

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

3 Regular Meeting of the Board of Supervisors
4 October 18, 2023

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, October 18, 2023, at 9:00 a.m. at the Pelican
7 Marsh Community Center, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Edward Walsh, Chairman

10 Tim Jackoboice, Vice Chairman

11 John Minty, Treasurer

12 Robert Giannetti, Supervisor

13 Dean Sieperda, 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 John Hammel, Access Control

20 Brent Buford, District Engineer present by Telephone

21 **ROLL CALL/APPROVAL OF AGENDA**

22 All supervisors were present at the meeting. Mr. Walsh requested to move the
23 gatehouse update from item 5e to 9a.

24 **On a MOTION by Mr. Sieperda and a second by Mr. Giannetti the agenda was**
25 **approved as amended.**

26 **PUBLIC COMMENT**

27 R(inaudible) – Terrabella

1 Resident stated that a CDD easement passes in the middle of his swimming pool. The
2 former owner had a permit from the city knowing the easement existed. It is an
3 easement for equipment to service the lake. The easement encroachment is 30 feet and
4 goes to the middle of the pool. He requested the easement be changed to the end of
5 the property. Mr. Vanover said that there is plenty of space for the maintenance buggy
6 to go by if the easement is moved per his request. Mr. Pires noted that this issue was
7 discussed at the meeting on October 19, 2022, when the house was in the process of
8 being purchased. At the time the Board was inclined to agree to provide the typical non-
9 disturbance/encroachment agreement or easement use agreement instead of vacating
10 the easement. Mr. R stated that his request is to vacate the easement. The non-
11 disturbance/encroachment agreement provides that if the District ever has an issue
12 utilizing the lake maintenance agreement because of the pool being in the easement
13 area the District can require relocation or removal of the encroachment and if the
14 property owner does not comply, the District has the jurisdiction to remove it at the
15 property owner's expense. If there was a major reconstruction of the lake, the question
16 is would there be sufficient room on either side for large equipment to get in there if
17 needed. The County Commissioner would have to vacate the easement because it is a
18 County plat. Mr. Dorrill said that historically the District has not vacated their easements
19 and that he would prefer to enter into a license agreement. This has also come up in the
20 Escada neighborhood at Tiburon. Mr. Dorrill and Mr. Pires agreed that the preference
21 would be to enter into a license agreement instead but if a vacation were necessary it
22 would need to be taken under further consideration and addressed at the November
23 meeting.

24 **APPROVAL OF MINUTES SEPTEMBER 2023**

25 The following changes were made to the September minutes.

26 Page 1 Brent Burford should be changed to Jerry Brown from Johnson Engineering.

27 All instances of guardhouse should be changed to gatehouse.

28 Pag 2 line 1, included should be changed to excluded.

29 Page 3, Giannetti should be spelled with two n's.

30 Page 5 line 15, seacrest way should be changed to sweetgrass way.

31 Page 5 line 9, delete the word Brent.

1 Line 21 and 22 on page 1 should be rearranged. It should say that three supervisors
2 were in person, establishing a quorum and then that there was one supervisor attending
3 by telephone.

4 Mr. Sieperda was also attending by telephone so one supervisor should be
5 changed to two. Also, the motion should include that his attendance by telephone was
6 approved.

7 Page 3 line 32 should read “westing house communities, the developer.”

8 Page 4 line 31 electively should be changed to collectively.

9 Page 5 line 5 change Bob to Mr. Giannetti and John to Mr. Minty.

10 The word “Foundation” should be capitalized in multiple locations.

11 Page 6 line 9 Mr. Pires was unsure about the intended meaning of this sentence.

12 In various locations, committee should be changed to focus group.

13 Page 7 Line 21 and 24 Tyler’s last name is Corn not Horn.

14 **The minutes were unanimously approved as amended on a MOTION by Mr.**
15 **Sieperda with a second by Mr. Giannetti.**

