

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

3       Public Hearing and Regular Meeting of the Board of Supervisors  
4                                   September 20, 2023

5       The regular meeting of the Pelican Marsh Community Development District Board of  
6       Supervisors was held on Wednesday, September 20, 2023, at 9:00 a.m. at the Pelican  
7       Marsh Community Center, Naples, Florida.

8       **SUPERVISORS PRESENT**

9       Edward Walsh, Chairman

10      Tim Jackoboice, Vice Chairman

11      John Minty, Treasurer

12      Robert Giannetti, Supervisor, By Telephone

13      **ALSO PRESENT**

14      Neil Dorrill, Manager, Dorrill Management Group

15      Christopher Dorrill, Field Manager

16      John Vanover, Operations Manager

17      Tony Pires, District Counsel

18      Brent Burford, District Engineer

19      John Hammel, Access Control

20      **ROLL CALL/APPROVAL OF AGENDA**

21      Four supervisors were present at the meeting. Three were present, and one by  
22      telephone, establishing a quorum.

23      **A MOTION was made by Mr. Walsh and seconded by Mr. Minty to allow Mr.**  
24      **Giannetti to fully participate in the meeting by telephone.**

25      Revisions to the agenda included "Guardhouse Update," Item 5a. will be moved to Item  
26      9a. to allow time for the project discussion.

27      Mr. Dorrill noted "Insurance Premium Proposal" was added to the agenda as Item 5f.

1 **Lastly, the June financials were inadvertently included in the agenda package. Mr.**  
2 **Dorrill included and handed out July financials.**

3 **On a MOTION by Mr. Minty and second by Mr. Jackoboice, the revised agenda**  
4 **was approved.**

## 5 **PUBLIC COMMENT**

6 Public comments received later in the meeting.

## 7 **APPROVAL OF MINUTES AUGUST 2023**

8 **Revisions to the minutes include Page 1, Line 24, add the letter “k” to Mr.**  
9 **Jackoboices’ name.**

10 **Page 1, Line 22, revise to “Four supervisors were present, three were present,**  
11 **establishing a quorum, and one by telephone.”**

12 **Page 1, Line 25 should read “MOTION passed three to nothing.”**

13 **Page 2, Line 30, remove the word “be.”**

14 **The minutes were accepted on a MOTION by Mr. Jackoboice and a second by Mr.**  
15 **Minty, with all in favor.**

## 16 **FINANCIALS**

17 Mr. Dorrill presented the 10<sup>th</sup> month financials through the end of July. The balance  
18 sheet states \$2.5 million in cash at July 31, \$981k of that total is in operating funds and  
19 approximately \$1.5 million in capital funds. Contingency/emergency contingency has  
20 been designated for cash flow purposes. Where fixed assets are concerned, the District  
21 states approximately \$19 million in infrastructure, less depreciation with total fixed  
22 assets being \$26 million. The District remains in a strong cash position. In the liability  
23 section, payables were slightly higher than normal (approximately \$400k) due to the  
24 capital gatehouse project. Items worth highlighting on the income statement include the  
25 non-ad valorem assessment revenues at \$4,269,000 against the budgeted total of  
26 \$4,272,000. This is within a \$2k range, which is favorable based on historical years.  
27 Under the revenue section, interest income for one month reflects \$10,631. This  
28 indicates current interest rates. When management put the budget together a year ago,  
29 rates were much lower than anticipated. On the expense side of the budget, there are  
30 items that the District has focused on throughout the year, such as electric cost

1 increases. Furthermore, the latest rate increase from Collier County Utilities is related to  
2 irrigation water, under the landscaping cost center of the budget. The District is also  
3 slightly over budget regarding Workers Compensation with a total of approximately \$35k  
4 to the budgeted \$32k. Year-to-date, the District is about \$30k over budget in irrigation  
5 water. This is due to less precipitation over the summer months. In fact, the District is 20  
6 inches less than the anticipated rainfall for this time of year. Finally, hurricane debris  
7 removal costs occurred in the first month of this fiscal year (Oct 2022), which accounts  
8 for the \$16k over-budget in landscaping. Overall cash position remains favorable, and  
9 expenses remain under control. The District is currently under budget for salaries due to  
10 some positions that we have not been able to fill. Mr. Dorrill will speak about those  
11 updates a little later. There were no further questions from the supervisors or the  
12 residents concerning financials.

