

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

3 **Regular Meeting of the Board of Supervisors**
4 **June 21, 2023**

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, June 21, 2023, at 9:00 a.m. at the Pelican Marsh
7 Community Center, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Tim Jackoboice, Vice Chairman

10 John Minty, Treasurer

11 Dean Sieperda, Supervisor

12 Robert Giannetti, Supervisor

13 **ALSO PRESENT**

14 Neil Dorrill, Manager, Dorrill Management Group

15 Christopher Dorrill, Field Manager

16 John Vanover, Operations Manager

17 Tony Pires, District Counsel

18 Brent Burford, District Engineer

19 John Hammel, Access Control

20 **ROLL CALL/APPROVAL OF AGENDA**

21 The chairman is not present for the meeting but the Vice Chair, Mr. Jackoboice, is
22 present.

23 Mr. Dorrill would like to add Employee Benefit Policy Amendment as item 5d.

24 **On a MOTION by Mr. Minty and a second by Mr. Giannetti the agenda was**
25 **approved with this addition.**

26 **PUBLIC COMMENT**

27 Mr. Gravely, Portofino, informed the board he is wanting to enlarge his back deck a
28 couple feet, going to redo the screen enclosure and when his home was built there were

1 four little turns put in that create an issue, he just needs to have the deck moved out a
2 little bit to take care of that issue. **On a MOTION by Mr. Jackoboice and a second by**
3 **Mr. Minty preparation of a non-disturbance and encroachment agreement related**
4 **to 1408 Via Portofino is authorized.**

5 **APPROVAL OF MAY 2023 MINUTES**

6 Page 2, line 23, seems like another person is speaking after Cheryl Hall was speaking,
7 attribution to the other person speaking may be appropriate.

8 Page 3, line 13, insert 'special' after 'tax'.

9 Second to last page, line 24, capitalize 'Frank' in 'Goodlette Frank Road'.

10 On gatehouse update contract, line 12, replace 'King' with 'Keane'.

11 **On a MOTION by Mr. Sieperda and a second by Mr. Minty the minutes were**
12 **accepted with these changes.**

13 **APRIL FINANCIALS**

14 These are the seven-month financials through April 30. There was \$3.6 million in cash,
15 \$1,961,000 was in the general fund which includes reserves through balance of the
16 year, additionally there is \$1.5 million in the capital reserve fund. There was \$66,000 in
17 payables outstanding on the liability side at months end. On the income statement, a
18 nice amount of non-ad valorem assessments came in as the result of being delinquent.
19 Interest income continues to be high with \$13,904 collected for the month. Forecasting
20 around \$130,000 by end of the fiscal year due to substantial increase in rates on
21 interest bearing accounts. Additionally, the extent to which over budget on expense
22 side due to purchase of irrigation water, in rainy season so will tail off somewhat, some
23 hurricane expenses were also not budgeted for. Another area out of skew is electric
24 service on fountain cost center which can be attributed to two things, the increase in
25 rates and they also added the large high voltage pump and motor to the Vanderbilt
26 entrance at Tiburon which requires a substantial amount of electricity. Total operating
27 expenses year to date are \$28,000 below budget. Under capital outlay, continue to be
28 on budget with excess control guard gate replacement project and finally found a
29 replacement security vehicle, has been impossible to take advantage of Florida's fleet
30 contracts statewide, Mr. Vanover has tried since last September to place an order for a
31 Ford Explorer Police Interceptor to replace one of the existing patrol cars. One was

1 found in Orlando, budgeted 50k for the security vehicle replacement. They are well
2 within their budget for capital expenses year to date.