16 FINANCIALS

17 Mr. Dorrill presented the financials as of August 31, 2023. The District has \$1,850,000
18 in cash. On the balance sheet there is \$333,000 in the operating account. \$1.5 million in
19 the capital reserve account. There was \$222,000 in outstanding payables. On the
20 income statement, \$3,000 in non-ad valorem assessments. This unusual in the month
21 of August as the tax certificate sale would have already been conducted by now.
22 Additionally, the District received both the third-party contract payments that they have
23 with Mercato and NCH (former Naples Daily News site). These sites are billed for the
24 benefits they receive from the District’s water management and drainage system. The
25 combined amount from these is about \$28,000, \$20,000 of that being from Mercato.
26 Interest earnings for the month are about \$10,000. Year to date almost \$130,000 in
27 interest earning when the original forecast was only \$12,000 for the year. Under field
28 management, supplemental pay was not originally budgeted for but was done in
29 recognition of a tough labor market and Christmas/holiday bonus program that has
30 otherwise historically been funded by the District. FPL bills and charges are up

1 substantially over what was originally forecast in the budget because of rate increases.
2 The County utility charges for irrigation water year-to-date are \$20,000 over budget, will
3 be closer to \$40,000 at end of year. The dry summer has led to more water
4 consumption than initially anticipated. The District is still under budget in the year-to-
5 date total and is in a good cash position as we are nearing the end of Fiscal year.

6 **On a MOTION by Mr. Minty with a second from Mr. Jackoboice the financials were**
7 **accepted and approved.**

8 **MANAGER'S REPORT**

9 **A. Final Tiburon Landscape Invoice Approval**

10 This is to redo the primary entrance adjacent to Vanderbilt Beach Road. The Board
11 approved the proposal for this work at the June meeting. The final cost is \$46,393,
12 which is in line with the original unit cost estimates. Mr. Dorrill recommended approval
13 to pay the final invoice of \$46,393.50 to O'Donnell Landscaping. **Unanimous approval**
14 **was given on a MOTION by Mr. Sieperda and a second by Mr. Giannetti.**

15 **B. Pelican Marsh Hardscape Update**

16 A proposal was received from the design build firm. It is continuing to be evaluated and
17 is not in the back up today. The bid received for entry signage at all three entrances was
18 \$300,000. Mr. Dorrill is in the process of repricing with another firm. He said the precast
19 keystone cladding and trim features are expensive and contributing to the high cost.
20 They are going to see if they can keep existing concrete caps that are currently on signs
21 to get the cost lower. The District is looking for other companies to bid on the project
22 because \$300,000 is too high.

23 **C. Review of FY 2024 Group Health Insurance Coverage**

24 Mr. Dorrill bound coverage prior to the meeting as information was not received in time
25 of the September meeting and coverage was needed for the new fiscal year beginning
26 October first. There is one employee that participates in a PPO plan and 15 or so on the
27 HMO plan. If an employee of the District does not opt into an insurance plan, they
28 receive a slight increase in their hourly pay. Mr. Vanover said that the employees are
29 happy with the current HMO plan and recommended the renewal of it. He also
30 recommended changing the PPO plan to plan number 14256 which is only a 9%
31 increase from the current one and has better coverage. **On a MOTION by Mr.**
32 **Jackoboice and a second by Mr. Minty the group health insurance coverage was**

1 **approved along with the District's manager action of binding coverage prior to**
2 **the meeting.**

3 **D. Review of FY 2024 Insurance Coverage**

4 The District participates in a public risk insurance group. This is a group buy in to share
5 the costs with other similarly sized municipalities or special purpose governments.
6 Property and inland marine coverage are a large increase of about \$9,000 in premiums.
7 Inland marine covers equipment like security cameras. There is a modest increase in
8 the fidelity bond of about \$798. General liability increased about \$2,000. There was a
9 \$17,000 workers compensation increase that is subject to an annual payroll audit
10 assessing lapse salaries so that amount will come down. The total annual premium with
11 the workers comp cost is \$124,330. **The insurance coverage was approved on a**
12 **MOTION by Mr. Giannetti and a second by Mr. Minty.**

