

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

3 Regular Meeting of the Board of Supervisors
4 December 20, 2023

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, December 20, 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 Brent Burford, District Engineer

20 John Hammel, Access Control

21 **ROLL CALL/APPROVAL OF AGENDA**

22 All five supervisors were present at the meeting establishing a quorum.

23 Mr. Walsh suggested two changes to the agenda. He asked to move the Airport gate
24 approval down to the last item under Managers' Report and the hardscape update just
25 before that. **On a MOTION by Mr. Giannetti and a second by Mr. Minty the agenda**
26 **was approved as amended.**

1 **PUBLIC COMMENT**

2 Joan Vogel – Egret’s Walk – Ms. Vogel’s comment was regarding the main gate
3 planning redevelopment. She understands the plan for that is to not only rebuild the
4 gatehouse like the other two but to also raise the elevation per FEMA flood zone. She
5 said that on the east end of the property, there are three gates that service the
6 community, on the west end of the community there is only one gate. She said that to
7 shut that gate down for an undetermined period of time for the biggest of the projects is
8 to shut down access for residents, vendors, and emergency services. She shared that
9 there was an emergency recently at the Egret’s Walk clubhouse and the ambulance
10 was able to get there in five minutes. She is concerned that shutting down the 41 gate
11 will result in it taking a lot longer to get help if someone needs it. She asked if it was
12 possible to raise the elevation of gatehouse and entrance lanes but leave the exit side
13 grade level as is and allow the two exit lanes to be used for incoming and outgoing
14 traffic during the time of construction. Especially during the time when there are long
15 pauses because of delays in the process and not during times of demolition which
16 would pose a danger to vehicles using those two lanes. She suggested renting a trailer
17 to serve as a temporary gatehouse that could be staffed. She said this possibility would
18 be very meaningful to those neighborhoods who primarily use that gate; The Gables,
19 Egret’s Walk, Grand Isle, Sweet Bay, Arbors, Bay Colony Estates, and Portofino. She
20 asked the Board to consider maintaining traffic through that gate instead of shutting it
21 down since there is only that one gate on the western side of the community.

22 Mr. Walsh thanked Ms. Vogel, saying that was a really good suggestion. This possibility
23 was also raised by a resident two meetings ago. That resident and Mr. Vanover visited
24 the gatehouse and discussed that possibility with the contractor. Mr. Vanover then
25 shared that the contractor’s insurance will not allow people on an active construction
26 site. He said they also have to turn off the power during the construction process so
27 there is no way to control the access. Ms. Vogel then pushed back on that and said that
28 when a home is being built there is temporary electrical service to that homesite. Mr.
29 Vanover said it is more complicated than that and if they could do it, they would. Mr.
30 Walsh said he would love to be able to find some sort of compromise on this and
31 encouraged Mr. Vanover to set up another meeting with the contractor and let Ms.
32 Vogel meet with them and have these discussions with them. She said that’s fine and
33 emphasized that she believes this is a serious issue and not something to brush off. Mr.
34 Vanover and Mr. Walsh said that they agree with her 100%. Mr. Walsh said let’s take
35 another shot talking to them. She brought up that it took the Vanderbilt Gate nine
36 months from the time it shut down to the time it got up and running. That could mean

1 the 41 gate could take a year, a year with the western side of the community shut down.
2 She said this is a hardship and not ok. Mr. Walsh said the issue is with the insurance
3 and the contractor, but he is happy to keep pushing them back on that and welcomes
4 her involvement in that.

5 An audience member, Mark Gerber, said at the very least it would be great if it could
6 just be used for emergency vehicles. Mr. Walsh suggested that Mr. Gerber work with
7 Ms. Vogel and Mr. Vanover to set up a meeting with the contractor and see if they can
8 find a way to come up with some emergency solution for that entrance while it is closed.
9 Ms. Vogel said she would also suggest maintaining pedestrian traffic on that side. Ms.
10 Vogel said to keep in mind that some people do not have two cars in their household.
11 Mr. Giannetti will take the lead in this from the Board's standpoint. It will be Ms. Vogel,
12 Mr. Vanover, Mr. Giannetti, and Mr. Gerber getting together to sit down with the
13 construction company and see if there is a way to handle this.

14 Ms. Vogel asked that until they have access established for at least emergency vehicles
15 at all times on the western end of the community, will the Board commit to not
16 proceeding with the gate closure. Mr. Walsh said he cannot commit to that at this time.
17 Ms. Vogel said we have a problem because you are not committing to that, and it
18 affects the safety of the people in the community. Ms. Vogel said again, please do not
19 do it. Mr. Vanover said they call and inform emergency personnel of the closure and let
20 them know when the gate will be closed and what access points are available. He said
21 they then put it in their system which allows all emergency vehicles to be informed of
22 the closure. Mr. Walsh reiterated that the Board understands the problem and would like
23 to keep working on it and having Ms. Vogel involved in that process.

