

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

3                   Regular Meeting of the Board of Supervisors  
4                           March 19, 2025

5   The regular meeting of the Pelican Marsh Community Development District Board of  
6   Supervisors was held on Wednesday, March 19, 2025, 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 pledge of allegiance was recited in unison.  
22 The meeting was also properly noticed. The notice and affidavit are on file with the  
23 District Office at 5672 Strand Court, Naples, FL 34110. All five supervisors were present  
24 at the meeting, establishing a quorum.

25 Mr. Giannetti added item 8A, Mercato Gate, to the agenda under supervisors' requests.  
26 Cane Toads were added as item 8B. **The agenda was approved as amended on a**  
27 **MOTION by Mr. Sieperda, a second by Mr. Giannetti, and all in favor.**

1   **PUBLIC COMMENT**

2   Dorothy Schwebel – Marsh Lakes – Ms. Schwebel raised a concern that the gatehouse  
3   upgrades no longer match the streetlights. Mr. Giannetti mentioned that this issue isn't  
4   on the agenda at the moment, that it's been raised before, and that a discussion about  
5   the next steps will take place in the future. Mr. Dorrill pointed out that the light fixtures at  
6   the Vanderbilt gate were painted bronze and suggested that she look at them.

7   **APPROVAL OF MINUTES FEBRUARY 2025**

8   Page 1 Mr. Giannetti was present via Zoom not speakerphone

9   Page 4 line 4 Mr. Giannetti's name was spelled incorrectly

10   **The minutes were approved as amended on a MOTION by Mr. Sieperda, a second**  
11   **by Mr. Giannetti, and all in favor.**

12   **FINANCIALS - JANUARY 2025**

13   Mr. Dorrill presented the financials for the four-month period ending in January. The  
14   District has \$3,050,000 in cash, with \$2,239,000 in the general fund and the remaining  
15   \$814,000 in the reserve fund. There was an outstanding amount due from the debt  
16   service fund for shared costs. Fixed assets total \$24.5 million, primarily in infrastructure.  
17   Payables at the end of the month amounted to \$99,000. Non-ad valorem assessments  
18   totaling \$154,000 were received. Year-to-date, nearly 87% of the projected revenue for  
19   the year has been collected in the first four months. Interest income for the month was  
20   \$12,000, bringing the year-to-date total to \$28,000. The administration cost center is  
21   slightly over budget due to higher-than-expected tax collector fees and insurance  
22   premiums. Additionally, there are ongoing civil engineering efforts, including evaluating  
23   a potential pedestrian crosswalk at Watercrest and work on the milling and repaving  
24   project. Mr. Dorrill explained who the tax collector is, and Mr. Pires said the cap is a 4%  
25   fee. Any unused fees are remitted back to the taxing entities from which it was  
26   collected.

27   **The financials approved on a MOTION by Mr. Smith, a second by Mr. Sieperda,**  
28   **and all in favor.**

29   **A. Review of 2024 Audit**

30   Nathan Phillips presented the audit for the period ending September 30, 2024. Overall,  
31   cash has decreased, and the guardhouse project, originally budgeted at \$750,000, has

led to a need for a budget amendment. Approval is required because the appropriated funds cannot be exceeded without it. The original \$4.9 million budget adjusted to \$5.2 million due to projects and special market rate pay adjustments. Mr. Phillips said it is very common to have an amended budget. Outside of the guardhouse-related infrastructure and technology components, cash remained consistent. Fixed assets are steady, representing 97% of the balance sheet. Debt is at \$2.7 million and is being paid off according to the amortization schedule, with full maturity set for 2031. The audit received an unmodified, clean opinion, which has historically been the case. Mr. Dorrill pointed out that the remaining balance on the series bond refinanced in 2022 is \$2.7 million and will be paid off within the next five years. Nearly one-third of assessments come from Tiburon, with the two country clubs and the hotel contributing the largest share of non-ad valorem assessments. Original \$4.9 million budget adjusted to \$5.2 million due to projects and special market rate pay adjustments.

**On a MOTION by Mr. Giannetti and a second by Mr. Jackoboice the audit presentation was accepted, and the year-ending budget amendment was approved.**

## **MANAGER'S REPORT**

### **A. Resolution 2025-1**

This item was previously budgeted in the prior year but not expensed until this year.