3 **The financials were accepted on a MOTION by Mr. Jackoboice and a second by**
4 **Mr. Minty.**

5 **MANAGER'S REPORT**

6 **A. Tiburon Landscape Renovations**

7 Budget received in response to the design drawings and commented on for demolition
8 and pricing on replacement landscaping. Mr. Vanover said the price for the plan is
9 \$130,000, there will be a lot of field adjustment adding and taking away to the
10 landscaping, hard to put onto paper what they want to do. He is asking the board to
11 add an additional \$20,000 contingency for a total of \$150,000, does not include pricing
12 for brick paver and seating area, will get prices on that next. Would like to get this going
13 this summer. **On a MOTION by Mr. Sieperda and second by Mr. Giannetti the first**
14 **stage of the landscape plan is approved in an amount not to exceed \$150,000.**

15 **B. Gate House Update**

16 Mr. Dorrill has a change order for the board's consideration. When they originally did
17 the design build project, they used an assumption on allowance for conduit to go under
18 the new pavement. They were a little light on the assumption once they considered the
19 irrigation sleeves and sleeves for power, internet, and landscape lightning. Approval is
20 needed for change order 1 for the guard house at Vanderbilt Beach Road for an
21 additional amount of \$10,683.50. **On a MOTION by Mr. Jackoboice and a second by**
22 **Mr. Minty change order 1 for \$10,683.50 is approved.**

23 **C. Pelican Marsh Hardscape**

24 There is nothing new to report, still awaiting bids.

25 **D. Employee Benefit Policy Amendment**

26 For at least 20 years, the district has had a group health insurance incentive at option of
27 employee to opt out of our group health insurance program and receive a \$1.50
28 increase to their hourly wage. When they recently hired a new access control manager
29 and referred back to the policy, as originally conceived the incentive only applied to non-
30 exempt employees and would not extend to a managerial or supervisory exempt
31 employee, prepared a minor amendment to extend the benefit to Mr. Hamill, whose
32 spouse has a very good group health insurance plan through her employer. This will

1 save them a lot of money in lieu of providing him with health insurance that would cost
2 the district about \$800 or \$900 a month. **The policy amendment is approved as**
3 **stated on a MOTION by Mr. Giannetti and a second by Mr. Jackoboice.**

4 **ATTORNEY'S REPORT**

5 **A. Goodlette Road Landscape Maintenance Agreement/Easement**

6 Regarding Collier County raising questions a year ago to embark on their program to in
7 the future widen Goodlette Frank Road and the bridge, there was a good on-site field
8 visit to discuss what is out there today, what might happen in the future and what the
9 County's concerns are. As a result, there are further iterations to the agreement. Mr.
10 Pires discussed with the board the minor revisions the County requested be made to
11 the quit claim deed, grant of easement and the landscape maintenance agreement. He
12 asks the board to authorize the Chair, or Vice Chair as appropriate, to execute and
13 deliver these three documents to the County to try and wrap this up. **On a MOTION by**
14 **Mr. Minty and a second by Mr. Giannetti the Chairman is authorized to execute**
15 **the agreements as outlined by Mr. Pires.**

16 **ENGINEER'S REPORT**

17 No engineer's report was received at this time. Mr. Dorrill stated they are working on a
18 potential drainage pipe failure that is under Sweetgrass Way and Oak Moss, initial
19 investigations discovered a large conveyance pipe that goes under the road and
20 attaches to the adjacent residential street and runs further East to a conveyance at the
21 next lake within that basin. There is the potential for some road collapse off the main
22 Boulevard and they are investigating that with Johnson Engineering. It appears at this
23 time a joint has failed causing the pipe to drop down, resulting in the settling of the catch
24 basins on either side of the street. He will provide a further update at the next meeting.
25 The cost to fix it could be a little expensive, but he will have it engineered further before
26 any recommendations are made.

27 **SUPERVISORS' REQUESTS**

28 As an update on the gatehouse, making good progress. The roof is on and they are
29 going to install the doors and windows later this week or early next week as well as the
30 drywall. The project is coming along nicely. The US 41 gatehouse demolition will take
31 place next.

1 **PUBLIC COMMENT**

2 No comments were received at this time.

3 **ADJOURNMENT - DEAN/JOHN**

4 The next meeting and the budget adoption hearing will be July 19, 2023, at 9:00 a.m.

5 **On a MOTION by Mr. Sieperda and a second by Mr. Minty, the meeting was**

6 **adjourned at 9:38 a.m.**