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5 portion is an increase of \$354,000.

6 For those residents of Tiburon or owners at the Galleria Shops and the Ritz Carlton Hotel, the

7 2012 Debt Service and refinanced bonds will continue to be included on the tax bills. The other

8 two bond series are fully defeased, and the residents in the Pelican Marsh portion of the

9 District are now debt free. The outstanding bonds will run for another ten years, and

10 collectively for the coming year is in the amount of \$632,493, which breaks down slightly

11 differently depending on the residence.

12 The Ritz Carlton and the Galleria shops pay an equivalency amount depending upon the amount

13 of acreage or square footage. Mr. Dorrill noted that there are no increases on this

14 straightforward budget on the operating and maintenance side for the fifth year in a row.

15 Mr. Walsh then asked for any public comment as it relates to the upcoming budget, and

16 a resident asked if this assessment is for one year or multiple years. Mr. Walsh advised that

17 action is taken on the budget every year, and it can be reduced or increased as required.

18 However, at this point the Board plans to leave this amount in place.

19 This resident also asked if this increase was well received, and Mr. Dorrill noted that the two

20 responses he received were favorable.

21 **The Public Hearing was then closed on a MOTION by Tony Scire and a second by Don**

22 **Pomerantz and the unanimous approval of the Board.**

23 **The public hearing was then closed and**

24 **On a MOTION by Tony Scire and a second by Tim Jackoboice, Resolution 2020-2 adopting the**

25 **General and Debt Service Budgets for 2021 was unanimously approved by the Board.**

26

27 **On a MOTION by Tony Scire and a second by Tim Jackoboice, Resolution 2020-3 adopting and**

28 **levying of a Debt Service and Maintenance Assessment was unanimously approved by the**

29 **Board.**

30

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5 Mr. Dorrill then advised that the notice of the Adoption of the levying of a debt service on the  
6 maintenance assessment ran in the newspaper twice.

7

8 The Public Hearing was adjourned, and the regular Board meeting began at 9:08 a.m.

9 **ROLL CALL**

10 It was noted once again that all Board members were in attendance.

11

12 **PUBLIC COMMENT**

13 Vanessa Forester thanked the Board for their dedication and the excellent job they were doing  
14 for the residents. She addressed three security concerns, the first being that their automobile  
15 was stolen from their driveway at night but recovered by the Sheriff's Office in about 90  
16 minutes. Additionally, recently a gentleman walked into their home unexpectedly, and left very  
17 quickly on foot upon hearing voices. The third incident involved a stranger taking pictures of  
18 her home.

19 She indicated that the Sheriff was called and advised that Mrs. Forester speak with the CDD  
20 about security, and ultimately Mrs. Forester took care of this issue by herself. \*\*\* inaudible  
21 section.

22 She added that when she spoke to the gate personnel about this issue, there was some  
23 resentment, and she then asked the Board if there could be a better system of security that  
24 could be utilized. Two weeks after the incident security informed her that they were working  
25 with the Sheriff's Office on this issue.

26 She asked what would happen if it was widely known that Pelican Marsh could not prevent  
27 anyone from coming in the gates. Mrs. Forester suggested that there must be something that  
28 the Board can do to enhance security at Pelican Marsh.

29 Mr. Dorrill indicated that he had spoken with Mrs. Forester the previous week about these  
30 issues, and it was his understanding that the alleged picture taking was referred to law

5 enforcement and no basis of criminality was determined. He was not previously aware of the  
6 home invasion, which was not reported to law enforcement. According to Mr. Forester,  
7 although the CDD routinely works with law enforcement to provide videotape at the gated  
8 entries for investigative purposes, the theft of the SUV was reported to the Sheriff's  
9 Department and the vehicle was recovered. The CDD did provide video tapes to investigators.  
10 It was his understanding that the keys were left in the car, which was unlocked. Mr. Dorrill also  
11 understood that the Sheriff's Department intends to make an arrest in that incident.  
12

13 **APPROVAL OF AGENDA**

14 On a MOTION by Don Pomerantz and a second by Joe Diaz, the Agenda was unanimously  
15 approved as presented.  
16

17 **APPROVAL OF JULY REGULAR BOARD MEETING**

18 On Page 1, Line 23, the correct spelling of the community is Arielle.

19 On Page 2, Line 22, the resident's name is Mr. \*\*\*inaudible.

20 **The Minutes were then unanimously approved as amended on a MOTION by Tony Scire and a**  
21 **second by Don Pomerantz.**  
22

23 **FINANCIALS**

24 The June 30<sup>th</sup>, end of third quarter financials showed a total of \$2,688,000 in cash. Of that  
25 amount, \$1,474,000 was in the contingency and cash flow reserves. \$25,000,000 was noted to  
26 be in fixed assets, primarily in land and infrastructure for a depreciated value of \$25,333,000.  
27 Payables stood at \$8,700 on the liability side, the difference being the unreserved fund balance.  
28 The income statement showed almost \$40,000 having been received in June in non ad valorem  
29 assessments. Those would have been delinquent and paid late with a penalty, or purchased by

1 an investor. At this point the District is at 96.5 percent of revenue for the total year, the  
2 difference being discounts taken and fees charged by the tax collector.

