

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

3 Regular Meeting of the Board of Supervisors
4 August 19, 2022

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, July 20, 2022, at 9:00 a.m. at the Pelican Marsh
7 Community Center, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Edward Walsh, Chairman

10 Joe Diaz, Secretary

11 Tony Scire, Treasurer

12 John Minty, Supervisor

13 Tim Jackoboice, Supervisor

14 **ALSO PRESENT**

15 Neil Dorrill, Manager, Dorrill Management Group

16 Christopher Dorrill, Field Manager

17 John Vanover, Operations Manager

18 Lenore Brakefield, Assistant District Counsel

19 Brent Burford, Johnson Engineering

20 James Calamari, Access Control

21 **ROLL CALL**

22 Mr. Walsh opened the meeting at 9:00 a.m. All five supervisors were present.

23 **PUBLIC COMMENT**

24 No public comment was received at this time.

25 **APPROVAL OF AGENDA**

26 **On a MOTION by Mr. Scire and a second by Mr. Minty, the agenda was**
27 **unanimously approved as submitted.**

1 **APPROVAL OF MINUTES**

2 On Page 4, Line 17, it was Mr. Scire who moved that the meeting be adjourned.

3 **On a MOTION by Mr. Diaz and a second by Mr. Jackoboice, the minutes were**
4 **unanimously approved as amended.**

5 **FINANCIALS**

6 The financials through the end of June showed \$2,800,000 in cash split between the
7 general fund at \$1,978,000 and the capital reserve fund at \$710,000, against \$118,000
8 in payables.

9
10 The income statement showed that \$37,000 was received in non-ad valorem
11 assessments during June, which Mr. Dorrill assumed was income from the tax
12 certificate sale which occurred in May for delinquent taxes. Year-to-date revenues on
13 the assessment side was \$3,757,000 against a budget of \$3,898,000, the difference
14 being the discounts taken by people who pay early. The District is at 100 percent of
15 anticipated revenue for the year.

16
17 On the expense side, under the administrative cost center, the engineering expenses
18 year-to-date were \$30,000, against a budget of \$10,000, a function of doing some
19 drainage and roadway paving assessments during the first quarter of the year.
20 Additionally, the Legislature required that an inventory of all drainage assets be done by
21 July first. Notification of that requirement came after the Budget had been adopted.
22 Consequently, that line item will be \$25,000 over budget before the end of the fiscal
23 year.

24
25 Mr. Dorrill noted as well for those attending the meeting today that the County adopted
26 its rate increases after the District's budget goes to the tax collector, which is why the
27 purchased irrigation water line item is \$19,000 over budget year-to-date. The County's
28 rate increase this year was 10 percent.

29
30 There have been a number of repair issues this year with some of the fountains, and
31 they are \$13,000 over budget there as well. Access control helped offset a little of that
32 with some modest increases in overtime costs due to vacancies. Overall, the District
33 was \$46,000 under budget year-to-date on the operating budget.
34 Capital outlay was slightly over budget, primarily due to the guard gate replacement
35 project being slightly ahead of schedule. There were some additional engineering fees
36 with respect to resolving issues with the site development plans.

37
38 Mr. Walsh felt that the water usage was partially due to the increase, but the District has
39 been using more water due to the dry conditions and new landscaping. Mr. Vanover
40 agreed but added that they are now in the rainy season and when it rains, they shut the

1 system down for a few days. Hopefully that may equalize the situation by the end of the
2 year.

3 Additionally, Mr. Walsh noted that at the July meeting they discussed the new
4 management at Mercato and wondered if their payment had been received yet. Mr.
5 Dorrill advised that it was received towards the end of July.

6
7 In response to Mr. Walsh's question about the employee headcount, Mr. Calamari
8 advised that access control was one short, and Mr. Vanover indicated that landscaping
9 was three short. Mr. Walsh expressed concern about getting too far behind and asked
10 if anything needed to be done on this, such as relooking at bonuses for referrals. Mr.
11 Vanover advised that they may look at that, and Mr. Dorrill and Mr. Vanover will keep
12 the Board advise on any decisions going forward.

13

14 **On a MOTION by Mr. Scire and a second by Mr. Diaz, the financials**
15 **were then unanimously accepted by the Board.**

16

17 **MANAGER'S REPORT**

18 **A. Budget Hearing Continuance**

19 Mr. Dorrill advised that an error was make in the timing of the newspaper entries
20 advising of the budget hearing for Pelican Marsh, and the affidavit confirming
21 that. The ad did run, but the provision in the statute requiring 20 days' notice if
22 the assessment was to be raised was not followed, and the final adoption hearing
23 must be readvertised to comply with Florida law. That hearing will be held on
24 September the 12th. Mr. Walsh asked the Board members if they would be
25 available for that meeting on the 12th, and all agreed that they would.

