

1 **PELICAN MARSH COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 Regular Meeting of the Board of Supervisors
4 February 19, 2025

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, February 19, 2025, at 9:00 a.m. at the Pelican
7 Marsh Community Center, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Robert Giannetti, Chairman, Via Speakerphone

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. Four supervisors were present in person at the meeting, establishing a quorum.

24 **On a MOTION by Mr. Hall and a second by Mr. Jackoboice the agenda as**
25 **presented and Mr. Giannetti's full participation via speakerphone due to**
26 **extenuating circumstances was approved with all in favor.**

1 **APPROVAL OF MINUTES - JANUARY 2025**

2 **The minutes were approved as presented on a MOTION by Mr. Smith, a second by**
3 **Mr. Jackoboice, and all in favor.**

4 **PUBLIC COMMENT**

5 Mr. Fred Singler asked for the meeting dates on the website to be updated as they are
6 all from last year. Mr. Dorrill will investigate that.

7 **FINANCIALS - DECEMBER 2024**

8 Mr. Dorrill presented the financials as of the end of the first quarter or December 31.
9 There was \$3,646,000 in cash on hand at the end of the first quarter with \$3.5 million in
10 the general fund and \$142,000 in capital reserves. There was \$24.5 million in fixed
11 assets with total assets on hand amounting to \$28,125,000. There was \$464,000 in
12 payables. \$2,642,000 in non-ad-valorem assessments was received in December.
13 \$3,900,000 or about 84% of all revenues forecasted for the year have been received in
14 the first quarter.

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

17 **MANAGER'S REPORT**

18 **A. Draft Design/Build Contract**

19 The working draft of the contract has been received, but a Guaranteed Maximum Price
20 (GMP) cannot be provided until the final design is confirmed. Mr. Pires and Mr. Dorrill
21 will meet with the design-build firm before the next meeting and will have an updated
22 working draft to present at that time. Mr. Hall requested a copy of the draft via email for
23 review prior to the meeting. Mr. Dorrill confirmed that he will send both the red-lined and
24 regular copies around 10 days prior.

25 **B. U.S. 41 Gatehouse Preliminary Estimate**

26 Estimate cannot be given until final design is confirmed.

27 **C. FEMA Hurricane Ian Appeal**

28 FEMA denied the claim for debris removal costs incurred due to Hurricane Ian, despite
29 proper county documentation, including pictures and monitors, totaling \$35,000. Mr.
30 Dorrill will file an appeal.

1 **D. Phase Two Security Upgrades**

2 A year ago, the Board reviewed proposals to upgrade security cameras and equipment
3 on a phased basis. The first phase was completed at Airport Rd, and phase two is
4 planned for Vanderbilt. The original cost of \$8,497 has increased by approximately 6%,
5 bringing the total to \$9,050. Staff is recommending approval security enhancements not
6 to exceed \$9,050. Mr. Vanover can try to surplus the old analog system but does not
7 think there is much demand for it as everyone is going digital.

8 **On a MOTION by Mr. Jackoboice and a second by Mr. Sieperda the second phase**
9 **of the security upgrades in an amount not to exceed \$9,050 was approved with all**
10 **in favor**

11 **ATTORNEY'S REPORT**

12 No report was given at this time.

13 **ENGINEER'S REPORT**

14 No report was given at this time.

15 **SUPERVISOR'S REQUEST**

16 **A. Mercato Pedestrian Gate**

17 Mr. Giannetti spoke with Foundation board member Uwe Roeper about the possibility of
18 installing a pedestrian gate at Mercato, similar to the one at Egrets Walk. If this project
19 moves forward, the gate would be located at the end of Oakmoss. At this early stage,
20 the Foundation would still need to obtain approval from Mercato before proceeding.

21 Regarding traffic concerns, no parking would be allowed on CDD roads including
22 Spanish Moss, Oak Moss, Seagrass Way, and Wood Duck Trail.

