

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

3 **Public Hearing and Regular Meeting of the Board of Supervisors**
4 **January 17, 2024**

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, January 17, 2024, 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 **On a MOTION by Mr. Giannetti with a second by Mr. Minty, the agenda was**
24 **unanimously approved as presented.**

25 This was the first meeting with a zoom meeting option. Mr. Walsh explained that those
26 watching would be muted and could submit questions via email. He stated that the
27 meeting would not be recorded because that would become a public record and would
28 create a large database of video recordings to maintain on the website.

1 **PUBLIC COMMENT**

2 No public comment was received.

3 **APPROVAL OF MINUTES DECEMBER 2023**

4 Mr. Pires proposed the following changes to the minutes:

5 Page 6 line 15, Watercrest instead of Wastercress

6 Page 15 line 34 should read online ethics course (not test) and the completion date is

7 December 31, 2024 not 2023

8 **The minutes were approved as amended on a MOTION by Mr. Sieperda and a**
9 **second by Mr. Jackoboice.**

10 **FINANCIALS**

11 Financials as of November 30, 2023. \$2,457,000 in cash split between the operating
12 (\$1,678,000) and capital reserve (\$777,000) funds. Other assets both depreciable and
13 non-depreciable totaled an additional \$24 million. Total assets including these totaled
14 \$26,926,000. There were \$131,000 in payables. Money was due to the debt service
15 fund for the outstanding bonds that are still in place at Galleria and Tiburon. The income
16 statement was \$1,625,000. There was \$65,000 in interest earnings over the course of
17 the month. The only cost center over budget is the administrative one because all of the
18 insurance premiums are prepaid. The County raised the utility irrigation rates by 10%
19 after the budget was adopted. So far, the District is about \$3,500 over budget on
20 purchased irrigation water. Total expenses over the two months are about \$7,400 under
21 budget.

22 **The financials were unanimously approved on a MOTION by Mr. Jackoboice with**
23 **a second by Mr. Giannetti.**

24 **MANAGER'S REPORT**

25 **A. Letter of Credit**

26 Expires at the beginning of the next fiscal year in November. It has never been used but
27 Mr. Dorrill said that he thinks it is good to have for hurricane clean up. There will be
28 nominal recording costs for this. Mr. Dorrill would like to price this and bring back a term
29 sheet to a subsequent meeting. It is for a \$500,000 line of credit.

1 **Mr. Dorrill was authorized to begin the process to renew the line of credit on a**
2 **MOTION by Mr. Minty with a second by Mr. Giannetti, with all in favor.**

3 **B. Hardscape Update**

4 Mr. Dorrill presented the computer rendering of the final intended design for the U.S. 41
5 sign. It includes the agreed upon font which is **Cambria Bold**. The sign will be on a
6 panel that matches the precast keystone that will be at the entry on the guard gates.
7 The logo as shown on the rendering is the existing logo. Mr. Dorrill shared that they
8 were successfully able to remove the logos from the Airport and Vanderbilt signs. The
9 demolition has begun there. The Foundation who owns the copyright to the logo is
10 evaluating if they want to have a different logo going forward. Mr. Dorrill thinks they will
11 wait to put the logos back on the signs until The Foundation decides if they are going to
12 keep or update the logo. Mr. Walsh said that he thinks they should be put back on. Mr.
13 Dorrill said that they are going to be touched up and refinished. Mr. Walsh said that the
14 work was approved with those specific logos so once the refinishing is done they should
15 go back on. Mr. Dorrill agreed.

16 **C. U.S. 41 Emergency Access During Construction**

17 Mr. Giannetti shared that he met with residents like Mr. Marc Gerber as designated at
18 the previous Board meeting and started discussing areas where they could try to get
19 access. He presented a slide with where they are proposing to remove the sidewalk and
20 make an emergency vehicle entrance. Mr. Vanover shared that he talked to Lt. Sean
21 Lince from the North Collier Fire Department, and he seemed positive about coming out
22 and meeting with staff about the proposed site to see if it is viable. The meeting is at
23 11am following the board meeting. A second location was discussed for this entrance
24 that would cut through Mercato. When Mercato was asked about this possibility they
25 denied the request. Attorney Pires thinks there may be a PUD that would allow this
26 access point. He is going to investigate it further.

