

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

3 Regular Meeting of the Board of Supervisors
4 May 21, 2025

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, May 21, 2025, at 9:00 a.m. at the Pelican Marsh
7 Community Center, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Robert Giannetti, Chairman

10 Dean Sieperda, Supervisor

11 Brent Smith, Supervisor

12 **ALSO PRESENT**

13 Neil Dorrill, Manager, Dorrill Management Group, Via Speakerphone

14 Christopher Dorrill, Field Manager

15 John Vanover, Operations Manager

16 Tony Pires, District Counsel

17 Jared Brown, District Engineer

18 **ROLL CALL/APPROVAL OF AGENDA**

19 The meeting was convened at 9:00 a.m. The meeting was also properly noticed. The
20 notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL
21 34110. Three supervisors were present at the meeting, establishing a quorum. Mr.
22 Giannetti extended the Boards sympathy to Mr. Vanover and Mr. Jackoboice for recent
23 familial losses.

24 Mr. Giannetti added item B under supervisors' requests, Airport and Vanderbilt Road
25 Update. Item C Bridge Repair was added.

26 **On a MOTION by Mr. Smith, and a second by Mr. Sieperda the agenda was**
27 **approved as amended with all in favor.**

APPROVAL OF MINUTES APRIL 2025

On line 22 add All before the word supervisors

The minutes were approved as amended on a MOTION by Mr. Sieperda, a second by Mr. Smith, and all in favor.

PUBLIC COMMENT

Ray Harm – Les Chateaux – Mr. Harm requested that bicycle traffic be taken into consideration as plans for the front gate are developed. He expressed concern about the difficulty and safety of re-entering the community as a cyclist. Currently, some bikers navigate through the bushes or attempt to pass to the left of the entrance near the guardhouse, both of which pose safety risks. While he did not offer a specific solution, he asked that the issue be considered during the planning process.

Grayson Grainger - Director of Agronomy, Tiburon Golf Club - Irrigation replacement on golf course system projected for next spring/summer. Requested permission to cross the CDD property adjacent to Livingston Road to access nine holes on the east side of Livingston. Mr. Giannetti has no issue with it; required permitting is all that is needed, and if Mr. Grainger brings it back, it will be approved. Mr. Pires said that FPL has the easement there and offered any contact information he may need for them.

FINANCIALS - MARCH 2025

A. A. Budget Amendment/Resolution 2025-2

Mr. Dorrill presented the mid-year financials through the end of the second quarter. The District has \$2.572 million in cash with \$1.76 million in the General Fund and \$820,000 in the Capital Reserve Fund. There are \$24 million in fixed assets bringing total assets to \$27 million. There were \$80,000 in payables. \$73,000 in non-ad valorem assessment revenue was received, representing approximately 94% of the anticipated amount, which is in line with expectations. \$9,500 was received in interest earnings. Mr. Dorrill shared that there was a fairly large increase in the health insurance plan cost after the budget was approved last year. That line item is about \$10,000 over year to date.

A transposition error was identified in the landscaping fuel budget, originally listed as \$4,000 when it should have been \$40,000. To correct this, a budget amendment resolution has been prepared to increase the fuel budget by \$36,000 through a reserve fund transfer, ensuring adequate funds for the remainder of the year and providing a more accurate fuel budget on the landscaping side. Landscaping expenses are

1 currently. \$190,000 over budget in expenses, though this is expected to level out in the
2 second half of the year as insurance and other cost centers are prepaid for the year.
3 Capital and reserve contributions are \$166,000 under budget.

4 Mr. Sieperda asked whether landscaping costs could be reduced. Mr. Vanover
5 responded that staff reductions and cutting back flowers and fertilizer to once annually
6 were possible, but would negatively impact community aesthetics. He also noted that
7 irrigation appears overbudgeted for next year and could potentially be reduced by about
8 \$40,000. He also noted that replacing median plants with sod wouldn't necessarily cut
9 costs as grass requires more water than plants. Mr. Sieperda further asked about the
10 possibility of using lower-maintenance materials in medians for the sake of cutting labor
11 costs rather than irrigation ones. Mr. Vanover agreed to review the budget line by line,
12 coordinate with Mr. Giannetti, and conduct a site drive with Mr. Sieperda to review the
13 scope of work and areas under his supervision.

