

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

3 **Regular Meeting of the Board of Supervisors**

4 **April 17, 2024**

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, April 17, 2024, at 9:00 a.m. at the Tiburon Health
7 and Fitness Center, 2620 Tiburon Drive, Naples, Florida, 34109.

8 **SUPERVISORS PRESENT**

9 Timothy Jackoboice, Vice Chairman

10 John Minty, Treasurer

11 Robert Giannetti, Supervisor

12 Dean Sieperda, 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 John Hammel, Access Control Manager

19 **ROLL CALL/APPROVAL OF AGENDA**

20 **A. Resignation of Mr. Walsh**

21 Mr. Dorrill announced the resignation of Mr. Edward Walsh, effective immediately. His
22 intent to resign was included in the agenda material. Mr. Dorrill thanked him for his
23 service on the Board the last 7.5 years.

24 Notice of the vacant position will be shared via blast email. The deadline will be the
25 Friday before the next meeting. Mr. Dorrill asked that anyone who applies share a
26 resume or biography that would include any experience within the community and that
27 candidates be present at the May meeting if possible.

1 **B. Election of Officers**

2 **Mr. Giannetti was nominated and confirmed as chairman on a MOTION by Mr.**
3 **Sieperda and all were in favor and Mr. Giannetti is to be added as a signatory on**
4 **the bank resolution replacing Mr. Walsh.**

5 All four supervisors were present at the meeting, establishing a quorum. The meeting
6 was convened at 9 a.m. The meeting was properly noticed. The notice and affidavit are
7 on file with the District Office at 5672 Strand Court, Naples, FL 34110.

8 **PUBLIC COMMENT**

9 Mark Gerber – Auditing Contractor Follow - Up

10 Mr. Dorrill shared that he has authorized the civil engineer, Johnson Engineering, to do
11 a third-party independent look at the change order in question that was approved
12 previously by the Board for the Airport Road revisions and alterations. He has not
13 received any indication yet but hopes to have an answer at the next meeting.

14 **APPROVAL OF MINUTES MARCH 2024**

15 Page 2 line 3 median instead of meeting

16 Page 2 line 18 motions instead of notions

17 **The minutes were approved as amended on a MOTION by Mr. Minty with a second**
18 **by Mr. Jackoboice.**

19 **FINANCIALS**

20 The budget for fiscal year 2025 will be workshopped at the next meeting. At the end of
21 February there was \$3,303,000 in cash and \$92,000 in payables. There was \$25 million
22 in fixed assets primarily associated with the value of infrastructure and irrigation system
23 street lighting. \$27,772,000 in total assets. \$151,000 was received in non-ad-valorem
24 assessments. Year-to-date 92% of assessment revenues have been received. \$14,000
25 in interest income was received in February. Year-to-date interest income is
26 approaching \$60,000 and will exceed the original forecast of \$100,000. The month of
27 February had three pay periods which only occurs twice a year. The year-to-date labor
28 line item is higher because of that. Capital outlay is substantially under budget because
29 of delays in paving and milling work, the repair associated with work on Bay Laurel, and
30 delays from the redesign on U.S. 41. Total overall expenses are favorable to budget.
31 Revenues year-to-date are slightly more than originally forecast. Insurance premium

1 increases are up substantially as the rate increases came through after the budget was
2 adopted,

3 **The financials were accepted as presented on a MOTION by Mr. Minty and a**
4 **second by Mr. Jackboice, with all in favor.**

5 **MANAGER'S REPORT**

6 Mr. Pires arrived at 9:15 a.m.

7 **A. Median Improvements 1075 Spanish Moss**

8 This item was brought up due to a public petition at last month's meeting. Aerial
9 photographs of the location are included in the backup material. The problem primarily
10 revolves around a tight turning radius at the end of the first median in this neighborhood,
11 making it difficult for someone to turn into the home. Estimates have been obtained with
12 the same contractor handling milling and repaving in the community this year. The
13 proposed solution involves sawing, removing, and shortening the median, as well as
14 recasting and reforming the curb. Additionally, a large tree will need to be removed, with
15 efforts to pull out the root bulb. The proposal amounts to \$16,910. Engineers have
16 indicated that an insubstantial change to the site development plans will need to be
17 processed. Johnson Engineering has been tasked with providing the permitting cost for
18 this work, which could easily exceed \$30,000, including both the presented proposal
19 and permitting costs. County permitting costs will be presented at the May meeting.