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7 Mr. Dorrill also pointed out that a \$114,000 discount was noted on the revenue side as an  
8 offset in anticipation of the adjustment for the gross amounts received.

9 There were a few incidents noted where year-to-date some line items were running over  
10 budget, including overtime at \$4,700 over budget when some internal tree trimming and  
11 pruning was done, and a County rate increase for the purchase of irrigation water which put  
12 that line item \$22,000 over budget. Mulch and pine straw were also over budget by \$27,000.  
13 However, the District was under budget by \$88,000 under total operating expenses.

14 Mr. Dorrill expected the District to have a modest amount of carry forward money, which  
15 historically the Board has moved into reserves.

16 **On a MOTION by Tony Scire and a second by Joe Diaz, the financials were then unanimously**  
17 **accepted by the Board.**

18

19 **SUPERVISORS REQUESTS**

20 **A. FY2021 Work Plan**

21 Mr. Walsh asked that this item be addressed before the manager's report.

22 Mr. Walsh noted that when he first took over from Mr. Garofalo he spoke with several people  
23 about what he felt were the long term needs for Pelican Marsh going forward. The four major  
24 areas identified were the boardwalks over the water, and the specialist indicated that they  
25 would have to be replaced in four to five years. The roadways were also looked at as well as  
26 the need to replace the gatehouses.

27 Landscaping was another area that needed attention, particularly Pelican Marsh Boulevard,  
28 and the overall maintenance and upkeep of the roadways was noted as well, particularly the  
29 sidewalks. A few of these items were able to be taken care of, such as power washing the  
30 sidewalks and a more aggressive approach to sidewalk repair.

1 Roughly six to eight weeks ago a letter was sent to the residents advising them of the \$120  
2 yearly increase in taxes for the coming year to address these long term concerns.

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7 The boardwalks are last on this list, and will be a significant expense at probably \$1,300,000.

8 Another analysis will be done in about four years to see if the boardwalks are getting to the  
9 point where they will need repair.

10 The two items that seem to have generated the most interest in the community are the Pelican  
11 Marsh Boulevard landscaping and the gatehouses. The weather will play a large part in the  
12 landscaping, but the earliest completion would be nine months, the latest, twelve months. This  
13 time next year, it will be completed.

14 Optimistically, the gatehouses will be completed at the end of 2022, but it may take longer,  
15 going to the end of 2023. Weather will play a large part in this work as well.

16 The work plan for the coming year was discussed, and Mr. Walsh noted that the first item was  
17 the erosion control program for the lakes, which they will continue to do. They will also look at  
18 the lake banks along the roadways, such as the pond behind Augusta where the sidewalks may  
19 be impacted. All the lake banks that are along the roadways and sidewalks will be evaluated.

20 The landscaping along Pelican Marsh Boulevard will be completed by the summer of 20/21.

21 There is a proposal to hire Mrs. Goetz again to do the landscape design for Phase 2, which is the  
22 completion of Airport Pulling to the Foundation, which could be done by the end of this year  
23 using outside contractors. Phase 3 is from the Foundation to US41, which could be done in the  
24 late spring or early summer of 2021. That will all be completed within the next twelve months.

25 Landscape staff will also be asked to look at facelifts on Bay Laurel Drive and some of the other  
26 CDD roadways.

27 Bids have been obtained for the work on the roads, and that will be completed before the end  
28 of this year. The gutters and curbs along the sidewalks will be cleaned in fiscal year 2021, along  
29 with the power washing. This is part of the accelerated sidewalk improvement that was begun  
30 last year.

1 Access control is surveying and accessing a number of access control systems that will  
2 significantly improve the entire system for residents and visitors, as well as security.

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7 They hope to implement this before the end of the next fiscal year. Mr. Calamari will be the  
8 staff point person on this project, and Mr. Walsh also asked Mr. Scire if he would be a Board  
9 liaison with Mr. Calamari on this project, and keep the Board updated on it.

