

1 **PELICAN MARSH COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **October 20, 2021**

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6 The Regular Meeting of the Pelican Marsh Community Development District Board of
7 Supervisors was held on Wednesday, October 20, 2021, at 9:00 a.m. at the Pelican
8 Marsh Community Center, Naples, Florida.
9

10 **SUPERVISORS PRESENT**

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

15 **ALSO PRESENT**

16 Neil Dorrill, Manager, Dorrill Management Group (via Speakerphone)
17 Christopher Dorrill, Field Manager, Dorrill Management Group
18 John Vanover, Operations Manager
19 James Calamari, Access Control Manager
20 Tony Pires, District Counsel
21 Brent Burford, District Engineer

22 **ROLL CALL**

23 Mr. Walsh opened the meeting at 9:00 a.m., noting that three members were physically
24 present, with Mr. Diaz and Mr. Scire participating via speakerphone.
25

26 **On a MOTION by John Minty and a second by Tim Jackoboice, the two members**
27 **participation via speakerphone was unanimously approved due to exceptional**
28 **circumstances.**

29 **PUBLIC COMMENT**

30 Greg Heater from Tiburon spoke about Commissioner Solis' promise to add
31 landscaping to the medians on Airport and Vanderbilt Beach Roads surrounding
32 Tiburon and Pelican Marsh when he was elected to the County Commission Board,
33 which has not happened. Apparently, this was to be done 12 years prior, but in the 20

1 years that Tiburon and Pelican Marsh have been paying taxes, very little has been done
2 for them, with exception of limited improvement of some of the roadways.

3 Mr. Heater asked the Board if they would address this issue with the County
4 Commission and see if they can get some results for the District as far as landscaping
5 for these medians without any special assessment to cover costs.

6 Mr. Dorrill noted that this had come up once years ago, and Jim Carter, who is an ex-
7 County Commissioner and is also on the Pelican Marsh Foundation Board checked into
8 this. He was advised at that time that the County was not to address landscaping until
9 they built the final six lane cross section and added attendant curbs, gutters, and
10 irrigation. However, Vanderbilt and Airport were not in the plans to be six-laned, and Mr.
11 Dorrill agreed with Mr. Heater that quite a bit of funds have been spent on landscape
12 medians up and down Collier Boulevard, up the East Trail, and alongside Immokalee
13 Road.

14 Mr. Dorrill was willing to see what can be done and noted that they have seen the 60
15 percent construction drawings for six-laning Vanderbilt from US 41 to Airport Pulling
16 Road. He added that they should push for a landscaping component at this time, as
17 Commissioner Solis is running for re-election this year. Mr. Dorrill indicated that there is
18 some precedent for creating taxing districts to construct improvements. The areas in
19 question include Vanderbilt Beach Road from Airport Pulling Road to Goodlette-Frank
20 Road, and Airport Pulling Road.

21 Mr. Pires agreed with Mr. Dorrill, adding a few other roadways that had been
22 landscaped, and the areas being looked at were clarified. Mr. Dorrill noted that Airport
23 Road now has five lanes north of Vanderbilt up to the elementary school and felt that
24 the plans for these areas need to be explored. After further discussion, **on a MOTION**
25 **by Ed Walsh and a second by John Minty, the Board unanimously approved Mr.**
26 **Dorrill's looking into the plans for these roadways and report back to the Board**
27 **within the next two months. At that point they decide weather to ask for time on**
28 **the County Commission's agenda to address the landscaping needs on these**
29 **roadways. Mr. Pires added that a special assessment for this work should not be**
30 **accepted, as the District has already paid quite a bit of money for this.**

31 Mr. Heater then advised that the plans were done over 12 years ago, and nothing has
32 been done with them. He added that he would offer help.

1 **APPROVAL OF AGENDA**

2 **The Agenda was unanimously approved as presented on a MOTION by John**
3 **Minty and a second by Tim Jackoboice.**

4 **APPROVAL OF MINUTES**

5 Page 1, Line 26, there was only one member participating via phone.

6 Page 3, Line 23, the “d” should be removed from the word agree.

7 Page 5, Line 11, the word “people” should be changed to “vacancies” as well.

8 **On a MOTION by Joe Diaz and a second by Tony Scire, the Minutes were then**
9 **unanimously approved as amended.**

10 **FINANCIALS**

11 The 11th month financials showed a strong cash position at \$2,300,000, with the capital
12 reserve fully funded for the year at \$354,000. The two restricted contingency accounts
13 held \$1,475,000 against \$241,000 in payables. There was some additional income of
14 \$4,600 that came in during September, and expenses from September were booked at
15 \$72,000. Payroll and associated employer taxes were \$105,000, and preliminary it looks
16 as if they will end the year with about \$113,000 in equity which will roll forward.