13 **The financials were accepted on a MOTION by Mr. Jackoboice and a second by**  
14 **Mr. Gianetti, with all in favor.**

## 15 **MANAGER'S REPORT**

### 16 **A. Pelican Marsh Hardscape**

17 Management is still awaiting cost estimates from Lykins SignTek. They will be able to  
18 provide the District with the aluminum lettering which will be part of the overall  
19 guardhouse project. We had anticipated providing the board with this today but should  
20 have estimates soon. Mr. Dorrill also indicated that he had another contractor review the  
21 plans as a benchmark until he hears from Lykins. Also, the sign at Vanderbilt Beach Rd.  
22 is not a masonry wall sign; it is poured in solid concrete. It will be slightly difficult to try  
23 and cut and chip a channel through concrete that is reinforced for electrical wiring for  
24 the backlighting of these signs. Now, the Vanderbilt entrance will be enhanced  
25 uplighting from the ground level. This is an ongoing project and will be able to better  
26 update the board next month.

### 27 **B. Surplus Equipment**

28 Mr. Dorrill indicated the District declared surplus property and acquired bids for a used  
29 vehicle, mower, and trailer. The proceeds from the surplus equipment totaled \$1,300.

### 30 **C. Tiburon Landscape Project**

31 Mr. Dorrill directed that the project is complete, and a new pathway was poured along  
32 with some benches. Westinghouse Development conveyed this parcel to District. Mr.  
33 Walsh asked Mr. Gianetti if he had seen a photo of the area, which he indicated he had.

1 Mr. Walsh added that the concept of the landscape architect to open the area with less  
2 vegetation is impressive. Mr. Vanover indicated that what was left to do is provide more  
3 landscaping around the two entry signs, as well as on the corner of Airport Rd. This will  
4 be done with the District's own landscaping crew, which is set to start sometime in  
5 February. This will also be a cost-savings to the District.

#### 6 **D. Employee Update**

7 Mr. Walsh notified the room that the Board voted to increase landscaping/access control  
8 salaries by 10% last month. This was done in order to bring base wages high enough to  
9 hire additional staff at a reasonable rate. Mr. Vanover added that we hired an additional  
10 landscaper, but that we are also three employees short at this time. The District is  
11 currently trying to market to additional staff. As far as access control is concerned, John  
12 Hammel was recently able to hire an overnight staff position. Mr. Dorrill included that the  
13 Board's generosity to give this COLA increase sooner, rather than later, was well  
14 received by staff. Mr. Vanover noted that this prevents staff from leaving to pursue  
15 better wages. Mr. Dorrill added that the market rate adjustment that was presented  
16 earlier in the year was helpful, and that the grounds-keeper current rate is \$18.50 per  
17 hour. Furthermore, the District has incentive bonuses for referrals and has reached out  
18 to Bonita Springs High School ROTC program to market to young adults wanting to  
19 enter the workplace.

#### 20 **E. Insurance Premium Proposal**

21 Mr. Dorrill presented that Florida is currently in an insurance crisis due to back-to-back  
22 hurricanes. With that being said, The District remains mindful that since we are a  
23 special-purpose government, we are some-what limited to finding more competitive  
24 insurance lines. Amongst operating lines, both property and liability lines substantially  
25 increased over the current year. Specifically on the property side, on our schedule of  
26 current assets, the increase is up slightly over \$9k. Next year's total is \$22k, all of which  
27 is due to the property side. Again, this is due to the prior hurricane. The general liability  
28 policy is also up slightly, from \$14k to 16k. PMCDD has a separate auto policy due to  
29 the fleet of vehicles, which is up as well, from \$5k to \$6,300. The District's requires to  
30 hold a public officials policy – or an errors and omissions policy which protects the  
31 board (electively and individually) from any liability and employment practices. Overall,  
32 the premium is up almost \$14k over what was budgeted. Finally, there is a separate  
33 worker's comp policy that is subject to an annual audit. The District usually receives  
34 credit for this due to remaining in a safe workplace environment. Subject to this audit,  
35 this premium will be up by \$16k.

