

1                   **PELICAN MARSH COMMUNITY DEVELOPMENT DISTRICT**  
2                                   **NAPLES, FLORIDA**  
3                   **Regular Meeting of the Board of Supervisors**  
4                                   **April 21, 2021**

5  
6   The regular meeting of the Pelican Marsh Community Development District Board of  
7   Supervisors was held on Wednesday, April 21, 2021, at 9:00 a.m. at the Pelican Marsh  
8   Community Center, Naples, Florida.  
9

10   **SUPERVISORS PRESENT**

11   Edward Walsh, Chairman  
12   Joe Diaz, Secretary  
13   Tony Scire, Treasurer (Via Speakerphone)  
14   Tim Jackoboice, Supervisor

15   **ALSO PRESENT**

16   Neil Dorrill, Manager, Dorrill Management Group  
17   John Vanover, Operations Manager  
18   Tony Pires, District Counsel  
19   Brent Burford, District Engineer

20   **ROLL CALL**

21   Mr. Walsh opened the meeting, noting that four members were in attendance with Mr.  
22   Scire participating via speakerphone. Mr. Pomerantz was not present.  
23

24   **On a MOTION by Tim Jackoboice and a second by Edward Walsh, the Board**  
25   **unanimously approved Mr. Scire's participation via speakerphone due to**  
26   **exceptional circumstances.**  
27

28   **PUBLIC COMMENT**

29   No public comment was received at this time.  
30

31   **APPROVAL OF AGENDA**

32   **On a MOTION by Tim Jackoboice and a second by Tony Scire, the agenda was**  
33   **unanimously approved as submitted.**

1 **APPROVAL OF MARCH 2021 MINUTES**

2 On page 5, line 14, it should read Miss Brakefield rather than Mr.

3 Also on Page 5, Line 5, the word percent should be placed after the number 100.

4

5 **On a MOTION by Tony Scire and a second by Tim Jackoboice, the minutes were**  
6 **unanimously approved as amended.**

7

8 **FINANCIALS**

9 The five-month financials, to the end of February, were provided to the Board, and Mr.  
10 Dorrill noted that the balance sheet showed approximately \$3,600,000 in cash. The first  
11 half of the new capital reserve was funded at \$176,000, which by year's end will stand  
12 at \$353,000. As offsets against that there are two reserves, cash flow at \$850,000 and  
13 the contingency reserve at \$625,000. Adjusted current assets are \$2,300,000 against  
14 \$42,000 in payables.

15 The income statement showed \$117,000 in non-ad valorem assessments that came in  
16 during the month of February, and a similar amount during March. At the end of five  
17 months 92 percent of the annual revenues have been received.

18 There have been significant transponder sales, with \$17,000 in new transponders year-  
19 to-date.

20 Going through the cost centers, Mr. Dorrill noted that Mr. Vanover continues to do a  
21 good job in maintaining the total cost outlook, with total operating expenses at \$172,000  
22 below budget year-to-date. Total expenses at the end of February were \$1,104,000 on  
23 the operations side, against a budget of \$1,573,000.

24 Work has begun on next year's budget, and no increase in the assessment rate for next  
25 year is contemplated. The new capital reserve will be funded once again at  
26 approximately \$350,000. The budget will be provided to the Board next month's  
27 meeting for tentative approval, and a budget hearing will then be set in August, when  
28 the budget will be formally adopted.

29 **On a MOTION by Tony Scire and a second by Tim Jackoboice, the Financials**  
30 **were then unanimously accepted by the Board.**

31 **MANAGER'S REPORT**

32 **A. Update on Design/Build Shortlist - Entry Renovations**

1 The Phase II document for the prospective design/build firms to replace the three  
2 existing guard gates was sent out, and a mandatory preproposal conference will be held  
3 on April 30<sup>th</sup>. Bid and renderings from the firms will be expected two weeks later, at  
4 which time the short list committee will be empaneled. Hopefully there will be a  
5 recommendation for the Board at the May meeting.

6 Staff is exploring a guaranteed maximum price with Mr. Pires, and they are working on  
7 some logistics regarding tearing down or rebuilding the existing structures. Mr. Burford  
8 was asked to look at the American Institute of Architects standard form agreements for  
9 Mr. Pires to help facilitate this project going forward. They are still on schedule to start  
10 this project sometime this summer, with Phase I, the Vanderbilt Beach guard gate,  
11 being under construction in the new fiscal year.