17 Mr. Vanover does have some September expenses that have not yet been booked, but
18 looking at the statement of income and expense, all the cost centers with the exception
19 of field management and the fountain were under budget, and the total year-to-date
20 operating expenses were \$168,000 through August.

21 Mr. Walsh pointed out that they were in good shape going into this next phase of capital
22 expenditures, which over the next two to three years is going to be about \$1,000,000.

23 **On a MOTION by Tony Scire and a second by Tim Jackoboice, the financials were**
24 **unanimously accepted as presented.**

25 **MANAGER’S REPORT**

26 **A. Update on Design/Build Project**

27 The gatehouse replacement project did have a successful pre-application the previous
28 week with the County. Christopher and Mr. Jackoboice are in the process of scheduling
29 a meeting with the resident focus group, where they will look at some of the front
30 elevation sketches. Once they have the more detailed, colorized drawings that meeting

1 will take place. Mr. Pires noted for the record, that this will be a focus group rather than
2 a committee.

3 **B. FY 2022 Work Plan**

4 Mr. Vanover walked the Board through the key elements of the coming years work plan
5 that Mr. Walsh had provided to them. The contract for the Lake Bank Erosion control
6 plan for 2022 was available for approval, and included three lakes on the golf course,
7 two lakes off of Pelican Marsh Blvd. and two lakes in Tiburon. Mr. Walsh pointed out
8 that all the lakes in the communities have been done, and that they are now beginning
9 to look at other areas that need attention.

10 The use of blue tilapia in the lakes to control algae is being tested, and fish were
11 purchased and put in a Tiburon Lake that was having issues with algae about a year
12 and a half ago. There have been some definite improvements in that lake, and more fish
13 will be purchased for Pelican Marsh. The lake at Ravenna and Lake 18 at Island Cove
14 are both problem lakes, and fish have been put in there as well to alleviate their
15 problems.

16 The Board approved installing a new lake fountain at Tiburon at the Vanderbilt entrance.
17 FPL will have to upgrade the transformers in order to install this fountain, and Mr.
18 Vanover felt that the installation may be delayed from November or December of 2021
19 to sometime early in 2022.

20 Landscaping work included upgrades on Bay Laurel Drive using CDD manpower, and
21 some of the secondary roads will have some of the 20-year-old landscaping replaced,
22 again using CDD manpower in February and March, as well as on Galleria Drive. Mr.
23 Walsh added that they will go back and look at Pelican Marsh Blvd. to see if there is
24 anything that needs to be replaced or fixed.

25 As it relates to the sidewalks, gutters, and curbs; this project will take two years to go
26 through the entire District, with sidewalks being one-year, and the gutters/curbs being
27 the following year. This is typically done in August, and the in-house pressure washer is
28 used to touch up areas that may need it. Sidewalk improvement work is usually done in
29 May, and that work includes grinding or replacement, depending on the degree of
30 upheaval from tree roots.

31 There have been issues at the US 41 gatehouse where the pavers have been pushed
32 up by tree roots, and a contractor will be coming to evaluate the situation and give some
33 costs on correcting the pavers and gutters in that area.

1 Under access control, they will be approved the gatehouse design and the contract with
2 Houchin Construction is in the works. A timetable has been provided by them to the
3 District, and the goal is to start construction on the Vanderbilt Beach gate sometime in
4 the Spring of 2022. Mr. Walsh reminded those present that this will be a two-year
5 project.

6 Mr. Dorrill indicated that this month is a very busy one for Mr. Vanover and his crew, as
7 all of the annual flower beds are in the process of being prepared for the installation of
8 the winter annuals, which is an involved process. Pine straw will also be installed, and
9 the ground was treated for nematodes.

10 The employee that was trapped underwater by a piece of machinery and then
11 resuscitated was back to work the previous Monday. This man is a dedicated, 20-year
12 employee, and Mr. Dorrill hopes to plan an employee appreciation dinner in the future to
13 recognize him and others.