24 An unidentified audience member asked how much the insurance costs to cover the
25 cost of having access and if the District can cover that cost. It was clarified that it is the
26 contractor's insurance. Mr. Walsh said he would be happy to also have this unidentified
27 resident involved in this process. This resident said back in April he asked this question
28 and was told to get involved. He said that he tried to get involved but was unsuccessful
29 in reaching the person he needed to. Mr. Walsh asked him again if he would like to be a
30 part of the group working on finding a solution to this along with Mr. Giannetti, Mr.
31 Vanover, Mr. Gerber, and Ms. Vogel. He said of course he would. Mr. Walsh said
32 hopefully they can move forward in finding a solution to this and get a report back in the
33 next 30-60 days. The man asked yet again if someone can provide an answer to how
34 much insurance would cost to provide access to the western side of the community. Mr.
35 Dorrill said that the contractor's insurance is not going to extend to other named parties.

1 Mr. Dorrill said that he thinks the most reasonable thing to do is have Mr. Giannetti ask
2 the District Engineer to explore constructing a temporary access road outside of the
3 building envelope which is under the control of the General Contractor. He said that
4 may be the best option, tearing up a little curb and sidewalk to allow emergency access.
5 Mr. Dorrill said that he thinks it is more of a civil engineering question than an insurance
6 one.

7 **APPROVAL OF MINUTES NOVEMBER 2023**

8 The following changes to the minutes were suggested by Mr. Pires:

9 Page 2 line 5 and 6 Mr. Guyot should be spelled as shown here

10 Page 2 Line 19 the word non- should be added to read final year end non-ad-valorem

11 Page 2 Line 21 check the number for how much interest revenue was over

12 Page 3 Line 25 SOLitude should be spelled as shown here

13 Page 7 Line 8 Galleria should be capitalized

14 **On a MOTION by Mr. Sieperda and a second by Mr. Jackoboice the minutes were**
15 **approved as amended.**

16 **FINANCIALS**

17 The financials as of the first month of the new fiscal year were presented. There was
18 \$1.44 million cash. \$266,000 of that was the fund equity remaining from the end of the
19 previous fiscal year. \$266,000 was in the operating account, and \$774,000 was in the
20 capital reserve account. Total current assets on hand was \$1,058,000. There were
21 \$138,000 in payables on the liability portion of the balance sheet. On the revenue side
22 of the income statement there were almost \$29,000 received in non-ad-valorem
23 assessments. The tax bill does not go out until November. These are received from
24 mortgages that require owners to escrow their taxes. Certain banks will prepay quarterly
25 based on anticipated taxes. Interest income continues to be very strong. There were
26 \$5,452 in interest earnings even with a smaller amount of cash in the accounts. Mr.
27 Dorrill noted that some expenses are seasonal, and a lot of insurance is prepaid. The
28 public official's liability insurance, associated property, automobile, and general liability
29 policies are all prepaid. That is why that was a little heavy on the expense side for the
30 current month. Mr. Walsh predicts that the District will be over budget on irrigation

1 expenses this year as the County is raising the cost by just under 10% effective January
2 1, 2024. The notice was just sent out.

3 **The financials were approved on a MOTION by Mr. Giannetti with a second by Mr.**
4 **Minty, with all in favor.**

5 **MANAGER'S REPORT**

6 **A. Airport Rd Widening Updates**

7 Many individuals in the community attended a publicly noticed meeting that was held by
8 the County regarding the six-lane expansion of Airport Road and completion of the final
9 design cross-section. Construction is scheduled to commence in 2026 and the schedule
10 has been published. The final design process and permitting will go through 2025. The
11 project is estimated at \$34 million. Mr. Dorrill mentioned that he has also seen the final
12 plans for Vanderbilt Beach Road six lane expansion. He has requested a deceleration
13 lane and median cut to allow people to come out of the community at Vanderbilt and
14 then make a U-turn if they want to go eastbound on Vanderbilt Beach Road. The plans
15 have been changed to add that U-turn Lane and do so before you get to the apex of
16 Vanderbilt Beach, before you get to the preserve area which creates a line-of-sight
17 problem. The County has been receptive to the District's design suggestions. This
18 meeting occurred about two weeks ago.

19 Mr. Giannetti was at the meeting and said the other thing they are trying to get
20 accomplished is the County landscaping the median. He shared that they are putting
21 sleeves in and there is action that is taking place. He said there have been many
22 conversations with Commissioner Hall and others to get landscaping there. He shared
23 that the other thing that was discussed is approaching them about widening the
24 sidewalk on the District's side of the street. There are a number of neighborhoods and
25 Galleria in that area and bicycles use the sidewalk. Mr. Giannetti said the County is
26 considering adding that into their plans too. He noted that traffic noise should not really
27 impact the surrounding communities because the lane template is the same. Mr. Steve
28 Burke from Muirfield shared they had another meeting at Tiburon with a group that Mr.
29 Giannetti used to be a part of. He pointed out that while the Commissioners continue to
30 make positive noises about proving this, landscaping the median has not been put on
31 any upcoming County meetings or been voted on. He shared that this is the time to put
32 a little pressure on the Commissioner's, in a positive way, to take that vote to put
33 landscaping in the median on Vanderbilt Beach Road.

