

1 **PELICAN MARSH COMMUNITY DEVELOPMENT DISTRICT**
2 **REGULAR BOARD OF SUPERVISORS MEETING**
3 **MAY 20, 2020**
4

5 The Board of Supervisors of the Pelican Marsh Community Development District met on
6 Wednesday, May 20, 2020, at 9:00 a.m. at Pelican Marsh, Naples, Florida.

7
8 **APPEARANCES:**

 Edward Walsh, Chairman
 Don Pomerantz, Vice-Chairman
10 Joe Diaz, Assistant Secretary (Via Speakerphone)
11 Tony Scire, Supervisor
12 Tim Jackoboice, Supervisor

13 **ALSO PRESENT:**

 Neil Dorrill, Dorrill Management Group
14 Brent Burford, Johnson Engineering
15 Tony Pires, Board Counsel
16 John Vanover, Operations Manager
17 James Calamari, Access Control
18

19 **ROLL CALL**

20 The Board members as noted above were in attendance, and **on a MOTION by Don Pomerantz**
21 **and a second by Tony Scire, Joe Diaz was unanimously approved to participate fully in the**
22 **meeting via speakerphone due to exceptional circumstances.**
23

24 **PUBLIC COMMENT**

25 Paige *** from Egrets Walk noted that her questions related to the budget, and she will
26 address her concerns at that time.
27

28 **APPROVAL OF AGENDA**

29 **On a MOTION by Tony Scire and a second by Don Pomerantz, the Agenda was unanimously**
30 **approved as submitted.**

5 **RECOGNITION OF SUPERVISOR WALKER**

6 Mr. Dorrill spoke to Mr. Walker’s dependability as a Board member, noting that he had served
7 longer than any other CDD member at Pelican Marsh, and perhaps Southwest Florida. He also
8 noted that Mr. Walker had a certain compassion to him, and served with dignity and respect.
9 He will be missed.

10 Mr. Walsh read an appreciation plaque into the record that will be presented to Mr. Walker at a
11 later time, and thanked him as well for his 15 years of service.
12

13 **APPOINTMENT OF NEW SUPERVISOR – Tim Jackoboice**

14 Mr. Jackoboice has lived in Pelican Marsh for 17 years, and he brings something very different
15 to the Board as he has three teenage daughters, and is a younger family man living in Pelican
16 Marsh. Secondly, he owns a business in Naples, and is here full time.

17 **Edward Walsh then nominated Mr. Jackoboice for supervisor of the Pelican Marsh CDD,**
18 **which was seconded by Tony Scire. The Nomination was unanimously approved.**

19 Mr. Pires then advised that as per the Legislature of Florida, two oaths must be given. Mr.
20 Dorrill administered the first oath to him, and Mr. Pires administered the second.
21

22 **APPROVAL OF MINUTES OF MARCH 2020 REGULAR BOARD MEETING**

23 On Page 7, Line 25 ***Inaudible Correction

24 **On a MOTION by Don Pomerantz and a second by Tony Scire, the Minutes were then**
25 **unanimously approved as amended.**
26

27 **RE-ELECTION OF OFFICERS**

28 **Tony Scire nominated Edward Walsh to serve as Chairman, which was seconded by *** and**
29 **unanimously approved.**

30 **Edward Walsh nominated Don Pomerantz to serve as Vice-Chairman, which was seconded by**

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5 **Tony Scire and unanimously approved.**

6 **Edward Walsh nominated Tony Scire to serve as Treasurer, which was seconded by *** and**
7 **unanimously approved.**

8 **Edward Walsh nominated Neil Dorrill to serve as Secretary, which was seconded by Tony**
9 **Scire and unanimously approved.**

10

11 **FINANCIALS**

12 The March 31, midyear financials were presented to the Board, and Mr. Dorrill noted that at
13 that time there was almost \$3,500,000 in cash, with \$1,474,000 sitting in reserves, contingency
14 or the separate reserve for cash flow.

