

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

3 Regular Meeting of the Board of Supervisors
4 October 16, 2024

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, October 16, 2024, at 9:00 a.m. at the Pelican
7 Marsh Community Center, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Robert Giannetti, Chairman

10 Timothy Jackoboice, Vice Chairman

11 Dean Sieperda, Supervisor

12 Stewart Hall, Supervisor

13 Brent Smith, 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 Jared Brown, District Engineer

20 **ROLL CALL/APPROVAL OF AGENDA**

21 The meeting was convened at 9:00 a.m. The meeting was also properly noticed. The
22 notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL
23 34110. Three supervisors were present at the meeting, establishing a quorum. Mr. Hall
24 and Mr. Smith appeared via Speakerphone.

25 **Mr. Hall and Mr. Smith's full participation due to exceptional circumstances was**
26 **approved on a MOTION by Mr. Jackoboice with a second by Mr. Sieperda, and all**
27 **in favor.**

1 **APPROVAL OF MINUTES AUGUST 2024**

2 At the bottom of Page 2 the minutes should reflect that the new signatories' abilities and
3 responsibilities also include any documents associated with the Line of Credit.

4 Page 2 line 9 - should be stated that all other board members are assistant secretaries

5 Page 5 line 10 - street name needs to change to Oakmoss

6 **The minutes were approved as amended on a MOTION by Mr. Jackoboice, a**
7 **second by Mr. Sieperda and all in favor.**

8 **PUBLIC COMMENT**

9 No public comment was received at this time.

10 **FINANCIALS**

11 Mr. Dorrill shared that two sets of financials were included since the meeting did not
12 take place last month, focusing on the month ending in August. Current assets total
13 \$1,153,000, which includes \$337,000 in the general fund and \$806,000 in the reserve
14 account. There were just over \$250,000 in payables, and interest earnings for August
15 amounted to \$6,700, with a projected total of \$125,000 in interest by year-end. The
16 operating side is approximately \$250,000 over budget, due to factors such as keeping
17 all three gates open—an expense that was not anticipated—pay increases, and
18 engineering fees for three projects that required designs and permits.

19 **The financials were accepted as presented on a MOTION by Mr. Jackoboice, a**
20 **second by Mr. Sieperda, and all in favor.**

21 **MANAGER'S REPORT**

22 **A. Storm Update**

23 There was no flooding from the hurricane. About half of the crew reported to work on
24 Thursday morning, with the main goal of clearing the roads. A sabal palm had fallen in
25 the road, along with a significant amount of debris. Once the roads were cleared, the
26 crew focused on clearing the sidewalks and then on beautifying the landscaping. A few
27 fences around Galleria were damaged and will be repaired in-house. The primary issue
28 was that the landscaping was affected, with many plants and trees appearing burnt.
29 However, the leaves are expected to fall off and regenerate, and they should be back to
30 normal by Thanksgiving. Cleanup was completed within three days. A modest bonus of

1 \$200 per person will be given to workforce members who showed up the day after the
2 hurricane, as has been done in previous years. Mr. Vanover noted that this incentive
3 encourages staff to come in after future storms; for this storm, 11 out of 20 crew
4 members showed up. There were no problems with the lakes or drainage.

5 **B. Paving/Drainage Project Status**

6 The milling and repaving project has been completed, which also included an
7 unbudgeted drain repair under Oakmoss that performed exceptionally well during the
8 storm. Mr. Vanover expressed his satisfaction with Berner Construction and
9 recommends using them again for future projects.

10 **C. RFP U.S. 41 Gatehouse**

11 The request for proposals for the replacement guard gate facility on US 41 received
12 inquiries from five different firms, with three firms submitting responses and evaluation
13 packets. In Mr. Dorrill's opinion, two of the firms fully comply with the RFP, while Osi
14 Construction did not provide an estimate of probable costs. Mr. Dorrill suggested inviting
15 the firms to next month's meeting to present their qualifications and understanding of
16 the project, as well as to answer questions from residents. The Board will then use a
17 matrix to identify the top-ranked firm and attempt to negotiate a design-build agreement
18 with a guaranteed maximum price. If negotiations fail, the second choice would
19 automatically be considered.