1 **B. Final Lake Bank Restoration Contract**

2 This is the final proposed agreement for lake bank restoration for 2024. The funds were
3 budgeted. The Contractor on continuing contract is American Shoreline Restoration.
4 There is under 4,000 linear feet of shoreline lake bank restoration to be done this year.
5 This is a program that has been done for about 12 years. An annual survey of lake bank
6 erosion is done to select the lakes for the annual workplan. Aerial photographs were
7 added to the exhibits this year. There will be a preconstruction conference with the
8 adjacent neighborhood and condominium presidents prior to construction. The total
9 amount budgeted for was \$170,000. The contract this year is for \$161,000. Staff is
10 recommending approval. Mr. Walsh asked how 4,000 feet compares to the work done in
11 previous years. Mr. Vanover said it is a little less, the price per foot went up from around
12 \$35 to \$42. Mr. Walsh shared that major work being done this year is at Escada, Sweet
13 Bay, along the golf course near hole 18, The Le Chateau Lake that has not been
14 completed, a portion of the Ventura Lake and then the rest is more minor like one of the
15 lakes in Watercress.

16 **The contract with American Shoreline Restoration for the amount of \$161,000 was**
17 **unanimously approved on a MOTION by Mr. Sieperda with a second by Mr.**
18 **Jackoboice.**

19 **C. Chubb Classics License Agreement**

20 This will be the third and final Professional Golf Tournament of the year. This is the
21 Senior PGA event. This event has been held here for four years. The District's standard
22 license agreement was presented which allows them, subject to a County Special
23 Events Permit, to utilize District property under the power lines on Livingston Rd for
24 staging, scaffolding, catering vehicles, and certain volunteer parking for the event. The
25 agreement is unchanged and has been reviewed by Mr. Pires for legal sufficiency. In re-
26 viewing it Mr. Pires found a few minor edits which he presented to the Board and Mr.
27 Hammel via a highlighted handout at the meeting. Mr. Hammel was approached by the
28 event team as they requested to extend the parking area at the corner of Livingston and
29 Vanderbilt at their expense. They are still in initial conversations at this time, nothing
30 has been confirmed. This would not take effect until 2024, the next tournament after this
31 one. Nothing will be changed for this event.

32 **The license agreement with the suggested modifications from Mr. Pires was**
33 **approved, with Mr. Walsh being authorized to sign it, on a MOTION by Mr. Minty**
34 **and a second by Mr. Giannetti, with all in favor.**

1 **D. Traffic Enforcement Update**

2 Mr. Hammel has been the contact with the PD relations officers at Collier County that
3 serve the District. Mr. Hammel put a request in in October for a speed sign that would
4 move around different areas of Pelican Marsh. The District is on the list for January and
5 February. The dates and times have not been provided but Mr. Hammel requested the
6 sign be up for as many dates, times, and locations as possible throughout Pelican
7 Marsh. Mr. Hammel also requested extra patrol from their officers in Pelican Marsh. The
8 relations officers said that request would be given to the deputies and if they have down
9 time they will stop in and do enforcement. They said that the deputies that will show up
10 are the more aggressive officers that do like to write tickets so if any come in, they will
11 be writing citations. Mr. Walsh said that the Board is serious about trying to do
12 something about speeding on the roads inside Pelican Marsh. Mr. Walsh reiterated that
13 when the Sheriff's Department comes in, they are going to be writing tickets. He expects
14 to receive complaints about it but that is okay. He said they will be writing citations for
15 pedestrians, cyclists, cars going too fast – anyone that is breaking the law. They are
16 also going to put up the speed trackers throughout the season. He said they are going
17 to stay at this until they can get the speed down in the community.

18 Diane McFadden – Mont Claire – Said that people who are frustrated with the closing of
19 Airport are blowing through the stop sign. She shared that she has gone to turn right
20 and have someone blow through the stop sign right in front of her. It happened three
21 days in a row and is dangerous. Mr. Hammel said that he sees that daily, and it is out of
22 control.

23 Jennifer Eupicone – Arielle – Said that if you park in Arielle the noise is unbelievable
24 every night. She does not know if it is because of the holiday decorations in a nearby
25 community. She said there are motorcycles and cars revving out there, down Airport
26 Road. She said it has really gotten worse. Another audience member said he agrees
27 with her.