## 12 **B Update on Phase II/III Landscape Construction**

13 The Phase III plans are almost completed, and phase 2A, which was done in house,  
14 involved signage and a few other items that have been almost completely taken care of.  
15 All of the areas where lighting has been added have been completed with the exception  
16 of one. Fourteen pallets of sod have been put down, and many new plants have been  
17 added and the older ones removed.

18 Phase III will involve the work from the Foundation to 41 on Pelican Marsh Boulevard, at  
19 that point an outside contractor will be used. Hopefully a bid and cost proposals will be  
20 available at the May meeting, so the work can begin this summer.

## 21 **C. Senior PGA Event**

22 Mr. Dorrill noted that three professional golf events were held within a handful of months  
23 at Tiburon, and the entire area around the lakes and the golf course looked very good.  
24 The golfers and the national commentators were very impressed with it as well.

## 25 **ATTORNEY'S REPORT**

26 Mr. Pires had nothing to report at this time.

## 27 **ENGINEER'S REPORT**

28 Mr. Burford had nothing to report at this time.

## 29 **SUPERVISORS' REQUESTS**

### 30 **A. Vanderbilt Beach Road Extension**

31 Mr. Walsh reported on a meeting he had attended regarding this expansion, which will  
32 make this roadway three lanes in both directions, from just east of 41 to just east of

1 Goodlette-Frank Road. The District's concern is that at the entrance on Vanderbilt  
2 Beach Road, a left turn out of the District will no longer be possible, and at this time  
3 there are no plans to do a U-turn close by as there is a turn there, and some issues with  
4 sloping as well. They will have a U-turn available at the light at Goodlette-Frank.

5 Mr. Dorrill has sent a communication to the Road Department at the County and asking  
6 for a meeting with them to discuss the option of a closer U-turn. Mr. Walsh had  
7 suggested that a traffic light be put in at the entrance, but apparently the statutory  
8 requirements necessary to consider the installation of a light are not met by the traffic  
9 out of the District. Additionally, the cost for a light is \$500,000, which would have to be  
10 paid for by the District.

11 The design process for the work will be completed by early 2022, and it is anticipated  
12 that construction will begin in January of 2022, with completion in July of 2024.

### 13 **VACATION SCHEDULES FOR BOARD MEMBERS**

14 Mr. Walsh asked Mr. Vanover if he would obtain all vacation schedules from the Board  
15 members so they can be assured that a quorum will be in attendance at each meeting  
16 during the next six months.

### 17 **FURTHER U-TURN DISCUSSION**

18 In response to Mr. Jackoboice's question, Mr. Walsh assured those present that there  
19 will be a left turn into the District at the Vanderbilt entrance.

20 A resident asked if the bike lane would still be available, and Mr. Walsh advised him that  
21 the resident could look at the information he has on the road widening, as Mr. Walsh  
22 was not sure of that.

### 23 **PUBLIC COMMENT**

24 Jim Carter from Watercrest thanked Mr. Vanover and his team for the bank restoration  
25 work, and asked if they would consider in their budgeting process, the east bank of the  
26 lake in Watercrest as one of their first options as the erosion is quite bad. Mr. Vanover  
27 noted that the Board's policy has been to do the residential sides of the lakes, and this  
28 one noted by Mr. Carter is on the non-residential side. However, they will take a look at  
29 it to see if it can be done, even though the resident sides of lakes are the priority. There  
30 is quite a bit of this work scheduled for Tiburon next year.

31 Additionally, Mr. Carter noted that when the renderings for the new gatehouse are  
32 received, that the Foundation would be very happy to post them in the community  
33 center as they are open now, even though masks must still be worn.

1 Mr. Mintz from Troon Lakes noted that the landscape lighting is spectacular and  
2 thanked the Board for the work.

3

4 **ADJOURNMENT**

5 The next meeting will be held on May 19, and will include both the review of the midyear  
6 financials as well as the presentation of FY 2022 budget. **On a MOTION by Tim**

7 **Jackoboice and a second by Joe Diaz, the meeting was adjourned at 9:20 a.m.**