20 Diane and Nick Stergis received an estimate of \$6,370 for demolition and repaving. Mr.
21 Vanover mentioned that his crew can modify the tree and landscaping, potentially
22 reducing costs. Mr. Vanover will request an adjusted proposal from Berner Construction
23 to exclude the landscaping work. Mr. Dorrill suggested capping the Stergis' contribution
24 at \$6,370, with the District covering the remainder. The Stergis' have lived there for 11
25 years, and the house was only 7 years old when they purchased it. It was built by the
26 owner of the home next door, who bought both lots and constructed what is now the
27 Stergis' home. It is assumed is that the median was installed before the house was built.
28 There was no need for appropriate ingress at the time, as the home wasn't there during
29 the initial development.

30 **The acceptance of the Stergis' contribution of \$6,370 with Mr. Dorrill reporting the**
31 **cost of permitting, the associated lime rock, and paving work at the next meeting**
32 **was authorized on a MOTION by Mr. Jackboice, a second by Mr. Sieperda, and all**
33 **in favor.**

1 **B. U.S. 41 Emergency Access**

2 At U.S. 41, there's a proposal in the backup material to construct an emergency vehicle
3 access lane. This entails removing a section of curb, landscape, and irrigation, as well
4 as some trees. The existing canopy trees have been protected, but one oak tree that
5 was substantially damaged in Hurricane Irma is scheduled for removal. Additionally,
6 some Hong Kong orchid trees and other flowering trees will be removed. If the Board
7 decides to move forward, an appropriate oak tree will be replanted. The removal work
8 will cost just under \$10,000. \$4,600 is allocated for removing the soil and putting in the
9 lime rock. This amount includes removing the lime rock and putting soil back in once
10 emergency access is no longer needed. Mr. Vanover estimated \$20,000 for re-
11 landscaping by his team, bringing the total cost of all the work to \$76,000.

12 Mr. Giannetti met with the fire department and collaborated with them on the design.
13 They came up with the type of gate they wanted and made the decision to put a lock on
14 it. There is no issue with them getting the lock off and getting through the gate. The
15 access point will not be opened to any other vehicles. There are numerous dangers
16 including the lack of lighting and driving on gravel.

17 **On a MOTION by Mr. Giannetti and a second by Mr. Sieperda, the project was**
18 **authorized to move forward in the amount of \$67,000 to include a budget**
19 **amendment as the project was not originally budgeted for, all were in favor.**

20 **C. Guard Gate Update**

21 Contractor progress at Airport Rd is ahead of schedule, with the building potentially
22 reaching substantial completion by the end of the month. There may be an issue with
23 getting FPL to reactivate the transformer as part of that process. Additionally, Mr. Dorrill
24 has received a change order for a permit in the amount of \$2,591.01 for the low voltage
25 wiring for security cameras.

26 At last month's meeting, the builder was authorized to prepare an estimate for concept
27 C2. This concept entails an expansion and addition to the entry, the addition of a

28 second porte-cochere outbound, and a revised truss front elevation with an open truss
29 design. Mr. Adams suggested a stack stone product last month that will be included in
30 the new estimate prepared by the builder.

31 Leslie Juenger- Pelican Marsh – Asked for clarification on what gate was being
32 discussed. Mr. Giannetti informed her it is Airport Pulling.

1 Richard Benson - Portifino - Asked what the contractor's schedule is that Mr. Dorrill was
2 referring to. Mr. Dorrill will follow up with him as he does not have it with him at the
3 meeting.

4 Mark Silinco - Troon Lakes – There was a comment regarding raising the elevation of
5 the gate at U.S. 41 to meet code requirements. Because of the new FEMA flood zone, it
6 needs to be raised by 2 feet. The question arose whether, if the gate wasn't rebuilt but
7 only remodeled, the new code would have to be met and if the building elevation would
8 still need to be raised. Mr. Pires explained that typically, if you want to renovate without
9 raising it, you would need to obtain a FEMA appraisal and get the County to sign off on
10 it. Mr. Vanover added that the guardhouse structure is deteriorating, emphasizing the
11 need for a new roof. This option Mr. Silinco was asking about has not been explored.

12 Mark Gerber – The Gables – Shared that he has used the stone proposed by Mr.
13 Adams and suggested choice be made by Mr. Adams with board approval because
14 choice of stone is crucial. Mr. Giannetti responded that Mr. Adams will be involved in the
15 selection process.

