. Dorrill advised that this was required by the Legislature
11 under the guise of water quality, statewide, for special districts, and local governments
12 to prepare an inventory analysis with projections of future maintenance costs.

13 **SUPERVISORS' REQUESTS**

14 **A. Tiburon Fountain**

15 Mr. Vanover reported that they are currently waiting on FPL to install the three-phase
16 transformer, which he anticipates happening within the next few weeks, if the schedule
17 he was advised of a month ago remains the same. At Mr. Walsh's request, Mr. Vanover
18 will have the pump man come out and give them some estimates and schedule the
19 installation as they are approaching the time when all the elements should come
20 together.

21 **B. Sidewalk Repair Update**

22 Mr. Walsh advised that this is the third year the Board has done some aggressive
23 sidewalk repair, and this year they anticipate spending \$37,000. The cutting was done
24 about two weeks previously, and the District scheduled for the concrete delivery at the
25 end of the following week. The old, damaged concrete will be removed early next week
26 in anticipation of that delivery. Mr. Walsh felt that they will probably catch up with all
27 they need for these sidewalk repairs within the next one to two years.

28

29

1 **C. Sheriff Presence in the District**

2 Mr. Scire once again complimented Mr. Calamari on the excellent job he continues to
3 do with scheduling the Sheriff deputies in the District for extra security and compliance
4 with roadway rules.

5 **ADJOURNMENT**

6 With no further public comment received, the next meeting will be held on July 20th at
7 9:00 a.m. Mr. Dorrill advised that notices will go out the following week advising the
8 residents of the public hearing on the budget, which includes an assessment increase.
9 The Board will be advised when these notices are mailed. **On a MOTION by Mr. Minty**
10 **and a second by Mr. Scire, the meeting was adjourned at 9:35 a.m.**