14 Paige Giannetti – Egrets – Ms. Giannetti expressed concerns about reducing the quality
15 of landscaping to cut costs. She noted that a community survey conducted five years
16 ago identified landscaping and the overall beauty of Pelican Marsh as the greatest
17 strengths, according to residents.

18 **On a MOTION by Mr. Smith, and a second by Mr. Sieperda the financials were**
19 **approved as presented and Mr. Giannetti was authorized to sign the budget**
20 **amendment.**

21 **MANAGER'S REPORT**

22 **A. FY 26 Tentative Budget**

23 Mr. Dorrill presented the tentative FY 2026 budget. As currently proposed, the
24 combined budget totals \$5,370,000, compared to \$4,960,000 in the current year—an
25 8% increase. The proposed non-ad valorem assessment is \$5,088,300, reflecting a
26 \$391,000 increase from the current year's \$4,697,000. The primary driver of increases
27 in the administrative cost center is higher insurance costs, including commercial
28 property and public officials liability insurance, which have risen approximately 20%
29 over the past two years. Although some continued increases are expected, they are not
30 anticipated to be as steep next year. A 3% increase has been budgeted for professional
31 fees, including management, legal, and engineering services. Last year, holiday pay for
32 Dorrill Management was not budgeted but was granted by the Board; it remains in the
33 current proposal and can be adjusted as needed. The field management insurance
34 group is facing higher health and life insurance rates, with a 3% cost-of-living

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1 adjustment included for staff. Electricity costs are also expected to rise due to FPL rate
2 increases, though there has been recent discussion of potential reductions.

3 Landscaping remains the largest cost center, \$900,000 which includes wages for the
4 grounds department, along with a \$30,000 increase in health insurance costs. The
5 irrigation cost center is affected by a planned 9.5% rate increase from the county in FY
6 2026, the final year of a three-year adjustment that has increased rates by almost 22%
7 overall. Due to one of the driest winters in 24 years, irrigation water usage has been
8 high; \$208,000 is budgeted for next year, though Mr. Vanover noted that under normal
9 rainfall conditions, \$160,000 would suffice—a potential \$48,000 reduction. Equipment
10 repair and maintenance has seen high parts usage; while \$40,000 was originally
11 proposed, Mr. Vanover suggested \$35,000 would be appropriate. The mulch budget,
12 previously \$90,000, has been reduced to \$80,000 due to using a vendor that supplies
13 larger bales. A 3% COLA is also budgeted for the access control supervisor and
14 workforce, totaling \$730,000, along with a modest increase in electricity. The fuel
15 budget remains appropriate. Roadway services include annual repairs or replacements
16 to sidewalks and gutters that pose trip hazards.

17 Capital expenses cover equipment replacements—such as vehicles, trucks, mowers,
18 and utility equipment—as well as the lake bank restoration project and asphalt milling
19 and paving. Mr. Dorrill noted that unscheduled repairs were recently made to the
20 wooden bridge between Bay Colony and the Community Center using in-house labor
21 before mowing season began. \$60,000 had been projected for repairs next year, Mr.
22 Vanover recommended keeping at least \$40,000, as several sections of the 30-year-old
23 bridge still require replacement. With proposed reductions totaling \$73,000, the non-ad
24 valorem assessment could be lowered to \$5,015,300, resulting in an annual
25 assessment of \$1,700—an increase of \$108 from the current \$1,592.

26 The budget process involves two steps: submitting the tentative budget to the County
27 for disclosure purposes by June 15, and adopting the final budget at a public hearing,
28 proposed for July 16. Notices, including first-class mailings, will be sent to all property
29 owners regarding the proposed increase. The budget cannot be increased after the
30 public hearing.