15 Total assets were \$3,477,000, and also some deposits and a due-from were noted. Other assets
16 combined were offset by certain fixed assets, which stand at \$25,000,000, comprised of land
17 and infrastructure. Total assets of the District were \$28,000,000 against only \$800 in payables.
18 The income statement showed revenue in the amount of almost \$68,000 from people paying
19 their taxes and assessments just prior to them becoming delinquent. Total year-to-date
20 revenues at six months were a little more than 94 percent, the difference being in discounts
21 taken and the fee charged by the tax collector.

22 As it relates to the cost centers, it was noted that the year-to-date analysis and engineering fees
23 were slightly over budget. Certain engineering fees were incurred through the landscaping
24 architect, which will b e discussed further later in the meeting.

25 The only other items were seasonal, such as holiday lighting, mulch and things of that nature.
26 Total operating expenses year-to-date was \$43,000 under budget, however.

27 **On a MOTION Ed Pomerantz and a second by Tony Scire, the Financials were unanimously**
28 **accepted by the Board.**

29

30

5 A. Consideration of Streetscape Pilot Project

6 Mrs. Ellen Goetz was present at the meeting and introduced by Mr. Walsh, who indicated that
7 Mrs. Goetz had some clever ideas for landscaping, which she presented to a small committee,
8 which included three sections. Plans were prepared for these sections and Phase 1 will make a
9 good impact on the community as it will address key areas.

10 Phase 2, which will be done in the future, will have Mrs. Goetz working with Mr. Vanover to
11 design some areas to fill in the rest of the Phase 1 area, all the way to the community center.

12 Phase 3 will be the rest of the District, which will be the last portion of the project.

13 Mrs. Goetz addressed those present, noting that Pelican Marsh is one of the highest quality
14 communities in the region. Pelican Marsh has always been very focused on the landscape, and
15 the plants are now old, but they have done their job for a long time, thanks to Mr. Vanover’s
16 wonderful care. The trees have gotten larger and are casting more shade, which creates stress
17 on some of the plants.

18 The goal was to focus on a functional, working landscape that has to be safe for residents, and
19 attractive, as it adds to the value and the appearance of the area. It has to be sustainable so
20 that Mr. Vanover and his team can take care of and keep it looking good. The big picture was
21 looked at, and more native plants were used towards the goal of giving the area a very high
22 quality appearance.

23 A new, trendy type of grass is recommended for the east entrance off of Airport Road. It is an
24 editing approach which is simpler and easier for Mr. Vanover’s crew to care for, but very fine.

25 A resident noted the different areas that are being addressed were discussed at a workshop,
26 including the care to eliminate dangerous line-of-sight issues and ease of maintenance noted in
27 the plans. He felt it was a very attractive plan and he would support it.

28 Another resident noted that he had seen the same program about two years ago, and you get
29 great results when you hire a professional, and he felt that it will look terrific and a big addition
30 to Pelican Marsh.

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5 Mr. Dorrill addressed the funding of this project, adding that as he had alluded to earlier, Mr.
6 Vanover is \$43,000 under budget thus far this year and expenses have been well controlled. As
7 a result there are some undesignated years ending funds which have been earning interest.
8 Over a few years, \$206,000 in undesignated funds is available, and several of Mrs. Goetz’s pilot
9 projects are on the list that Mr. Dorrill prepared.

10 There are also some sidewalk repairs that are necessary in this area, so the total combined
11 costs would be \$137,799, including a modest contingency, and if the Board wished to move
12 forward with this, he asked that they authorize a budget amendment from that undesignated
13 reserve equal to \$137,799. ***inaudible comments regarding the sidewalk work.

14 Mr. Carter of Watercrest asked if a rendering that could be posted in the community center so
15 everyone will have an idea of what is being done.

16 **On a MOTION by Tony Scire and a second by Tim Jackoboice the Board unanimously**
17 **approved the landscaping design offered by Mrs. Goetz, as well as the funding that Mr.**
18 **Dorrill outlined.**

19 Mr. Scire then indicated that under the new chairman the development has changed
20 dramatically. It is an older development, but tremendous changes have been made and a good
21 job has been done making Pelican Marsh look very competitive. A round of applause was held
22 for the chairman’s work.