13 **E. Professional Golf License Agreements**

14 There are three major golf events hosted annually at Tiburon on behalf of the District.
15 There is a new management company hosting the LPGA and Shark Shootout, it is no
16 longer Greg Norman's company. A standard license agreement is entered into to allow
17 the use of District owned land on Vanderbilt Road as volunteer parking and to host TV
18 production equipment. **On a MOTION by Mr. Sieperda and a second by Mr. Minty the**
19 **Chairman was authorized to sign a standard agreement with the new company for**
20 **these two events, contingent on the general liability insurance amount on page 2**
21 **paragraph 5 being changed from \$1 million to \$2 million.**

22 **ATTORNEY'S REPORT**

23 Mr. Pires had nothing to report at this time.

24 **ENGINEER'S REPORT**

25 **A. Oakmoss Culvert Repairs**

26 An estimate was presented to repair the culvert on Oakmoss. It is below the engineer's
27 opinion of probable cost of \$195,000. The engineers' estimate for this work is \$123,800.
28 They will solicit proposals from at least three firms to have the repairs done. Mr. Dorrill
29 said his desire would be to schedule the work and advise prospective bidders that it will
30 be completed after Easter and season. The work is qualified under repair and
31 maintenance. **A MOTION was made to solicit three bids to do the repair work after**
32 **easter by Mr. Jackoboice with a second by Mr. Giannetti.**

1 **B. FY 2024 Milling Bid Approval**

2 This is to begin the first part of the three-year paving plan. The work will begin with little
3 blue heron, wood duck trail, and Spanish moss trail. These are the oldest roads that are
4 about 30 years old. Paving will begin in April/May. The lowest and most responsive bid
5 was from Russ Berner Construction. They were recommended by the Johnson
6 Engineering transportation department. On a MOTION by Mr. Minty and a second by
7 Mr. Giannetti the Chairman was authorized to execute an agreement of \$186,582 with
8 Russ Berner Construction Inc.

9 **SUPERVISOR'S REQUEST**

10 **A. FY 2024 Workplan**

11 Mr. Walsh creates a work plan every year. The 2024 work plan includes an erosion
12 control project and continued expansion of blue tilapia introduction into ponds which
13 started three years ago. Mr. Walsh's goal is to have blue tilapia in 25% or more of the
14 ponds. Complaints about algae in ponds that currently have the blue tilapia have
15 dropped significantly. Mr. Walsh asked Mr. Dorrill and Mr. Vanover to explore ways to
16 lower the District's electricity cost as the District is looking at an at least \$100,000
17 electricity bill this year. Mr. Walsh asked if solar would be an option to help reduce those
18 costs and if the District could get grants from either the state or the federal government
19 to implement it. He said there is a 2 mile long, 80-100-yard-wide piece of land that has
20 power lines going through it from Vanderbilt to Immokalee on Vanderbilt that has room
21 for solar panels. This would be a long-term incremental project where implementation
22 would probably occur 5-10 years in the future. Mr. Vanover and Mr. Chendo conduct a
23 landscape assessment in the fall where they drive around the community and look at
24 each area in depth to see where improvements could be made. The next large
25 landscape project is to complete the Tiburon signage landscape improvements. The
26 District will continue to annually rotate between power washing gutters and sidewalks.
27 Roadways are a large part of the work plan including the repaving project mentioned in
28 the engineer's report. Another issue is the speeding happening on Pelican Marsh Blvd
29 and Bay Laurel. Mr. Walsh would like to take more aggressive steps on this issue. He
30 would like to test speed limit signs. There will also be a traffic flow test in season at Bay
31 Laurel and Pelican Marsh Blvd to see if a stop sign is needed there. It is the one
32 intersection that does not have a stop sign on Pelican Marsh Blvd. After the work plan is
33 approved Mr. Vanover takes it and puts some dates together for the suggested work
34 which is then presented to the Board for approval at the following meeting.