10 An architect will also be selected to design three gatehouses, and the Board will approve the  
11 design and hopefully have the first one completed by the end of the next calendar year, with  
12 the others being completed the following year. That is this year's plan, and there will be  
13 sufficient funds to do the gatehouses over the next three years.

14 Steve Burr asked about access control and the selections for new software that will be made;  
15 what the process will be and who will be making decisions as to what vendor to go with and  
16 what the new software will offer. Mr. Scire advised that he and Mr. Calamari will be working on  
17 this together, they will evaluate three to five different vendors, look at all the different  
18 platforms and technologies, as well as other communities with similar vendors.

19 At that point they will come back and present all the information to the Board, and begin to  
20 evaluate which direction they should go in.

21 Mr. Burr asked if there would be a feature in the project where the residents are asked what  
22 their concerns are regarding access control and what kind of features they would like to see.

23 Involving the community in these decisions would be an option the Board would have to  
24 consider, and Mr. Walsh added that this is why they are looking to see what other vendors have  
25 available. He added that he felt the more features, the better.

26 Mr. Scire noted that Mr. Burr had asked some very good questions, and one of the objectives in  
27 the evaluation process is for them to find the three to five best vendors with the highest level  
28 of technology to question and evaluate.

29 A resident asked that the Board, when making the decisions about the new access control  
30 program, work with \*\*\* as well. (Inaudible)

1 A resident agreed, indicating that it would be appropriate if the Pelican Marsh Board would  
2 work with the Foundation so both Boards could make these decisions.

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7 Mr. Walsh indicated that he had met several times with the President of the Foundation Board,  
8 and they met several times with the chairperson of the long range planning committee for the  
9 Foundation. Mr. Dorrill has had a number of conversations with those people as well. There is  
10 no subcommittee for this project, and Mr. Walsh felt that one was not needed.

11 Jerry Carbone noted that the CDD has no reserve fund and has never had one. The additional  
12 assessment will be spent on these projects, and at the end of them, there will still be no reserve  
13 in place. Some of the money being used is money set aside in the event of an emergency, such  
14 as another hurricane, and if that happens, this work will be pushed back to a later time. Mr.  
15 Walsh noted that if there is a hurricane there will still be funds that can be used for these long  
16 range improvements. This resident felt it was important to have a reserve fund at Pelican  
17 Marsh, as the Foundation and all the communities have them. He asked that the Board  
18 consider this.

19 Mr. Dorrill noted that he and Mr. Carbone had talked about this, and in fact there are two  
20 reserve funds, one for cash flow and the other for contingencies, as previously indicated, for a  
21 total of \$1,500,000. In addition, a capital reserve fund was just added, and the Board has an  
22 untapped line of credit that can help fund some of the projects the Chairman alluded to.

23 Mr. Carbone asked how many Board members lived in Pelican Marsh, and was advised that four  
24 of the five Board members are residents at Pelican Marsh. He added that access control should  
25 be a priority, and he would gladly help Mr. Calamari and Mr. Scire find a better system for the  
26 District, as he was robbed and was very concerned on this issue.

27 Mrs. Forester asked about the timeline for a possible new access control software, and was  
28 advised that the Board would have the necessary information to make a decision within the  
29 next several months. Mrs. Forester felt that this should be addressed much sooner than that.



1 Mr. Dorrill noted that they do work on an annual work plan, and aside from the concerns  
2 expressed, it was his understanding that two of Mrs. Forester's issues were again  
3 unsubstantiated, not to diminish the theft of her car. As it relates to the software platform  
4 they presently have,

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9 it is the marketplace leader in the State of Florida for gated communities and municipal law  
10 enforcement, and provided by ISN, International Security Networks.

11 Mr. Dorrill reminded those present that everything they do at Pelican Marsh is public, as was  
12 the case with the landscape project, where two public workshops were held to bring all the  
13 information to the residents. He assured everyone that they are evaluating security as  
14 seriously and will provide the information through a public context.

15 Mr. Carter from Watercrest and a Board member at the Foundation, felt that the discussion just  
16 held was a very productive one, and he commended Mr. Walsh for establishing the long range  
17 work plan. As it relates to access control, one of the things he is hearing is that people wish to  
18 give suggestions on this issue at the monthly meetings, and he indicated that the Foundation  
19 will support the CDD as they announce the ways they wish to improve the access control  
20 system.

21 Mr. Carter added that the CDD is not in the security business, and after 20 years in this  
22 community, most of the instances that take place are because people did not practice security  
23 measures in their own homes and lives.