28 Jerry Carbone – Mont Claire – Said that for over a week there was an inoperable gate
29 at the Galleria exit gate. He asked why that gate was not closed entirely, stating that it
30 was open 24/7. He said that guys who were getting in there because they could not get
31 into Airport would jump over the line and go through the open exit gate, almost crashing
32 into Mr. Carbone's wife. He asked why the gate couldn't just be closed and everyone
33 directed to Vanderbilt. He asked if it made sense to keep that gate open for over a
34 week, allowing the community to be accessible to the outside world. Mr. Hammel
35 assured him it was not open 24/7. The problem was the gate loop in the asphalt. He

1 said they are not that easy to repair but it was repaired yesterday. Mr. Hammel shared
2 that tomorrow he is having a beam sensor installed as a secondary backup that will be
3 able to tell if a car is there and open the gate. Mr. Carbone asked again why the gate
4 was not just closed completely. He said the signage is also an issue. The sign at Airport
5 says this gate is closed, use the other two exits. He said someone who is not familiar
6 with the area is not going to know what the other two exits are. Mr. Carbone said it is
7 ludicrous, use the money the District has to hire someone to help with the traffic
8 problem and signage.

9 Steve Burke – Muirfield – Asked if it was possible to consider putting cameras on some
10 of the stop signs. He suggested having one at the corner of Galleria and Bay Laurel
11 where people do not stop, they just buzz along the corner. He said that he has seen a
12 number of close calls there. He said even if they are only monitored intermittently, it
13 would be a deterrent for people not stopping at stop signs which he thinks is the most
14 dangerous thing happening within Pelican Marsh. Mr. Hammel said the CDD has no
15 legal traffic enforcement responsibilities and is unsure who would monitor and enforce
16 it. The County has that authority.

17 Fred Stingler – Tiburon – Said the barricades that are up with the signage look weak
18 and unprofessional. Mr. Walsh agreed.

19 Pat Koepke - Osprey Pointe – Thanked the Board for bringing in actual law enforcement
20 who will issue tickets. She said bikers do not stop at the stop signs. When they barrel
21 through with cars barreling through it is dangerous. She has seen a biker on the ground
22 before.

23 A Board member made a comment. He said that he knows that Treviso Bay does have
24 cameras and they do enforce through their community, not their CDD. He told Mr. Burke
25 that if he wants to go to Treviso Bay and figure out how they do it he does know it is in
26 practice. Mr. Burke asked if from the CDD's point of view it is permissible for The
27 Foundation to put a couple of stop sign cameras on with a little sign that says please
28 stop at the stop sign, you are being filmed. Mr. Walsh requested time for him to talk
29 about this with Mr. Dorrill, Mr. Vanover, and Mr. Hammel and see if a solution can be
30 found. He said he personally has nothing against putting some cameras up. He said he
31 will see if they can come up with something and report back at the January or February
32 meeting.

1 Mel Zahn– Watercrest – Mr. Zahn said he believes that most of the problem is
2 snowbirds. He said they rent homes but do not have access to communication to know
3 what is going on. Especially when they are running in the bike lanes.

4 Mr. Carbone asked if anyone has been looking at the backing up traffic as you exit
5 Galleria onto Airport Road. He suggested putting a sign up and allowing commercial
6 traffic to exit out of Vanderbilt only. He said that when you get a trailer trying to exit
7 through Galleria, that trailer must wait for total stoppage of traffic where a normal car
8 would be able to go and help the traffic flow exiting that gate. Mr. Walsh said he will
9 have Mr. Hammel and Mr. Vanover look at that.

10 **E. Hardscape Update**

11 Mr. Walsh presented pictures of the three current gates. What is being discussed here
12 is new signage for these locations. The font and font size for 41 and Airport are the
13 same. The font size in the proposal is the same, about 18 x 13 x several inches. The
14 Vanderbilt Beach gate font is different. It is a different look, type style, and is a flat
15 aluminum font measuring 15 x 10 x .5 inch. This is the same font size that currently on
16 the sign. It is a smaller hardscape, so it must be this size. Mr. Walsh thinks that this sign
17 should has the same depth as the font on the other two gates. All three of them have
18 the Pelican Marsh ‘shield’ on the signs. The Foundation has control on that trademark, it
19 will not be changed. Mr. Walsh said that in his opinion it is out of date and hopes that
20 The Foundation is looking into modernizing the logo but until then it will remain as is.
21 Mr. Walsh said that he thinks it will look a bit out of place as Pelican Marsh moves into
22 more modern and updated fonts but that is up to The Foundation. Mr. Burke pointed out
23 that The Foundation changed the logo as you come into the facility where the meeting is
24 held, it is just a silhouette now not the trademarked medallion.

25 Mr. Dorrill shared that the original proposal that came from the general contractor that is
26 doing the gate house replacements was more than \$300,000. A separate proposal was
27 then solicited from a different general contractor with a bid of \$136,297. The signs at US
28 41 and Airport are backlit, pin set. There is a separate approach for Vanderbilt to be
29 able to include the community logo. It will be a bronze color with approximately 2-inch-
30 deep aluminum letters that will then be pin set off the face of the sign. There will only be
31 pre-cast cladding behind the letters. The intent is to leave the existing pre-cast cap but
32 to paint it to match the color of the letters as depicted in some of the backup material.