**The budget amendment for security upgrades at the Vanderbilt Beach Gatehouse in the amount of \$14,000 was approved on a MOTION by Mr. Giannetti, a second by Mr. Jackoboice, and all in favor.**

### **B. Design Build Contract**

Heatherwood is currently reviewing the contract edits made by Mr. Pires. Mr. Giannetti and Mr. Dorrill recently met with the new project manager assigned to this project. They had a meeting two weeks ago to discuss the critical path, schedule, and other design elements that the community has approved. Preliminary and final designs will be presented in the future.

### **C. Discussion CEI US 41 Gatehouse**

The gatehouse at the US 41 entrance is the most expensive, totaling approximately \$1,100,000. Mr. Dorrill and Mr. Giannetti discussed the need for a construction engineering inspection by a professional who can evaluate and troubleshoot potential issues as they arise or conduct independent inspections for processing payment

1 requests and ensuring the schedule is maintained according to the contract. Mr. Dorrill  
2 has not yet had the opportunity to speak with the District Engineer about obtaining a  
3 proposal. The project start has been pushed back to this time next year, allowing ample  
4 time to request this. The Chairman felt strongly about this point, and Mr. Dorrill wanted  
5 to include it in the update. Mr. Giannetti wants the gate completed by November 1,  
6 2026. Construction will take place during the off-season, and one lane will remain open  
7 during the Vanderbilt road widening, so there are no concerns about this construction  
8 overlapping with that project.

#### 9 **D. Watercrest Pedestrian Crosswalk**

10 The fieldwork for the pedestrian crosswalk evaluation has been completed. However,  
11 the engineer is currently sick. A summary of the findings should be presented at next  
12 month's meeting.

#### 13 **ATTORNEY'S REPORT**

14 Mr. Pires provided an update on the pending litigation regarding the alleged slip and fall  
15 on Pelican Marsh Blvd, stating that the District's insurance carrier has retained defense  
16 counsel who has filed a response.

#### 17 **ENGINEER'S REPORT**

18 No report was given at this time.

#### 19 **SUPERVISOR'S REQUEST**

##### 20 **A. Mercato Gate**

21 Since last month's meeting, the second item from the Pelican Marsh survey was the  
22 potential installation of a pedestrian gate at Mercato. Mr. Giannetti wanted to follow up  
23 and outline the criteria that would need to be met for this to move forward. The  
24 proposed location for the gate would be on Oakmoss Rd. If the Foundation decides to  
25 proceed, they will need approval from Mercato and obtain permits from the County. Mr.  
26 Giannetti clarified that, in concept, the gate would need to be similar to existing gates,  
27 featuring spring enclosures, magnetic locks, cameras, and a fob or another secure  
28 access mechanism. The roads near Oakmoss are CDD roads, and any vehicles parked  
29 illegally would be towed. A bike rack would also be permitted. All terms outlined by Mr.  
30 Giannetti would be formalized in a signed agreement between the Foundation and the  
31 CDD. Everything is still in the conceptual stage. Mr. Vanover offered to show the

1 supervisors the proposed gate location, one at a time, in accordance with Sunshine  
2 Laws. The gate would be paid for by the Foundation.

3 **On a MOTION by Mr. Smith, with a second by Mr. Hall these conditions in**  
4 **concept, allowing the Foundation to know the terms under which the CDD would**  
5 **consider a pedestrian gate were approved with all in favor.**

6 **B. Cane Toads**

7 Mr. Hall inquired about the policy regarding Cane Toads and whether each association  
8 is individually responsible. Mr. Dorrill explained that this issue arose 10 years ago, and  
9 at that time, the Board's position was to leave the responsibility to the individual  
10 condominium or homeowner associations.

11 **C. Update on FEMA**

12 FEMA has retroactively denied claims filed two years ago for Hurricane Ian. Mr. Hall  
13 was introduced to the district's congressman, who had their chief of staff for SWFL  
14 speak with Mr. Dorrill yesterday morning about the issue of District roads being  
15 considered public roads. Mr. Dorrill thanked Mr. Hall for facilitating this connection. They  
16 exchanged email addresses, and Mr. Dorrill provided a brief chronology of the situation,  
17 outlining where he believes the issue originated.

18 **PUBLIC COMMENT**

19 No public comments were received at this time.

20 **ADJOURNMENT**

21 With no further comments, the meeting was adjourned **on a MOTION by Mr. Giannetti,**  
22 **and a second by Mr. Hall, and all in favor at 10:01 a.m.** The next meeting will be April  
23 16, 2025, at 9:00 a.m.