1 Mr. Walsh summarized that the property side has increased by 42% and the workers  
2 compensation side by 25%, with an overall increase of about \$45k. Mr. Dorrill indicated  
3 that the board asked for a motion to accept the package from Public Risk/Brown &  
4 Brown as accepted. **The insurance package premium was accepted on a MOTION**  
5 **by Bob, and seconded by John, with all in favor.**

## 6 **ATTORNEY'S REPORT**

7 Nothing to report at this time.

## 8 **ENGINEER'S REPORT**

9 Mr. Walsh asked Brent for an update related to Oakmoss drainage site. Mr. Jerry Brown  
10 presented that they are in the process of evaluating the drainage at Oakmoss and  
11 Seacrest and currently putting together a cost of repairs. A member asked if there had  
12 been a collapse, and Mr. Brown indicated no. He added that the Board should anticipate  
13 this proposal within the next two weeks. The next step would be to seal bids and put out  
14 to general contractors. Mr. Dorrill added that this site involved roadside drainage with  
15 catch basins alongside Oakmoss and Seacrest Way with substantial settlement, which  
16 leads us to believe the piping may have failed or the joints may have separated. There  
17 is a possibility to replace piping. This is an original phase 1 area, which is about 40  
18 years into the life of the community, so this is to be expected.

## 19 **SUPERVISOR'S REQUEST**

20 None.

## 21 **PUBLIC COMMENT**

### 22 **A. Guardhouse Update**

23 Mr. Dorrill presented that the project is substantially completed at the Vanderbilt  
24 roadway, which was originally intended to be first, due to the lowest volume of guests  
25 coming through that gate. FPL has been slightly delayed in setting up that meter.  
26 Furthermore, as opposed to trying to close the main gate (US 41) during season, the  
27 project will wait and move to Airport Rd. because residents will all have separate access  
28 to the community through The Galleria/Airport Rd. As far as the chronological timeline is  
29 concerned and due to the record number of residents in attendance (Mr. Walsh also  
30 thanked the foundation management for encouraging residents to come), Mr. Dorrill  
31 presented that the CDD Board voted to update the community about 2 years ago. It was  
32 agreed that the structural parts of the community (guard gate facilities) would be

1 updated, along with the landscaping. During this time there have been a number of  
2 complaints about the outdated “Adirondack-style” architecture. Initially, a survey was  
3 done with about a dozen communities, as well as a workshop to show the results of this  
4 survey with the different architecture styles. The entrances are very narrow regarding  
5 right-of-way. Additionally, the project also deals with conservation wetlands with platted  
6 residential property on the adjacent side. So, again, we are constrained by a very  
7 narrow area. A focus group committee of about 8 people participated in the evaluation  
8 of different styles. They agreed that they were going to deface the “Mediterranean style”  
9 which is seen around much of Naples. They also made it clear that they did not want the  
10 “old Florida style,” with a tin metal roof. The architecture recommended by the resident  
11 focus group was considered “coastal contemporary.” This decision was made with  
12 professional architecture firms who worked with this committee with the best possible  
13 recommendations in mind.

14 Mr. Walsh added that everyone had a chance to see what the design was after it was  
15 voted on. The foundation posted the results for months at a time. He indicated that he  
16 received zero feedback from anyone during those months. Because we have three  
17 different guardhouses, with different layouts, the plan was to reevaluate the project  
18 during the different phases of development. Furthermore, we are waiting for FPL to  
19 install that meter, which is delaying the project as well. We have determined during this  
20 reevaluation, that we’d like a change-order to occur regarding the color because it is  
21 currently too light. That is the update the Board has today, and Mr. Walsh is prepared to  
22 let residents speak on their opinions, which we will pass along to the design committee.