33 Mr. Walsh would like to make sure the lettering for Vanderbilt gate is also raised out 2
34 inches. He said that backlighting Vanderbilt is not possible so landscaping up lights will

1 be shining on it. Mr. Dorrill said the demolition phase, with the Board's approval, would
2 be scheduled in just a couple of weeks. The demolition permitting will enable the
3 general contractor to come in and simultaneously remove the old cladding and lettering.
4 He has been asked to put in temporary vinyl signs at all three locations in case there
5 are visitors who do not recognize the community.

6 Mr. Dorrill said this proposal was preliminarily shared at the meeting last month and is
7 straight forward. \$250,000 was put in the budget as a placeholder for entry and
8 gatehouse type enhancements so that will be the source of funding this project. Mr.
9 Walsh made the request that the work would begin on Airport first. That way they can
10 see how it looks and review it before moving to the other gates. Mr. Dorrill shared that
11 the contractor indicated that he only wants to have one dumpster and it will be located
12 at US 41 during the demolition phase. The intent is to keep the lettering similar to what
13 currently exists, which is lowercase letters with a capital P and M. They will not be all
14 capitalized. The P and M will be 18 inches high, and the lowercase letters will be 13
15 inches high, both the same size as they are currently.

16 Matt Barger – Muirfield – Asked if these images will be posted on the Pelican Marsh
17 website. Mr. Walsh said yes.

18 Mr. Pires said that any approval for this transaction will have to utilize the District's
19 standard contract form and provisions which includes the prompt payment act as
20 required for local governments, public records, E-verify which is a federal program,
21 insurance, and standard provisions provided in the past. On page three of five on the
22 document the word 'association' should be stricken in two places regarding the font
23 style, it should read "to be approved by owner" in those instances.

24 Mr. Walsh recommended, relative to the font, that a font is chosen like Cambria Bold
25 where the a is more squared off instead of an arrow where it looks smaller than the rest
26 of the letters.

27 Marc Gerber – Spanish Moss - Said the signs originally had the same clapboard look
28 as the guardhouses. Asked if they still were going to. Mr. Walsh said no, it was one of
29 the options, but it was never seriously considered.

30 Joan Vogel – Egret's Walk – Asked if professional design resources were participating
31 in making the selections for the type face. Mr. Dorrill said preliminary they have used a
32 landscape and hardscape professional firm, Outdoor Productions. Now they are using a
33 professional sign company, and the subcontractor is Signs by Crannie. Mr. Walsh said

1 the answer is yes and the idea, the priority, is to not make a major change in the look of
2 the sign. The green color is going to go away but generally a large difference should not
3 be noticed. Ms. Vogel said that some of the comments that have been made like the
4 whether the a will be pointy or boxed off on the top are issues that have to do with the
5 science behind graphic, signage design and she wants to make sure these decisions
6 are being done with professional assistance not off of personal preference with people
7 who do not have a background on the topic. She said this is a decision that is going to
8 last for the next 30 years as the original decision has lasted for 30 years. She said that
9 she is hoping the board is looking ahead at something that looks classic and will not
10 bow to trends. Mr. Walsh said that one of the designs he saw had the pointed a which is
11 why he mentioned that. All the designs that are under consideration have a block a and
12 are very current and similar.

13 Sally Smith – Ravenna – Asked if it would be possible to have a blow up with something
14 audio visual so the audience members could look at the mock ups now instead of later
15 from the website. She said that would make it easier for everyone to understand what is
16 being discussed. Mr. Dorrill said that they had been posting renderings like what is
17 behind him in the lobby of The Foundation. He said the renderings discussed will be
18 posted on the website. Clarity was needed at the meeting today concerning the
19 proposal and whether uppercase or lowercase lettering was desired. Now, with the
20 decisions being made, a poster rendering can be made with the approved designed and
21 posted in the lobby of The Foundation for viewing.

22 **The proposal for \$136,297 to Ossi Construction was approved subject to Mr.**
23 **Pires' revisions subject to standard provision language for prompt payment, E-**
24 **Verify, public records, and insurance parameters on a MOTION by Mr. Sieperda**
25 **and a second by Mr. Giannetti, with all in favor.**

26 **F. Airport Rd Guard Gate Approval**

27 Following meetings in October and November, staff met with certain community leaders
28 and coalesced what staff felt to be appropriate revisions for the Airport Rd entry.

29 Originally, with the condition of the porte-cochere, the buildings were intended to be
30 identical to create a common theme. Following the November meeting, some of the
31 comments were coalesced as they pertained to the Vanderbilt entry into the following.