24 **On a MOTION by Tony Scire and a second by Don Pomerantz, the work plan was then**  
25 **unanimously approved by the Board.**

26

27 **MANAGER'S REPORT**

28 **A. Landscape Renovations Summary**

29 Several storyboards for the landscape pilot project have been completed, and the comments  
30 received by Mr. Dorrill have been favorable. Poster sized storyboards have been created at Mr.

1 Carter’s request, and they will be left at the Foundation building after the meeting to allow the  
2 residents to see what is being done.

3

4

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9 **B. Access Control Text Feature**

10 Only 12 percent of the residents have availed themselves of the option to amend and update  
11 their own profiles through the technology at access control. There is a feature available that  
12 allows for text alerts if a visitor comes to the gate for a particular person. Staff is working on a  
13 form that will go out to all members of the community to advise them of this option, asking  
14 them to fill out the form and return it.

15 There are 1,900 doors in Pelican Marsh, and email addresses for 1,300 of them. Staff will be  
16 mailing this information out to make sure that it reaches all 1,900 doors in the community. Mr.  
17 Dorrill added that the Foundation’s blast email is used to send out a number of announcements  
18 monthly. They will be using the tax collector’s mail out list to make sure that it is received by  
19 all residents.

20

21 **C. Phases 2 and 3, Landscape Design**

22 Mr. Dorrill asked the Board for authorization for the construction drawings for Phases 2 and 3,  
23 which is split between the east and west sides of Goodlette Road. The design fee for Phase 2 is  
24 \$9,000. There are additional workshop and meeting fees beyond those that were in the scope  
25 of work. Phase 3 will cost \$8,400, with the same hourly charge for any additional meetings  
26 beyond the scope of work.

27 **On a MOTION by Joe Diaz and a second by Tony Scire, the Board unanimously authorized the**  
28 **Phase 2 and Phase 3 landscape designs.** The next step will be putting Phase 2 out for bid.

29

30 **ATTORNEY’S REPORT**

1 A. Budget and Assessment Hearing Notice

2 Mr. Dorrill has the affidavit of publication in the newspaper for these hearings, and it is all in  
3 compliance with the Statutory requirements.

4

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9 B. Governor’s Executive Orders

10 The order relating to the District’s ability to establish a meeting quorum virtually or remotely  
11 has been extended to October 1, 2020. At this point the Pelican Marsh CDD Board has not used  
12 this option.

13

14 C. Engineer’s Report

15 Mr. Burford has nothing to report to the Board.

16

17 **SUPERVISORS’ REQUESTS**

18 A. Access Control/Mr. Scire

19 Mr. Scire assured those present that he wanted everyone to feel comfortable that he plans to  
20 work with Mr. Calamari on a daily basis to push this issue forward for the Chairman, and to do  
21 the best he can for everyone. Mr. Scire has been a resident of Pelican Marsh since 1998, and  
22 wants only the best for the District.

23

24 **PUBLIC COMMENT**

25 Mr. Carter commented on the Chairman’s decision to send out letters to everyone from the tax  
26 collector’s list, adding that they will follow up on this with the Foundation’s email list. He asked  
27 for everyone’s cooperation in making sure they get their email to the Foundation in order to  
28 stay current with everything that is occurring within the District.

29 A resident noted that this was his first meeting, and as it relates to access control he advised of  
30 two experiences he had at the gate, and then suggested that the protocol for access control be

1 put on the website so people are aware of what is required to go through the gate. Mr. Dorrill  
2 noted that the protocols are public record and he will be happy to provide a copy to this  
3 resident.

4 This resident also asked about the transponder policy, as he has had some issues with his

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9 sticker, and he questioned the transponder policy that prohibited him from getting a bar  
10 transponder. Mr. Dorrill noted that Mr. Scire on the Board will be the liaison for all of these  
11 matters, and he added that over 100,000 visitor transactions are conducted yearly, and the  
12 system is fraught with the potential for problems, not the least of which is people wanting  
13 transponders for their rental cars during the season. On some cars the transponders don't  
14 work.

15 Mr. Calamari indicated that cars that have the bar are very few at this point, and this resident  
16 felt that he was following the rules but was being punished for doing so because of the actions  
17 of non residents who may violate the rules. Mr. Walsh advised that they have recently  
18 upgraded the stickers and a new one will be provided to this gentleman.

19

20 **ADJOURNMENT**

21 The next meeting will be held on September 16<sup>th</sup>, and **on a MOTION by Joe Diaz and a second**  
22 **by Don Pomerantz, the meeting was adjourned at 10:06 a.m.**