### 23 **FURTHER PUBLIC COMMENTS**

24 Ryan Liding from **\*\*(inaudible association)\*\*** commented that the project has created a  
25 major safety issue. A resident who needed 911 assistance conveyed that it took  
26 responders additional time due to the Vanderbilt gate being closed. He expressed his  
27 concerns for the front gate being closed, and how it could take an additional 15 minutes  
28 for responders to respond to emergencies. He also added that building time/and  
29 permitting was taking too long. Mr. Walsh thanked Mr. **\*\*Liding\*\*** (spelling?) for his input.

30 Jerry Carbone from Montclair asked if the coastal consideration for the design meant  
31 that the board will re-design the monumental signs with white and coastal atmosphere?  
32 He added that there is a color palette recommendation within the foundation’s  
33 documents that state the color criteria and that the focus group did not consider this. He  
34 asks that the focus group reconsider the other gatehouse structures with this in mind.

1 Mr. Dorrill reminded residents that we are not here to debate anyone.

2 Mr. Walsh explained that although he will not be responding to every comment, he  
3 would like to clarify with regard to the monumental signs. He clarified that the Board had  
4 about five meetings related to the design of this, and he would welcome residents to  
5 review these designs as well. He also added that he will not be debating residents.

6 Mark Gerber from The Gables pointed out that sometimes focus groups can make  
7 mistakes. He expressed the receiving of email responses from residents which deserve  
8 consideration. He asked that the Board better communicate to residents what they  
9 intend to change going forward. He also thanked them for their intending to change the  
10 current color. Mr. Dorrill mentioned if Mr. Gerber would like to include some of these  
11 emails as public records, he could do so. However, due to time consideration, he asked  
12 that these be summarized for the Board. Typically, each public comment would get 3  
13 minutes. Mr. Geber answered that he had no intention of reading emails but would turn  
14 them over to the board for public reading. He asked that the Board go back to the  
15 drawing board and reconsider all possibilities of this re-design and thanked them for  
16 their time.

17 Connie \*\*Troutman?\*\* (inaudible) from Grand Isle commented about her concern for  
18 this architecture blending with the rest of the community. She added that the minimalist  
19 style does not blend with the "old world, elegant" style and asks that the Board  
20 reconsider the design. Mr. Walsh thanked her for her input.

21 Tyler Horn with Bay Colony Estates commented that even with the best intentions and  
22 best plans, things don't turn out. He asks that board go back to the drawing board and  
23 states that the current look devalues the community. Mr. Dorrill followed up with his  
24 statement and said that was not true. Mr. Horn further clarified that although the color  
25 change is great, the style and architecture is still wrong. He added that this is the point  
26 of inflection, and that they should reconsider before beginning the other guardhouses.  
27 He further states that the choice is to reverse the course now or residents will vote out  
28 the CDD board.

29 Terry (last name inaudible) from Montclair asked to see a show of hands of how many  
30 residents would like the remaining gatehouses to be replaced? One person put up a  
31 hand. He indicated that was a message to the board. Mr. Walsh thanked him for his  
32 input.

1 "G" (inaudible) Fernandez, who owns three properties within Pelican Marsh realizes that  
2 it is difficult to make everyone happy. She thanked the Board for their time on this  
3 project but asked that they change course due to the number of unhappy residents. She  
4 stated that architecturally, the building looks mis-proportioned. Mr. Walsh thanked her  
5 for her comments.

6 **ADJOURNMENT**

7 With no further comments, the meeting was adjourned **on a MOTION by Mr. Walsh,**  
8 **and a second by Mr. Vanover, at 9:51 a.m.** The next meeting will be October 18,  
9 2023, at 9:00 a.m.