32 The overall height of the building was felt to be too tall, additional color options were
33 desired, additional glass was desired on the inbound and outbound lanes primarily for
34 the guards and to have a more pleasant appearance, and different stucco finishes and
35 trim options were desired for underneath the soffit and awning that was intended for

1 Airport. As result of that, the architect was asked for revised, two-dimensional CAD
2 drawings. These drawings were presented, 40 copies were available for audience
3 viewing. The row of images across the top was the existing structure as permitted,
4 identical to Vanderbilt with the exception of the porte-cochere as mentioned. This
5 building has different stucco finishes and pre-cast, keystone cladding across the bottom.
6 The row of images in the middle is essentially the same building but two-feet lower than
7 what was originally designed and permitted. This has the same exterior stucco finishes
8 as Vanderbilt Beach Road. The row on the bottom is a two-foot lower building with a
9 regular, rough stucco finish like what is on the exterior of the building that the meeting is
10 being held in. This design also removed the Bahama shutter.

11 At a meeting on Monday, a follow up meeting that was scheduled with community
12 leadership, the people that were there suggested that a lower building would be
13 appropriate but perhaps not the full two feet as that would require the front elevation
14 window to be remanufactured because the distance between the top of the slab to the
15 top of the beam would require a new window be manufactured. The people who were at
16 the meeting on Monday indicated that the exterior ____ stucco finish is perceived to be
17 an enhancement that is recognized in the current marketplace. They also preferred the
18 Bahama shutters stay as they add architectural character to the building. They indicated
19 that the revised colors at Vanderbilt were a large improvement from the original, off-
20 white. The body color now is a putty, light gray color with white trim.

21 An email chain with the design builder was also given as a handout. It talks a bit about
22 the time and additional cost to revise and resubmit the permits that are currently in
23 hand. The emails also include the cost of additional labor for new window/glass
24 openings and the time it would take to order those fixed windows and sliding glass,
25 double door. The cost was estimated to be \$58,000. The cost to redesign and permit is
26 not to exceed \$19,000. The cost for changes to the building were estimated at \$27,000.
27 The associated bond and contractors fee are \$6,9000. It is estimated to take up to 3
28 months to redesign and re-permit. The demolition permit is in hand and valid. The
29 contractor is prepared to begin that work following the New Years holiday. Some of the
30 initial utility shut offs, relocates, and demolition can occur concurrent with the time it is
31 going to take to re-permit a revised permit.

32 Mel Zahn – Watercrest – Asked what the original completion date was supposed to be.
33 Mr. Walsh said the completion date is targeted for April 8th. He is not sure what the
34 original date was. April 8th includes the extra months of permitting and revision. Mr.

1 Walsh said with delays that can be anticipated because of FPL, like those that were
2 experienced at the Vanderbilt gate, May 1st is probably a more realistic goal date.

3 Brian Leiding - Muirfield – Said he has stopped by and spoken to a few of the workers
4 from the construction company. The contractor was doing the work as a side job
5 business. Since its a safety problem to have the gate closed, he suggested asking a
6 County Commissioner to try to get a contact person that can be called to expedite the
7 permitting process to help the gate reopen sooner. He said they would do that in his
8 previous career, and it worked very well.

9 Mr. Walsh said he wrote a letter to the CEO of FPL when they had the issue with them
10 last year. He said it got a reaction from them and they came right away. They did that
11 twice for Vanderbilt and they ignored it. Mr. Dorrill said that they did make some back-
12 channel requests when the low voltage permit issue came up that were successful. He
13 said that if they have the revised plans for Airport, they can request through those same
14 channels for an expedited review. He said there is still a process because structurally
15 the building structurally would be altered if lowered by a foot or two. It is going to have
16 to go through the different departments of The County and The Fire Department for the
17 building permit. Fortunately, they already have a site development plan so they are not
18 going all the way back to square one, but the permit will have to be altered.

19 Donna Williams – Muirfield – Asked if Muirfield is going to have to live with the mistake
20 that was made in the design and implementation of the Vanderbilt gate. She continued,
21 if so why would it be the ugly child if the other two are going to be revised. Mr. Dorrill
22 said the US 41 entrance is a different matter. In order to make some design revisions
23 they are currently only focused on Airport. Mr. Walsh asked Ms. Williams if she was
24 asking if they were going to make changes to Vanderbilt. She said yes. Mr. Walsh said
25 yes, they are going to go back and make some changes to Vanderbilt after the other
26 two are completed. Mr. Walsh added that it will still be tall as it is not going to be torn
27 down completely.

28 *Inaudible* - Airport exit has a traffic light which helps with safety of exiting. Asked if the
29 Board has considered the risks and dangers of the Galleria and Vanderbilt exits,
30 especially if someone needs to go in the opposite direction. He said the safety risks and
31 traffic congestion are significant. He asked if Airport could be reopened since
32 construction will be delayed to allow for safer conditions for everyone. Mr. Dorrill
33 clarified that the contractor is prepared to begin the demolition process and have the
34 utilities disconnected immediately following the New Years holiday. He said that a traffic

1 light is unable to be added to Vanderbilt but as shared earlier in the meeting, a
2 dedicated eastbound U-turn lane will be added.