23

24 **B. Registered Voter Certificate**

25 In any election year the supervisor of elections is required by statute to advise the manager
26 who in turn advises the residents of the number of voters in the District as the qualifying period
27 gets close. These include not only the primary, but the general elections for the Pelican Marsh
28 CDD.

29 As of April 15 there were 2,917 registered voters in this District. Including Tiburon. No action
30 was required as this item was informational only.

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5 C. Budget Approval/Resolution and Public Hearing

6 Mr. Dorrill presented the tentative budget for 2021, and advised that Pelican Marsh subscribes
7 to the State Chart of Accounts, which means that the descriptive terms that are used for
8 revenue and expenses, as well as cost center bookkeeping provide complete transparency.

9 At this time the District is proposing a potential increase in the non ad valorem assessment.
10 Other than a very minor adjustment, this has not occurred in the last five years.

11 What is being proposed as it relates to the contingencies is that the District does not have a
12 reserve for future capital improvements. This will not be decided now, but it is suggested that
13 the assessment be raised \$10 per month, or \$120 per residential unit a year in order to begin to
14 save some money for some big items that will need funding in the future.

15 For example, the pedestrian and vehicular bridge spanning the preserve on the main boulevard
16 needs to be replaced. The engineers advised that the bridge was structurally sound, but the
17 decking and railing needs replacement. Asphalt repaving will have to be done as well.

18 Potentially, the entrance to Tiburon will have to be done, including landscaping and paving.
19 This increase will realize \$350,000 annually, adding the hotel and commercial areas.

20 Mr. Walsh noted that the bridge would be \$1,300,000, and gate houses need to be replaced.

21 The landscaping as discussed will be going on, and other paving in the community is needed.

22 This all will be done over several years, but the cost of them all comes to about \$2,800,000. This
23 \$120 increase over the next eight years will raise that \$2,800,000.

24 That amount does not include all the other things that will need to be done in Pelican Marsh
25 over that period of time, but rather than borrowing the money, they can fund these things with
26 the increase.

27 Mr. Mintz asked why they chose eight years instead of five, and Mr. Walsh advised that the
28 engineer's report indicated that the need will arise and need to be addressed within that
29 timeframe. Five years would be pushing it.

30 Ted *** from Osprey Point HOA understood the need to increase, but he felt that \$120 a year

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5 is not going to be enough. Much more money is going to be needed, (inaudible section)
6 in order to get where they need to be.
7 Those present suggested different ideas, and Mr. Walsh felt that upgrading the look of the
8 community will be done first, and the other infrastructure work will be done later. Hopefully by
9 next year they will be working on the 41 gatehouse.

10 ***Inaudible.

11 Otherwise, Mr. Dorrill indicated that it was a maintaining budget for operations, with some
12 modest increases. The total cost of administration, including professional fees, salaries,
13 insurance and payroll will be \$444,000 next year which is an increase of 1.5 percent.
14 Field management, which is the managerial costs over all operations, will be \$190,300 which is
15 an increase of about \$6,600.

16 The biggest cost center is landscaping at \$1,366,000 which is an increase of about \$30,000.
17 Water management and drainage will be \$223,000 next year, which is a small decrease of
18 \$8,800 over the current year.

19 Lighting, to include all street lights in the community will be \$94,000, which is another very
20 modest increase.

21 Access control will remain essentially the same at \$853,000.

22 A new project this year is pressure washing the sidewalks and gutters, along with maintenance
23 of the hardscape of the entry signs, and will be \$32,000.

24 The total for all associated operating expenses will be \$3,276,000. The balance is capital
25 improvements, some of which could be eligible for the new source of funds previously
26 discussed.

27 Two new Kawasaki Mule vehicles will be purchased next year, a new pickup truck, some minor
28 paving repairs at \$50,000, and a continuation of the lake bank restoration at \$150,000.