16 **On a MOTION by Mr. Minty, and a second by Mr. Jackoboice the change order for**
17 **the low voltage permit in the amount of \$2,591.01 was approved with all in favor.**

18 **D. Entry Signage Update**

19 The new sign at Vanderbilt was completed last week. The lettering will be similar or
20 larger at 41 and Airport and will be backlit with halo-type LED lighting. It wasn't possible
21 to use this lighting at Vanderbilt because the monument is solid concrete. Instead, there
22 is landscape uplighting, which is what has traditionally been used there.

23 The permit for U.S. 41 was rejected because the county could not locate the original
24 signed permit for the location, nor the site plan to ensure it met proper setbacks for U.S.
25 41 and Pelican Marsh Blvd. The District Engineer prepared a survey as authorized by
26 Mr. Dorrill, which has been completed and submitted. Mr. Dorrill is hopeful that both the
27 Airport and U.S. 41 permits will be in hand and projects underway within 2 weeks. The
28 permit is otherwise approved, but the survey was needed to satisfy the county's
29 requirements.

30 **E. Tiburon Landscape Update**

31 Mr. Vanover provided an update on last year's work plan to evaluate and relandscape
32 roadways and entryways into Tiburon, collaborating with landscape architect Elin Goetz.

1 O'Donnell Landscape was hired to handle the bulk of the work during the summer, while
2 the entry signs were completed in-house. All three entry signs have just been finished.
3 By this time next year, the plants are expected to be 25-35% bigger and fuller. The
4 signs have been painted with a new color recommended and used by Ritz. The only
5 remaining task is the addition of new annual flowers, which have been delayed due to
6 cooler weather. The new flowers are expected to be in within about 2 weeks, marking
7 the completion of the work.

8 **ATTORNEY'S REPORT**

9 Mr. Pires shared about a small claims action that was filed a while ago where a man
10 alleged a gate arm hit his vehicle. He had offered to settle for half of the claimed repair
11 amount, which was \$640. The man rejected the settlement offer and filed a small claims
12 action. Mr. Pires is going to file a motion to dismiss.

13 **ENGINEER'S REPORT**

14 No report was given at this time, Mr. Brown was not present.

15 **SUPERVISOR'S REQUEST**

16 Mr. Giannetti shared that he is going to comply a document with contractors who are
17 already vetted by and have done work for the District so other community members
18 have contractor options that could potentially save them money.

19 **PUBLIC COMMENT**

20 Joan Vogel - Egrets Walk – Commented that at last month's meeting it was announced
21 and confirmed that resident ingress would be allowed at the 41-emergency access gate.
22 She shared that an e-blast was sent out that put this in writing. Now there is a
23 discrepancy that needs to be clarified to the community as access will only be granted
24 for emergency response vehicles. Mr. Vanover said for record that the CDD did not
25 send out that e-blast. Mr. Dorrill read the minutes from last month and they did not
26 mention residents being confirmed to use the temporary gate for ingress.

27 Mario Pieroni - Clermont – Asked about the projected U.S. 41 start and completion date.
28 Mr. Dorrill said he will have more information on that next month as the guardhouse is
29 still being redesigned and will need to be re-permitted. Mr. Pieroni asked if the Board
30 would consider delaying the project until after season. Mr. Dorrill said this will be further
31 discussed when they better understand the price implications of both the new expanded
32 building and permitting.

1 Ms. Juengun - She had concerns particularly regarding the Vanderbilt gatehouse, which
2 she stated is highly visible and considered embarrassing by some. Said that the
3 community is unsure about how they can provide input on what they want for the
4 gatehouses. Mr. Giannetti mentioned they are soliciting input especially on the redesign
5 of U.S. 41. Mr. Dorrill referred to the original design process, which involved displaying
6 schematics for months at the Foundation building and holding numerous public
7 meetings where they workshopped the design and provided input opportunities. There's
8 uncertainty about the plan for the Vanderbilt gatehouse, but the Board indicated they
9 plan to revisit and revise its design after the completion of U.S. 41.

10 **ADJOURNMENT**

11 May 10th is the deadline for applicants to fill the supervisor vacancy. Submissions are
12 due by the end of day to Mr. Dorrill's email which will be part of the published notice.

13 With no further comments, the meeting was adjourned **on a MOTION by Mr. Giannetti,**
14 **and a second by Mr. Jackoboice, at 10:07 a.m.** The next meeting will be on May 15,
15 2024, at 9:00 a.m.