23 **B. Water Crest Four Way Stop**

24 Engineers have implemented a method to measure the number of cars crossing the
25 intersection. Results are expected next month, which will help determine the next steps.

26 **C. Tiburon Electric Service**

27 As you enter Tiburon from Pelican Marsh, before reaching the fountain on the north
28 side, there is a severely worn-out electrical box. This repair was not initially budgeted
29 for, so it would need to be funded from the reserve account, requiring a budget
30 amendment. Bay Electric was the lowest bidder, with a total cost of \$14,980, covering

1 materials, labor, and necessary permit fees. An electrical permit is required, and this
2 repair is important to the Tiburon community.

3 **The proposal from Bay Electric in the amount of \$14,980 was approved on a**
4 **MOTION by Mr. Gianetti, a second by Mr. Sieperda, and all in favor.**

5 At Mr. Hall's request, Mr. Dorrill added the topic of cane toads to next month's agenda.
6 The meeting will be held next month in the community room, located above the fitness
7 center and adjacent to the golf club at Tiburon.

8 PUBLIC COMMENT

9 Doug Johnson – Sweet Bay – Mr. Johnson and his wife have lived in the district for 21
10 years. Residents of Sweet Bay have expressed concerns about people parking on the
11 grass, traffic, and who would have access through potential pedestrian gates. They are
12 skeptical and generally negative about the idea of a pedestrian gate in the Sweetgrass
13 Way/Sweet Bay area.

14 Anita Johnson – Sweet Bay – Mrs. Johnson expressed concerns about controlling
15 parking and how to prevent it. She also questioned the timing of when a tow would be
16 requested and when it would take place. Additionally, she was worried about where
17 their own guests would park if others were parking on the street.

18 Marilyn Michaels – Arbors – Ms. Michaels has been a resident of Pelican Marsh since
19 2001. When parking issues arise, such as landscapers parking in unauthorized areas,
20 she has been able to call or email, though there has been a delay in resolving the issue.
21 Mr. Dorrill clarified that the chairman was only discussing the possibility of the
22 Foundation considering this matter; no proposal is currently being presented. If the
23 Foundation does eventually vote on it, the proposal will be brought before the CDD
24 Board for discussion and approval. Ms. Michaels asked who would enforce parking, and
25 Mr. Vanover explained that when cars are parked on CDD roads, they attempt to locate
26 the owner to ask them to move the vehicle.

27 Mr. Uwe Roeper, a member of the Foundation Board, shared the background on how
28 this item came about. Five years ago, a long-term plan was developed for the
29 community, and one of the key priorities was improving walkability. Over time, various
30 initiatives have been approved under this topic, including bike lanes and walking
31 access. The process of updating this plan has recently begun. At the last Foundation
32 meeting, they decided to form a long-term planning committee to review the five-year-
33 old plan and consider updates. Participants were invited to suggest ideas, and 20

1 suggestions were submitted, with the pedestrian gate at Mercato being one of them. All
2 suggestions have been compiled into a list, and surveys were recently sent out. Mr.
3 Roeper believes the results will be available soon, after which they will discuss which of
4 the 20 ideas, including the Mercato pedestrian gate, resonates most with the
5 community. While he acknowledges the concerns raised, he also sees value in the
6 pedestrian gates. If this proposal moves forward, they will need to develop a plan to
7 address the parking concerns.

8 Jerry Carbone inquired about the plans for the Vanderbilt widening project and
9 expressed concern about whether the District is updating the U.S. 41 gatehouse at the
10 same time the County is widening Vanderbilt. He emphasized the need to gather more
11 information. Mr. Giannetti responded that he recently checked and saw that the
12 Vanderbilt widening is scheduled to begin in mid-2026.

13 **ADJOURNMENT**

14 With no further comments, the meeting was adjourned **on a MOTION by Mr. Giannetti,**
15 **and a second by Mr. Jackoboice, at 9:51 a.m.** The next meeting will be March 19,
16 2025, at 9:00 a.m. at the Tiburon Community Center.