1 Mr. Sieperda made the addition of adding the option to join the monthly meetings via
2 Zoom for Board members that would otherwise join by telephone and CDD residents to
3 the proposed work plan. Mr. Dorrill explained that if the meetings are videotaped then
4 those videos become public records which will need to be hosted on the District's
5 website. Building a library to store these videotaped meetings would be another cost
6 incurred by the District. The cost of maintaining a video database long term becomes
7 cumbersome. In his experience, Mr. Dorrill has found that those participating by Zoom
8 tend to get frustrated over things like not being able to hear what is being discussed at
9 the meeting or see exhibits. Mr. Pires agreed with Mr. Dorrill and said it would be
10 important to maintain the same decorum for those who are online as those who are at
11 the meetings in person. Mr. Walsh proposed giving it a test in January and then
12 evaluating success, cost, and other factors following that. Testing Zoom in January was
13 added to the work plan. Mr. Pires commented that the notice for the meeting in January
14 should mention that there might be participation capabilities remotely. **On a MOTION by**
15 **Mr. Minty and a second by Mr. Giannetti the work plan was accepted with the**
16 **Zoom meeting addition.**

17 PUBLIC COMMENTS

18 A. Gatehouse Update

19 Mr. Walsh shared that when he toured the Vanderbilt Beach Rd gate house about 8
20 weeks ago with the architect and some of the management team and had three
21 reactions; the first was that it was very white, the second was that the porte-cochere
22 was very high, and the third was that it did not look as close to the renderings presented
23 to the Board as he thought it would. Since then, there have been several meetings with
24 the architect and management team. Mr. Walsh shared that something he has been told
25 by numerous people is that a darker color would make it look less tall. They are also
26 exploring expanding the height of pillars at the end of the porte-cochere to help it look
27 less tall. The porte-cochere is 13.5 feet tall.

28
29 The next gatehouse to be constructed is Airport. There is no porte-cochere at this site
30 so there will not be a height problem again. To see how this next gatehouse will look
31 compared to the current one, at the November meeting a drawing that superimposes
32 the specs of the current gatehouse with the rendering of the new one will be presented.
33 There are also a few more adjustments being made like adding more windows to the
34 side. Mr. Walsh also asked the architect for renderings that include the clapboard look
35 and ones that do not.

36
37 The 41 gatehouse is a more complicated issue. The original proposal was to put a
38 porte-cochere in, if that is done it will not be as high as the one at Vanderbilt. The
39 access control team would like a porte-cochere as it helps them with traffic control as

1 guests are often unsure of what lane to go to. Mr. Walsh is unsure if it truly is
2 necessary, so he has requested a rendering with it and one without it. He also
3 requested that the base is massive enough to accommodate whatever they decide from
4 walls to pillars, etc. The next one being worked on is the Airport gatehouse and then
5 following that will be looking at new drawings for 41.

6
7 Mr. Dorrill shared that there are over 100 different shades of white available. They
8 sought out advice regarding the color for the Vanderbilt gatehouse from the current
9 architect and two additional architects as well as a recently retired regional sales
10 director from Sherwin Williams. The intent of these reconstructions was to have a more
11 updated, lighter look opposed to the terracotta, Tuscan design. The front elevation at
12 Vanderbilt was painted in the afternoon the day before this meeting. Mr. Dorrill asked
13 them to primarily paint the bottom body color. A darker, more gray color was painted to
14 be evaluated. Mr. Walsh has not seen it yet himself, but he shared that two people he
15 knows have and commented that it could be a little darker. Mr. Walsh said they'll keep
16 painting it until they find a color that works.

17
18 Gene Nowack - Watercress - Shared that it does not seem like anyone is happy with the
19 Vanderbilt gate. He said it seems like instead of trying to move forward with what has
20 been constructed the process needs to be started over. He asked why they have to
21 replicate any of what is at Vanderbilt when considering the other two.