29 Landscape renovations will be \$128,000.

30 Once again, the total will be \$3,995,458.

4

5 Mr. Dorrill noted that they were approving the budget today for purposes of disclosure to the
6 Board of County Commissioners and the public at large. Mr. Dorrill will be required to send a
7 notice to all 3,000 units in the community of a potential increase in assessment which will not
8 occur until August. Once the budget is adopted at the public hearing in August, it will be part of
9 the regular meeting on the third Wednesday of the month.

10 Mr. Pires followed up by saying that it was being approved for purposes of transmitting it to the
11 County, and also for setting the public hearing date where the budget will be adopted. Since
12 there is an increase in the assessment contemplated, Mr. Dorrill will be sending out those
13 notices, and there will also be ads in the newspaper regarding the assessments.

14 A resident asked what percent of the sidewalks would be participating in the landscape
15 renovation, and while Mr. Dorrill could not be specific at this point, he noted that \$46,000 was
16 allotted for that work for this year. Historically \$15,000 to \$20,000 has been spent on their
17 maintenance with curbs and gutters. This will be an accelerated area of maintenance in the
18 coming years.

19 This resident also asked about gate houses, and whether an upgrade in technology was being
20 contemplated for them to make things more convenient. Mr. Calamari indicated that they had
21 looked at a few of the programs, and the renovation of the gatehouses would include an
22 updated system for notifying residents along with other upgrades. Transponders presently
23 operate at 27 different gates, so this is a complicated process. Mr. Calamari briefly explained
24 what was presently offered at the gatehouse, and how it could be accessed.

25 Another resident noted that with a large system some of these small applications will be
26 impossible to use.

27 **On a MOTION by Tony Scire and a second by Tim Jackoboice, the preliminary budget was**
28 **unanimously approved for 20-21 at \$3,995,458 and the chairman was authorized to sign the**
29 **resolution to establish proper notice and the date of August the 19th for the public hearing.**

30

5 Mr. Dorrill also noted that Mrs. Goetz has a national reputation in landscape architecture, and
6 her family is well known in this community as they have owned the Naples Beach Club and
7 Resort for 100 years. Mrs. Goetz was also a driving force behind many of the aspects in Pelican
8 Bay, and the Naples Botanical Gardens.

9 Mr. Dorrill and staff were very proud of the fact that she is doing the work for Pelican Marsh
10 now.

11

12 **ATTORNEY’S REPORT**

13 **A. Sign Posting Memo**

14 This item came up at a previous meeting as to whether or not the District should be posting
15 signs at any of its properties on the lakes and waterways warning of alligators and other
16 animals that are normal in Southwest Florida. He has provided a memo which outlined the
17 circumstances where there may be a need or desire to post such a sign. The District does not
18 encourage people to tame or domesticate wild animals, and there have not been a large
19 number of instances of episodes regarding these nuisance alligators.

20 It does not appear to be necessary to place these signs, and there is a level of awareness now
21 since an episode in Disney World that has prompted this. The recommended types of signs are
22 posted on the State website.

23

24 **B. Election Qualifying Period**

25 Mr. Pires once again noted that the qualifying period begins on Monday, June 8 at noon and
26 ends Friday, June 12 at noon, at the Collier County Supervisor of Elections office, and this will
27 be posted in the paper.

28

29 **C. Audit Review**

30 After review, Mr. Pires had no substantive changes to make to the audit.

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5 **D. Virtual Meetings**

6 Mr. Pires noted that the executive order by the governor about virtual meetings has been
7 suspended, probably through mid-June. If there are any further changes the Board will be kept
8 advised.

9

10 **ENGINEER’S REPORT**

11 Mr. Burford had nothing to bring before the Board at this time.

12

13 **SUPERVISORS’ REQUESTS**

14 There was nothing further for discussion brought by a supervisor.

15

16 **PUBLIC COMMENT**

17 A resident spoke to a summary of long range planning. (inaudible)

18

19 **ADJOURMENT**

20 The next meeting will be held on June 17th, with the location to be announced.

21 **On a MOTION by *** and a second by Tony Scire, the meeting was adjourned at 10:00 a.m.**