3 Bruce *Inaudible Last Name* - If the rendering presented was taken and the existing
4 building was added to it, he would vote for the existing building design. He said that
5 Airport should be opened immediately, if there is a contract it should be broken, and the
6 consequences should just be dealt with. He said it is more important for the people of
7 the community to have the convenience of that gate this winter than it is to work
8 according to the convenience of the contractor. He said they should reconsider opening
9 that gate.

10 Marc Gerber – Attended the meeting Mr. Dorrill alluded to earlier. He said it was a
11 productive meeting and the redesigns reflect the changes that were suggested at that
12 meeting. He said he also likes the gate houses the way they are. Asked to clarify if the
13 intention was to go with the stucco finish. Mr. Walsh said it is not decided yet. He said
14 he has gotten feedback that people prefer the clapboard finish to the stucco. He had
15 just asked stucco to be rendered for consideration. Mr. Gerber said that one of the
16 feedback issues from that meeting was that the clapboard looks like a trailer park. He
17 also said that the Bahama awning is an improvement over not having it. Mr. Gerber said
18 that he thinks the community needs some assurance that this time what is built will be
19 the same as what is being presented. He said that the Vanderbilt gate did not look like
20 what was presented, Mr. Walsh agreed. He asked if there will be a similar design review
21 process when it comes to the main gate. Mr. Walsh said yes.

22 Jerry Carbone – Asked if FPL could come out to look at the transformer at Airport ahead
23 of time to find out if they can proceed with that unit. Mr. Vanover said they already have
24 and stated that it is in good shape. Mr. Vanover said he wants to get something in
25 writing from FPL.

26 Mr. Dorrill shared that The Foundation brought in a designer to affirm that the coastal
27 architecture that is very prevalent throughout Naples at this time has enhanced, stucco
28 lap siding. **Mr. Walsh recommended the approval of the proposal of design
29 number two, including the additional costs, on a MOTION with a second by Mr.
30 Minty, will in all in favor.**

31 An audience member Jim asked for clarification of which row was being approved,
32 asking if it was two or three. Mr. Dorrill indicated that they were the same the only
33 difference was the Bahama awning which was agreed to be used in the design. An
34 unidentified female in the audience asked when the renderings would be posted in the

1 lobby so she could tell people they were there to go see. Mr. Walsh and Mr. Dorrill said
2 as soon as possible they just need to speak with the designer to finalize them. Mr.
3 Gerber said that he agrees that the clapboard siding fits in with coastal design, but he
4 asked if coastal design fits in with the community. He said they've dealt with a lot of
5 residents and one of the objections was the clapboard siding. He said he is very
6 surprised that Mr. Walsh thinks the majority of residents prefer the clapboard. It is more
7 coastal, he acknowledges that, but he said in order to make the community more
8 coastal you would have to replace the mailboxes, light posts, all the infrastructure. He
9 said a compromise should be reached on the building and that would be using stucco.

10 Joy Schaffer - Spanish Moss – Ms. Schaffer shared that 700 people or more sat and
11 responded to a form on pelicanmarshlegal.com that said they did not agree with the
12 materials used for the Vanderbilt Beach Road gatehouse. She said the Board said they
13 were listening to them. As a person on Spanish Moss Trail, she can't decide to make
14 her house clapboard. She would be mad if her neighbor put up clapboard amongst the
15 stucco houses. She said she does not know how they vetted the people at The
16 Foundation who said the clapboard was in line with the coastal design they were going
17 for. She thinks stucco is more in tune with the community.

18 Mr. Walsh said that only three people came forward with suggestions for improvements.
19 He said that they met many times with those three people and agreed with many of their
20 suggestions and incorporated them. He said two of the people that came forward with
21 suggestions agreed with the clapboard and thought it made sense. He said that anyone
22 who was prepared to come forward with suggestions, helpful suggestions or input, were
23 listened to, spoken to, and had their ideas incorporated. He understands that some
24 people may like stucco while other prefer clapboard, there are varying opinions and
25 preferences. Mr. Walsh said what he is putting on the table for this Board to vote on is
26 the middle proposal which has clapboard. He then asked for the vote that accompanied
27 the motion above. All were in favor as shown in the motion above.

28 **ATTORNEY'S REPORT**

29 The landscape maintenance agreement that the District has with Collier County for the
30 Goodlette-Frank Road area has been recorded so that is wrapped up. Mr. Pires does
31 not know when they will get plans from Collier County. He does not expect them to do it
32 before 2027 as they will be busy doing Airport Rd through 2026.

33 Mr. Pires shared that beginning January 1, 2024, the Board members will be required to
34 take an online ethics test that has to be completed before December 31, 2023. His

1 suggestion, which will be shown in a memo the Board members will receive, is that
2 anyone running for reelection complete it by July 1, 2024, so they can submit it with
3 their qualifying papers. He shared that there are presently two websites that offer the
4 course, one is \$75 the other is \$79. They are online, the District will cover the cost. The
5 Florida Association of Special Districts are putting together an online course that is
6 anticipated to be no charge for their members but will not be available until February.