20 Preliminary cost estimates include \$932,000 from Houchin and \$1,056,000 from
21 Heatherwood. All three firms will be requested to attend next month's meeting to
22 present.

23 A resident inquired about the possibility of appealing FEMA's request to raise the
24 elevation of the gatehouse. It was noted that above a certain dollar value for rebuilding,
25 the structure must comply with new County standards, which would prevent retaining
26 the existing shell while adding a new roof and interior. Mr. Pires indicated that appealing
27 FEMA's base flood elevation modifications would require significant engineering and
28 technical expertise, as it would necessitate demonstrating that the storm surge models
29 or analyses are incorrect. Residents, including Richard Benson, Suzanne Lyons, and
30 Joan Vogel, continued to advocate for exploring options rather than simply accepting
31 the elevation requirement.

1 **D. Group Health Insurance Renewal**

2 The current monthly combined premium for the entire workforce (20 people) is \$16,272,
3 with a total annual premium moving from \$195,272 to \$219,779. While other plans may
4 be cheaper, they also come with decreased benefits, raising moral implications.

5 **On a MOTION by Mr. Giannetti with a second by Mr. Jackoboice the current group**
6 **health insurance policy was renewed with all in favor.**

7 **E. FY 25 Sidewalk/Repair**

8 The District is in the process of conducting its annual survey of sidewalk conditions to
9 schedule the grinding and replacement of curbs, sidewalks, and gutters. This has been
10 the District's practice every November for quite some time. Recently, the District
11 received a slip and fall complaint, and the insurance carrier has been notified. The roots
12 of the oak trees along the roads push up through rain gutters and sidewalks. This
13 maintenance work is also performed on the CDD-owned roads in Tiburon.

14 **F. FEMA Appeal; Hurricane Ian**

15 A portion of the original FEMA claim from Hurricane Ian has been denied, and Mr.
16 Dorrill intends to file an appeal. The dispute involves \$85,000 for debris removal, along
17 with an associated claim of \$15,000 for broken branches that remain stuck in the trees.
18 The basis for the contingent denial is the argument that the roads are private and gated,
19 despite the fact that the CDD is a government entity, and the roads were constructed
20 with tax-exempt municipal bonds.

21 **G. Professional Golf Tournament Agreements**

22 Mr. Dorrill presented the standard license agreement for the three professional golf
23 tournaments held at Tiburon.

24 **On a MOTION by Mr. Giannetti, with a second by Mr. Jackoboice the three**
25 **standard license agreements were approved, with all in favor.** This allows use for a
26 staging area and volunteer parking on Livingston Road.

27 **ATTORNEY'S REPORT**

28 **A. Stop Sign**

29 Mr. Pires shared that an appropriate stop sign has been installed in Galleria to address
30 a code enforcement complaint.

1 Mr. Pires shared that there are new 2024 flood maps to review, especially in respect to
2 the US 41 gate floodplain elevation discussion.

3 **ENGINEER'S REPORT**

4 No report was given at this time.

5 **SUPERVISOR'S REQUEST**

6 No supervisor requests.

7 **PUBLIC COMMENT**

8 Joe Sparks from Grand Isles thanked Mr. Vanover and staff for their work in the
9 community post Hurricane

10 Joan Vogel shared insights from the County Commissioner meeting, where the flood
11 zone B area of concern was identified near the zoo and the Gordon River at the tip of
12 Naples Bay. She noted that the rest of zone B was not at risk of storm surge. Ms. Vogel
13 wondered if the CDD, as a governmental agency, could appeal to the County
14 Commissioners to redesign the border of zone A to include that area, given its flooding
15 during Hurricane Ian, in order to avoid unnecessary mandatory evacuation orders for
16 Pelican Marsh. Mr. Vanover agreed with the decision to evacuate zones A and B,
17 stating that if a Category 4 or 5 hurricane had occurred, there could have been 3 to 4
18 feet of water in Pelican Mars

19 **ADJOURNMENT**

20 With no further comments, the meeting was adjourned **on a MOTION by Mr. Sieperda,**
21 **and a second by Mr. Jackoboice, at 10:11 a.m.** The next meeting will be November
22 20, 2024, at 9:00 a.m.