22
23 Victor Caroli – Muirfield - Commented that it was said that the gate houses are trying to
24 move away from the terracotta, Spanish-Mediterranean look yet majority of the houses
25 in Pelican Marsh have this look. He questioned why the gate house would look different
26 from the rest of the community. He said it looks like a Dairy Queen with the pointed roof
27 regardless of what color it is painted. He questioned why the design was approved
28 when it has no relation to any dwelling in the District. He also asked if the audience is
29 allowed to make motions. He said the gate house must go and be torn down, a new one
30 has to be built that reflects the community and what already exists.

31
32 Richard Benson - Portofino - Mr. Benson said it was concerning that the Board was
33 surprised by the results of the design and asked about the architectural review process.

34
35 Phyllis Koze - Portofino - Ms. Koze said that wanting to update things is a valid
36 concept. She proposed that maybe there is a way to merge the costal look with the
37 current Tuscan look of the community to bridge the gap rather than going in a
38 completely different direction. She also added that while architects are important maybe
39 some kind of interior designer could help with a design that merges the two very diverse
40 looks.

41
42 Jerry Carbone - Mont Claire - Mr. Carbone asked if the Airport construction was going to
43 be delayed. Mr. Walsh said there are access control reasons to want to start

1 construction at Airport and that the delay at Vanderbilt Beach for the last 8 weeks has
2 been because of FPL not being able to get a meter installed. As soon as FPL gets the
3 meter in there are about 2 more weeks left of work, then the Vanderbilt gate will be re-
4 opened, and construction will start on Airport. He asked if something was torn up that
5 was providing power to the original Vanderbilt gatehouse. Mr. Vanover said no, FPL
6 came out to hook up the meter two weeks ago and said the transformer was old and
7 rusty and that they would not do the job until the transformer was replaced. Mr. Vanover
8 said that they have in writing that FPL will be out tomorrow. Mr. Carbone shared that he
9 went and stood under the porte-cochere in the rain and got wet. Continuing that it is too
10 high and not wide or long enough. He said that other communities have special
11 entrances for tall trucks with signage directing them of where to go, rather than having a
12 general gatehouse that is so tall that it also accommodates them.

13
14 Tyler Corn - Bay Colony Estates - Thanked the Board for having an open mind to revise
15 the designs. He echoed that it would not be sufficient or sensible to base the revisions
16 to the other two gatehouses off the one at Vanderbilt because the supermajority of
17 presidents of communities are unhappy with the design. He said that a new architect
18 should be considered, and the process restarted. An architect with a better more
19 transitional vision that is less jarring to the neighborhood.

20
21 Teddy Sitter - Augusta - Ms. Sitter said it looks cheap and the design is off putting in
22 how different it is from the rest of the community.

23
24 Patty Caroli - Muirfield – Asked if there is a design review board that chose this, is it the
25 same one that says there must be uniform mailboxes in the community. She
26 questioned how this happened when the community requires uniform mailboxes and
27 house paint colors, yet the gatehouse does not go with the look of the community. She
28 asked if it was a different design review board.

29
30 Steve Smith - Terrabella - He asked what the Board's reaction was to the idea of tearing
31 it down and starting over again. He said that if you polled Pelican Marsh about 90% of
32 people would vote for that alternative and to do a redesign. He said that he does not
33 think repainting is going to make a difference and he would like to hear the Board's
34 thoughts on this possibility.

35
36 Mark (inaudible) – (inaudible) - Asked to do a survey to really see what people think.

37
38 Mr. Walsh said that he has received positive feedback from many homeowners who like
39 the new gatehouse. He said it is not going to be torn down, the next one will be better
40 because there are issues with it. He said they are going to look at Airport and make
41 improvements to it. He asked all audience members to come to the next meeting when
42 the Airport design is on the agenda and being reviewed to give feedback on it then.

1

2 **ADJOURNMENT**

3 The meeting was adjourned **on a MOTION by Mr. Sieperda, and a second by Mr.?, at**

4 **10:23 a.m.** The next meeting will be November 15, 2023, at 9:00 a.m.