

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

3 Regular Meeting of the Board of Supervisors
4 December 18, 2024

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, December 18, 2024, at 9:00 a.m. at the Pelican
7 Marsh Community Center, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Robert Giannetti, Chairman

10 Timothy Jackoboice, Vice Chairman

11 Dean Sieperda, Supervisor

12 Stewart Hall, Supervisor

13 Brent Smith, Supervisor

14 **ALSO PRESENT**

15 Neil Dorrill, Manager, Dorrill Management Group

16 Christopher Dorrill, Field Manager

17 John Vanover, Operations Manager

18 Tony Pires, District Counsel

19 Jared Brown, District Engineer

20 **ROLL CALL/APPROVAL OF AGENDA**

21 The meeting was convened at 9:00 a.m. The meeting was also properly noticed. The
22 notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL
23 34110. All supervisors were present at the meeting, establishing a quorum.

24 **On a MOTION by Mr. Sieperda and a second by Mr. Hall the agenda was approved**
25 **as presented with all in favor.**

26 **APPROVAL OF MINUTES NOVEMBER 2024**

27 Page 2 line 12 should say Watch Ln

1 Page 2 line 12 Point should be changed to Pointe

2 Under Managers Report add "Introduction by District Manager as to the competitive
3 solicitation process"

4 Page 5 line 12 add "The Board members evaluated the proposals and presentations
5 and provided their rankings and delivered them to the District Manager."

6 **The minutes were approved as amended on a MOTION by Mr. Smith, a second by
7 Mr. Hall and all in favor.**

8 **PUBLIC COMMENT**

9 No public comment was received at this time.

10 **FINANCIALS**

11 Mr. Dorrill presented the financials from October, marking the first month of the fiscal
12 year. The total revenue received was \$3.3 million, which represents nearly 71% of the
13 annual revenue from non-ad-valorem taxes. The District currently holds \$205,000 in
14 cash, with \$65,000 allocated to the operating fund and \$141,000 in the reserve account.
15 There were \$125,000 in outstanding payables.

16 **The financials accepted as presented on a MOTION by Mr. Smith, a second by Mr.
17 Giannetti and all in favor.**

18 **MANAGER'S REPORT**

19 **A. US 41 Design/Build Contract**

20 Mr. Dorrill was in discussions with Heatherwood Construction during the week of
21 Thanksgiving. Heatherwood is the preferred/number one ranked firm from the previous
22 meeting. Mr. Dorrill provided them with a copy of the standard form of agreement from
23 the American Institute of Architects. A tentative meeting is scheduled for two weeks
24 after Christmas to continue the discussion. The goal is to have a draft agreement for Mr.
25 Pires' review before the next meeting.

26 **B. FEMA Flood Elevation**

27 The FEMA flood maps adopted in February included a change to the finished floor
28 elevation which appears to work in favor of the District, as it will not be necessary to
29 raise the floor by two feet. Mr. Dorrill provided a copy of an email from the District's Civil

1 Engineer. Mr. Brown explained that FEMA periodically revises the flood assessment
2 maps. According to the new map and the Florida Building Code, the District is no longer
3 required to raise the elevation and can process the upcoming work as an insubstantial
4 change.

5 Regarding the porte-cochere, fire patrols can grant a variance from the 20-foot
6 standard. It is anticipated that the road will need to be widened to accommodate a new
7 median that will support the porte-cochere column.

8 **C. FY 25 Lakebank Restoration**

9 American Shoreline Restoration is the vendor for the annual Lakebank Restoration
10 process, which will address approximately $\frac{3}{4}$ of a mile of lake erosion. Mr. Vanover
11 shared information about some of the adjacent neighborhoods included in the program.
12 The golf course has about 1,000 feet of lakebank included in the project and adjacent
13 neighborhoods affected are Ivy Pointe, Le Chateau, Tiburon, and Troon Lakes,
14 specifically the non-residential side of Troon Lakes. Staff will hold a preconstruction
15 conference with neighborhood representatives and presidents from each of these
16 communities if there is interest in it. The total cost is \$155,480, reflecting an increase
17 from \$42 per foot to \$46 per foot.

18 **The contract from American Shoreline Restoration in the amount of \$155,480 was**
19 **approved on a MOTION by Mr. Sieperda, a second by Mr. Hall, and all in favor.**

20 **ATTORNEY'S REPORT**

21 **A. Osprey/Point License Agreement**

22 Mr. Vanover has sent out this license agreement per Mr. Pires

23 **The license agreement was approved on a MOTION by Mr. Giannetti, a second by**
24 **Mr. Sieperda and all in favor**

25 **ENGINEER'S REPORT**

26 No report was given at this time.

27 **SUPERVISOR'S REQUEST**

28 **A. Tiburon Estates Garbage**

29 Mr. Sieperda requested adding a trash receptacle to the roundabout. Mr. Vanover will
30 investigate it.

1 **B. Traffic Study**

2 Traffic count to happen in season in order to evaluate if four-way stop is needed at
3 Watercress. Mr. Dorrill will talk with Mr. Brown about getting that scheduled.

4 A supervisor raised concerns about the illumination at that intersection, stating that it is
5 inadequate. Mr. Brown and Mr. Vanover will look into it.

6 **PUBLIC COMMENT**

7 A resident from Watercress thanked the Board for their service to the community. He
8 asked for a plan for updating the designs for the other two gate houses per Mr. Adams
9 recommendations. Mr. Giannetti shared that Mr. Adams wants to wait for the US 41
10 architect to share designs before planning out the other two. The resident also raised
11 concerns about security and Airport not having 24-hour service. Mr. Giannetti said they
12 will investigate it.

13 Abby Barnes – Egrets Walk – Ms. Barnes inquired about the use of Roundup and
14 glyphosate, expressing concerns about the health and safety of these chemicals. Mr.
15 Vanover explained that they primarily use Atrazine to spray broadleaf plants during the
16 winter. He also noted that Roundup is widely used around the world and is approved for
17 use by the University of Florida's Agriculture program.

18 Joan Vogel – Egrets Walk – Ms. Vogel shared that there is a problem with the low
19 voltage landscape lighting in the garden beds on Oakmoss at the intersection of Sweet
20 Bay and Egrets Walk. She shared that recently the intersection was completely dark,
21 except for the light post at Spanish Moss. Illumination at that intersection depends
22 completely on the landscape lighting. Mr. Brown confirmed that a light is supposed to be
23 there and will look into the issue.

24 **ADJOURNMENT**

25 With no further comments, the meeting was adjourned **on a MOTION by Mr. Giannetti,**
26 **and a second by Mr. Sieperda, at 9:38 a.m.** The next meeting will be January 15,
27 2025, at 9:00 a.m.