26

27 **On a MOTION by Mr. Scire and a second by Mr. Minty, the Board unanimously**
28 **approved the continuance of the Final Budget Hearing to the 12th of September in**
29 **order to be in compliance with Florida law.**

30

31 **B. Guard Gate Update**

32 The building permit, although applied for, has not yet been issued, but the contractor
33 has submitted the final critical path. The schedule has been received, and the
34 demolition start date is scheduled for the end of November, starting with the Vanderbilt
35 guardhouse, then followed by the Airport and US 41 gates.

36

37 In response to Mr. Walsh's question, he was advised that the first guardhouse will be
38 completed as late as March 6th, and second guardhouse will start demolition on March
39 21st. The third guard house will start on July 18th. Mr. Walsh added that as the 41 gate

1 is on the busiest roadway, it is scheduled to begin during the off season. Signs will be
2 put up well in advance advising residents and vendors when certain gates will be
3 closed. Additional methods to advise residents of the upcoming construction schedules
4 and gate closures are being considered as well.

5
6 Mr. Walsh also advised that Google and Apple have both identified the Galleria
7 entrance as an entrance into Pelican Marsh. That location does not work for everyone.

8 Mr. Calamari advised that they have reached out to the County as they have a number
9 where they can contact Google and Apple and have changes made to this practice.

10 They hope that the change will occur with Google, but it does not appear that it will work
11 for Apple. Residents who have concerns have been advised that they can make the
12 changes themselves by calling these companies.

13 Mr. Walsh indicated that they are continuing to work on this issue.
14

15 **C. Entry Hardscape Update**

16 Mr. Dorrill advised Mrs. Brakefield that the design consultant for this project needs a
17 legal opinion. They asked if the PUD development order for Pelican Marsh has certain
18 allowances for architectural signage that would exempt the District from having to bring
19 the current monument signs into compliance with the existing sign ordinance. Mr. Dorrill
20 and Christopher looked at this, and it appears that the District has this exemption, but
21 Outside Productions, the consultant, wants to make sure there is a legal opinion for that.
22

23 Mr. Minty advised that they will be meeting with the architects a second time,
24 and the representative of Outside Productions has advised that the current layout
25 they've done meets the current County ordinance. Mr. Pires has seen it and did not feel
26 that there was anything indicating a smaller sign was required, but Mr. Dorrill indicated
27 that they needed to have that in writing. Mrs. Brakefield will make sure Mr. Pires gets
28 that request.
29

30 **D. Tiburon Fountain Update**

31 Mr. Dorrill advised that Mr. Tilton had to be called for some assistance on this issue. A
32 new transformer is required as the one that would have been used is at its capacity. A
33 new one will be set sometime during the week of August 29th. This project will be
34 expensed in the current fiscal year and no budget amendment will be required. Mr.
35 Walsh asked if the fountain contractor will be able to work on the fountain installation
36 immediately after the new transformer is in place. Mr. Vanover will talk to them once
37 they have the power on the west side of the road. Once the transformer is installed, they
38 will need to get a permit for the new meter. Mr. Dorrill suggested that they apply for the
39 permit now, and Mr. Vanover will make a call to see if that can be done. Mr. Dorrill did
40 not think that this would be a problem.

1 The Board will be kept advised as things move forward on this project.

2

3 **ATTORNEY'S REPORT**

4 Mrs. Brakefield had nothing further to report at this time.

5 **ENGINEER'S REPORT**

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

7 **SUPERVISORS' REQUESTS**

8 **A. Security Article**

9 Mr. Mintz from Troon Lakes provided an article to Mr. Scire regarding the use of a car
10 fob as a security tool in one's home. It was suggested that this idea be brought to Mr.
11 Burke at the Foundation for action, if any to be taken.

12 **B. Mr. Diaz Retirement from the Board**

13 Mr. Walsh advised that this would be Mr. Diaz' last meeting as they have sold their
14 home and are leaving Tiburon. Mr. Diaz was thanked for his excellent service and was
15 presented with a plaque expressing the District's thanks.

16 Mr. Walsh will be making a recommendation at the next regular meeting to fill Mr. Diaz'
17 chair. Mr. Walsh asked that if anyone from Tiburon was interested, to please come
18 forward, as it is important that Tiburon have representation on the CDD Board.

19 **PUBLIC COMMENT**

20 No public comment was received.

21 **ADJOURNMENT**

22 The next meeting will be on September 12th which is also the Budget Adoption Hearing.

23 **On a MOTION by Mr. Minty and a second by Mr. Scire, the meeting was adjourned**
24 **at 9:30 a.m.**