27 **D. Zoom Meeting Discussion**

28 Mr. Dorrill said that if the Board is inclined to continue the Zoom meeting option, they
29 need to let Mr. Dorrill know and then at next month's meeting it can be decided if they
30 will be continued. There were nine people participating by Zoom currently. Mr. Walsh
31 said that he thinks a Zoom meeting should be available for next month's meeting and
32 then discussed after that.

1 **ATTORNEY'S REPORT**

2 Mr. Pires did not have anything to report.

3 Mr. Walsh asked Mr. Pires about reporting requirements for Board of Supervisor
4 members. Mr. Pires said the Form 1 requirement has not changed for Supervisors.

5 **ENGINEER'S REPORT**

6 No report was given.

7 **SUPERVISOR'S REQUEST**

8 Mr. Walsh asked Mr. Vanover when paving is going to begin. Mr. Vanover said in March
9 or April when it is less busy and before the rainy season.

10 **A. Airport Road Stucco Alternative**

11 Mr. Giannetti requested starting the Airport Road gatehouse with stucco instead of
12 doing the clapboard siding. He said then it can be evaluated and compared with
13 Vanderbilt that does have clapboard and see which one is preferred. Mr. Dorrill shared
14 that the Vanderbilt entrance has a smooth stucco finish above and below the siding and
15 that is probably the finish that should be stayed with. The rest of the board members
16 agreed to using the smooth stucco for the Airport Road gatehouse instead of the
17 clapboard siding as previously discussed.

18 Marc Gerber – The Gables – Asked Mr. Dorrill about the \$53,000 change order shared
19 last month and what was included in that. Mr. Dorrill shared that the work must be re-
20 permitted so new construction plans need to be created. The estimated cost for the
21 design element was \$19,000. The cost of the actual construction to include all new
22 windows is estimated for \$27,000. Their contract also requires them to post a bond for
23 any increase in the scope of work which is \$920. The builder is entitled to overhead and
24 profit and that is \$6,900.

25 **Using smooth stucco at the Airport Gate to then evaluate against the Vanderbilt**
26 **Gate was approved on a MOTION by Mr. Giannetti with a second by Mr. Walsh**
27 **with all in favor.**

28 **B. FPL**

29 Mr. Walsh shared that they have a problem with FPL. He said they are unresponsive,
30 and Mr. Walsh will have to send another letter to the CEO of the company. They will

1 also be sending a copy to a member of the Public Service Commission in Naples. He
2 said he thinks what they are doing is intentional, there have been several emails from
3 them pushing back the meter removal date.

4 **PUBLIC COMMENT**

5 Mel Zahn – Watercrest – Asked if they were still on track with the opening of Airport. Mr.
6 Walsh said that is why he is concerned about FPL, they have been waiting seven weeks
7 on them. FPL has sent two emails with dates that they have not met.

8 Jerry Carbone – Mont Claire – Brought up how Jim suggested reaching out to the
9 County Commission to streamline process with FPL at the last meeting. Mr. Dorrill said
10 that the Deputy County Manager had a relationship with FPL in the days following
11 Hurricane Ian and they have tried that route, and it has not worked. Mr. Walsh said they
12 are going to try the Public Service Commission next.

13 Matt Barger – Muirfield – Asked if the Board thinks they will get FPL approval anytime
14 soon to open that gate. Mr. Vanover said the contractors have already begun ripping out
15 the gate and it is an active construction site so it is unable to be opened and the gate
16 cannot be staffed yet.

17 Joan Vogel – Egrets Walk – Asked about the traffic light that is shared between Tiburon
18 and Airport. It is a demand light, so it only gets triggered to change when vehicles are
19 there. She said they are now relying on Tiburon to trigger that light to turn red which
20 could lead to traffic backing up at the Galleria gate. Asked if it was possible to change
21 the traffic light to be on a cycle instead of on a demand trigger to help the flow of traffic
22 coming out of Galleria. Mr. Burford said that could be discussed with traffic ops but that
23 is typically not how traffic signals work.

24 **ADJOURNMENT**

25 **With no further comments, the meeting was unanimously adjourned at 9:42 a.m.**
26 **on a MOTION by Mr. Minty, and a second by Mr. Giannetti.** The next meeting will be
27 February 21, 2024, at 9:00 a.m.