

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

3 Regular Meeting of the Board of Supervisors
4 July 20, 2022

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, July 20, 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 Tony Pires, District Counsel

19 Joe DeBono, Johnson Engineering

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. Minty and a second by Mr. Diaz, the agenda was**
27 **unanimously approved as submitted.**

1 **APPROVAL OF MINUTES**

2 On Page 3, Line 2, the word “general” before the word “fund” should be deleted

3 On Page 4, Line 2, the word “his” should be changed to “this”

4 **On a MOTION by Mr. Scire and a second by Mr. Minty, the minutes were**
5 **unanimously approved as amended.**

6 **FINANCIALS**

7 The financials through the end of May showed \$3,012,000 in cash on the balance
8 sheet, with \$2,300,000 sitting in the operating account and \$709,000 in the capital
9 reserve. There were two offsets for contingencies, one being for \$625,000 for
10 emergency contingencies, and the other for cash flow at \$850,000 with net of the
11 reserves at \$1,550,000 against \$194,000 in payables at month’s end.

12 The income statement showed \$28,000 was received in non-ad valorem assessments
13 during May, which Mr. Dorrill assumed were lagging delinquent receipts received in
14 April and not booked until the following month. Historically, these delinquent funds come
15 from the commercial properties or owners at the Galleria, and seldom, if ever, from the
16 residential side.

17 There is a new management entity at the Mercato Shops, and the District has yet to
18 receive the scheduled payment that is tied to Mercato’s PUD for the District’s handling
19 of the stormwater runoff through their water management system. Mr. Dorrill is
20 continuing to remind them of this overdue payment.

21 Nothing new is noted in the cost center, but the operations building and street lighting
22 year-to-date seemed higher than expected. Mr. Dorrill’s concern was with the street
23 lighting which was \$1,200 over budget. Mr. Vanover will check with Mrs. Briant in the
24 office to see what the cause of this overage was. Group health insurance also came in
25 higher than originally budgeted and the County’s irrigation water rates have also
26 increased. The impact of fuel price increases has been felt, and the year-to-date is
27 running about \$6,000 over budget. Total operating expenses are still under budget by
28 \$33,000 year-to-date, with the same being true on the capital side.

29 Mr. Walsh noted that 75 percent of the lighting overage was basically due to the
30 contractor, with issues along Bay Laurel that needed repair, and there was additional

1 lighting installed. Mr. Dorrill asked that this be checked in any event as some of it should
2 have been categorized as repairs or maintenance.

3 **On a MOTION by Mr. Scire and a second by Mr. Jackoboice, the financials were**
4 **unanimously accepted by the Board.**

5 **MANAGER'S REPORT**

6 **A. Guard Gate Update**

7 Mr. Dorrill advised that the plans have been submitted for permitting at the County. In
8 addition, four by eight plywood signs will be erected sometime in September, advising
9 people that the Vanderbilt Beach entrance will be closed while the guard gate facility is
10 replaced. This work is scheduled to begin in October. Once the permit is received, an
11 email blast will go out to the residents advising them of the scheduled closing.

12 **B. Hardscape Rendering Schedule**

13 Mr. Minty and Christopher met with the design firm, Outdoor Productions, and a couple
14 of renderings have been received. Mr. Minty noted that the new signage code versus
15 the code that was used in 1992 is more limiting, and they have asked Outdoor
16 Productions to compare the two and determine whether they will be grandfathered in or
17 if they will have to follow the new codes on these signs.

18 Mr. Dorrill asked that Mr. Pires would look over the PUD to see if there is anything noted
19 with respect to information on community or traffic signs. Mr. Walsh clarified the
20 discussion on this, asking if the new regulations called for smaller signage. Mr. Minty
21 indicated that there is a formula based on frontage but agreed that it could be smaller
22 signage.

23 Mr. Walsh noted that this is a complicated problem, which is why they have Mr. Minty,
24 Mr. Dorrill, and Christopher working on it and it will probably take some time to work out.

25 **C. Audit Engagement Letter**

26 Mr. Pires suggested one change to the engagement letter, but the scope and the fee
27 remain unchanged from the prior year. Mr. Pires advised the Board that the fee remain
28 unchanged from the prior year. Mr. Pires advised the Board that the change related to
29 the new legislation adopted recently which says that all public contracts after a certain
30 point in time to have e-verified provisions that the vendor must comply with and a public
31 records section.

1 **On a MOTION by Mr. Diaz and a second by Mr. Scire, the Board unanimously**
2 **approved the engagement letter to include the e-verified and public records**
3 **section.**

4 **ATTORNEY'S REPORT**

5 Mr. Pires had nothing further to report at this time.

6 **ENGINEER'S REPORT**

7 Joe DeBono, appearing for Mr. Burford, had nothing to report at this time.

8 Mr. Dorrill wanted to express the Board's gratitude to Mr. Tilton, who resolved the
9 holdup with FPL getting the new transformer set up at the Tiburon fountain. Mr. Vanover
10 is in the process of working with FPL to schedule them to come and finish the work.

11 **SUPERVISORS' REQUESTS**

12 No further Supervisor's requests were made at this time.

13 **PUBLIC COMMENT**

14 No public comment was received.

15 **ADJOURNMENT**

16 The next meeting will be on August 19th which is also the Budget Public Hearing.

17 **On a MOTION by Mr. _____ and a second by Mr. Diaz, the meeting was**
18 **adjourned at 9:16 a.m.**