7 **ENGINEER'S REPORT**

8 No report was given at this time.

9 **SUPERVISOR'S REQUEST**

10 Mr. Walsh had one request, to confirm the holiday employee bonus. Mr. Walsh
11 recommended providing the same holiday bonus as last year. It was either \$200, \$300,
12 or \$500 to hourly employees depending on length of service. This has already been
13 included in their paychecks so they could have it before Christmas. Mr. Walsh also
14 recommended \$4,000 to Mr. Neil Dorrill, \$4,000 to Mr. Vanover, \$2,000 to Chendo, and
15 \$2,000 to Mr. Hammel, all to be paid at the discretion of the Manager. Mr. Walsh said
16 he is recommending that amount for Mr. Hammel because although he didn't start until
17 April, he has done a terrific job, and it has been a wonderful change from the prior
18 Access Control Manager. Lastly, Mr. Walsh recommended \$750 to Mr. Christopher
19 Dorrill. **These bonuses were approved on a MOTION by Mr. Jackoboice with a**
20 **second by Mr. Giannetti, with all in favor.**

21 **PUBLIC COMMENT**

22 Donna Williams – Muirfield - Commented that it might be beneficial to get more of the
23 community involved by changing the meeting time or having a Zoom option to join the
24 meeting. Mr. Walsh said two months ago the Zoom meetings were scheduled to begin
25 in January. The time of the meetings will remain the same. The technology to host the
26 Zoom meeting is being offered on a pilot basis by The Foundation.

27 Ms. Vogel said she remains deeply troubled by the response to her remarks earlier in
28 the meeting regarding the 41-gate closure. She asked the board once again to consider
29 making a commitment to the community under the safety charter to, before closing the
30 US 41 gate, make sure emergency vehicle access has been established for the western
31 end of the community. She said the residents need a commitment that emergency
32 vehicle access will be available. Mr. Dorrill said this has already been addressed. Ms.
33 Vogel said no, stating that she asked for a commitment, and one was not given. Mr.
34 Walsh responded, stating that he has asked her along with the other residents and staff

1 members to look at the closure of the 41 gate and talk to the contractor and come back
2 to the board with a recommendation of what they should do. He said that
3 recommendation could include creating an entrance for them. He said that he is waiting
4 for that recommendation and the board will react to it when it is received. Ms. Vogel said
5 she does not feel the concern that she is expressing is being understood. She said she
6 feels like they are being very quick to shut her down instead of understanding that this is
7 critical to the safety of the community which is the boards preview. She wants a
8 commitment to make sure there is emergency access and if it cannot be granted, she
9 wants the closure to be delayed. She said she is bringing it up now because there is
10 time, opposed to bringing it up when the bulldozers are out front. She said she is giving
11 the board time and in return wants the commitment. She said this problem has to be
12 solved first before bringing down the gate. Mr. Giannetti said that he volunteered to be a
13 part of this process because he wants the gate open too. He said they are going to be
14 working to get that to happen and wants her involved. He is confident a solution will be
15 found and agreed upon. Mr. Walsh reiterated that he wants to find a solution also, he
16 just needs someone to do the work, assessing possible solutions, and have them come
17 back to the Board with a suggestion. Earlier in the meeting he was just sharing what Mr.
18 Vanover had been told in his discussion with the contractor regarding this, he did not
19 mean to imply that there was no possibility of finding a solution. Especially with the
20 conversation to be had with the District Engineer about constructing an emergency
21 vehicle only access road.

22 Richard Benson – Portofino – Asked the board to look at the timetable ahead of time for
23 the 41-gate based on the progress of Airport. Mr. Dorrill said the contract has a detailed
24 critical path chart and schedule and meetings were held with the 9/11 dispatch center to
25 coordinate units that are responding primarily into Vanderbilt from the Pelican EMS and
26 Fire Station or primarily the Airport location from the Veterans Park EMS and Fire
27 Station. He said a lot has taken place behind the scenes regarding schedule and
28 emergency response and dispatch.

29 Doug Hultberg – Portofino – Mr. Hultberg thanked the board. He said they have taken a
30 lot of abuse and time on these issues. He mentioned they had begun discussions about
31 the gate house projects three years ago and had put up plans and received no
32 comments back until construction was underway. He said he thinks they have done a
33 wonderful job of keeping everyone’s opinions in check and appreciates what they are
34 doing. The board thanked him for this.

1 **ADJOURNMENT**

- 2 With no further comments, the meeting was unanimously adjourned **on a MOTION by**
3 **Mr. Minty, and a second by Mr. Jackoboice, at 10:37 a.m.** The next meeting will be
4 January 17, 2024, at 9:00 a.m.