14 **C. Access Control Amendment**

15 This amendment addresses ownership when a resident is owned by a family trust or a
16 corporation. There is a new generation of transponders available now, that have solved
17 the issues previously had with high end, imported cars. They will continue to have older
18 model transponders available as well.

19 Mr. Walsh showed examples of the transponders to those present, and further
20 explained the differences and where it will be installed. The amendment will allow for
21 the flexibility to use either of these transponders. Mr. Walsh suggested that a pilot test
22 be done with the new model and after a year or so, a final decision on its use can be
23 made. Mr. Pires did not feel that this approach would violate any policies.

24 Mr. Scire asked to run the pilot test, and he will go forward with it. Mr. Pires also pointed
25 out at this point that the access control records are an exemption to the Public Records
26 law.

27 **On a MOTION by Tony Scire and a second by John Minty, the Board unanimously**
28 **approved the new policy and the pilot test to check the effectiveness of the new**
29 **transponders.**

30 **D. Pro Golf License Agreement**

31 The shootout and the LPGA Championship will both be returning to Tiburon, and the
32 standard form license agreement involving tournament coordination from the District's
33 perspective will need to be executed.

1 **On a MOTION by Joe Diaz and a second by Tim Jackoboice, the Board**
2 **unanimously authorized the Chairman to execute the agreements for both events**
3 **this year, which will run from November 23 to just before Christmas.**

4 **E. Contract Renewal for Lake Bank Restoration**

5 The same vendor will be doing this work, American Shoreline Restoration, and there
6 has been some revised pricing, which is the first increase with this vendor. Lake Bank
7 Restoration will be done in both Pelican Marsh and Tiburon this year. The current
8 budgeted allocation is \$160,000, \$35 a lineal foot, and otherwise the contract remains
9 the same.

10 **On a MOTION by John Minty and a second by Tony Scire, the Board unanimously**
11 **approved the renewal of the contract with American Shoreline Restoration with**
12 **the revised pricing.**

13 **F. Renewal of Group Health Insurance**

14 There has been a 9 percent increase in policy this year, but the benefits for the
15 employees are still very good. The total year deductible will remain the same, wellness
16 benefits remain 100 percent reimbursed, and copays remain the same for family
17 practitioner visits at \$20, and \$50 for specialists. The prescription drug prices remain the
18 same as well. Mr. Dorrill felt that this plan is very beneficial for the employees, and there
19 has been good utilization with it.

20 Staff recommended approval of this plan with Florida Blue, through the local agency of
21 Brown and Brown. The budgeted amount will cover 6 percent of the increase, and a
22 budget amendment will be made later in the year to cover the additional 3 percent
23 increase. The total amount of the insurance is \$198,311.

24 **On a MOTION by John Minty and a second by Tim Jackoboice, the Board**
25 **unanimously approved the renewal of the group health insurance with Florida**
26 **Blue in the amount noted above.**

27 In response to Mr. Walsh's question regarding the status of employee vacancies, Mr.
28 Vanover reported that they are one short in access control and three short in the
29 landscaping crew, which is a big improvement over the prior month's report.

30 **ATTORNEY'S REPORT**

31 **A. Summit Easement Report**

1 Mr. Pires received an email from the law firm regarding the easement for Summit,
2 withdrawing their request.

3 **B. County Median Landscaping**

4 Mr. Pires suggested that Commissioner Solis be invited to attend a Board meeting,
5 perhaps in December or January, at which point he will be able to hear from this
6 community on this landscaping issue, as well as other issues they may wish to address.
7 Mr. Dorrill will move forward with this suggestion.

8 **ENGINEER'S REPORT**

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

10 Mr. Dorrill noted that if an assessment of the roadway condition and the milling of them
11 was not on the schedule for the first quarter of the coming year, that should be added,
12 and will need to be coordinated with the engineer's paving expert. Mr. Burford will look
13 into that.

14 **SUPERVISORS' REQUESTS**

15 **A. Groundwater Assessment**

16 Mr. Dorrill noted that they will be moving forward with this testing requested by the State
17 related to an inventory of water management facilities, probably during the first part of
18 the coming year. Mr. Vanover will be the point of contact to update the Board on this.

19 **PUBLIC COMMENT**

20 No public comment was received at this time.

21 **ADJOURNMENT**

22 The next meeting will be held on November 17th and Mr. Walsh asked that everyone
23 make an effort to attend. **On a MOTION by Tony Scire and a second by John Minty,**
24 **the meeting was adjourned at 9:50 a.m.**