31 Mr. Sieperda asked whether the proposed \$500,000 capital contribution was sufficient.
32 After some discussion, an additional \$150,000 was added, bringing the total to
33 \$650,000; this amount could still be reduced at the public hearing. If maintained, the
34 assessment would rise to \$1,751—an increase of \$158, or approximately \$12 per
35 month. Mr. Sieperda suggested the capital contribution should be \$700,000.

1 **Mr. Sieperda made a MOTION to increase capital outlay from \$500,000 to \$700,000**
2 **and authorize Mr. Giannetti to sign the resolution, with a second by Mr. Smith and**
3 **all in favor.** This brings the assessment amount up to \$1,785 with total assessment
4 revenue of \$5,265,300. This number can be decreased at the adoption hearing but not
5 increased.

6 **B. Galleria Drive Paving**

7 Review of the Galleria Drive milling and resurfacing project. Mr. Brown shared that the
8 scope involves more than just milling and resurfacing—it also includes replacing all
9 curbing that has been lifted by tree roots, as well as addressing areas where the base
10 material has failed. The asphalt has sustained significant damage, and the project will
11 also involve removing a defunct entrance to the commercial center that was never
12 utilized. The proposal came in within the estimated budget, and Mr. Brown has reviewed
13 the details of the proposal.

14 **The proposal from Russ Berner Construction was approved on a MOTION by Mr.**
15 **Sieperda, a second by Mr. Smith, and all in favor.**

16 **C. CDD Voter Counts**

17 The District received certification from the Supervisor of Elections indicating that, for FY
18 2025, there are 3,236 registered voters residing within the District. This information is
19 required to be reported. There are 2,949 equivalent residential units in the District,
20 which include the three golf courses, the hotel, and the Galleria.

21 **D. Timber Bridge Repairs**

22 Successfully completed.

23 **ATTORNEY'S REPORT**

24 **A. U.S. 41 Gatehouse Design/Build Contract**

25 Working with Attorney Trafficante, who is representing Heatherwood. Mr. Pires
26 confirmed he is satisfied with the contract revisions. Mr. Dorrill reviewed the base
27 contract from legal sufficiency perspective suggested the contract be executed subject
28 to the inclusion of rate sheets/schedules from various sub-consultants and the
29 preliminary rendering.

30 The proposal did not include any premium for builder's risk policy. They are willing to
31 obtain it if the District pays for it but were not willing to split 50/50. Mr. Sieperda asked if

1 builder's risk can be put out for bid. Mr. Dorrill believes it is important to have a builder's
2 risk policy in case of damage from a hurricane, for example. It is important to be
3 insured.

4 **The contract was approved without a builder's risk policy, on a MOTION by Mr.**
5 **Sieperda, a second by Mr. Smith and all in favor.** A supplement or addendum to add
6 the builder's risk policy can be done later.

7 **ENGINEER'S REPORT**

8 No report was given at this time.

9 **SUPERVISORS' REQUESTS**

10 **A. Design Meeting U.S. 41 Gatehouse**

11 A meeting was held with Heatherwood's architect regarding the U.S. 41 renderings, with
12 Mr. Giannetti, Dave Adams, and Mr. Dorrill in attendance. The group reviewed
13 conceptual designs prepared by Mr. Adams, and the architect is now incorporating their
14 input into updated drawings. Once completed, the renderings will be shared with the
15 Board and the public.

16 **B. Vanderbilt/Airport Road Update**

17 Jim Carter and Mr. Giannetti met with the Director of Transportation and the project
18 manager to discuss upcoming infrastructure projects, including the Vanderbilt Drive
19 improvements. That project is scheduled to begin at the end of this year, with all
20 necessary funding secured. Discussions with contractors are currently underway, and
21 the work is expected to take two years, concluding at the end of 2027. Several projects
22 will overlap during this time. The widening of Airport-Pulling Road will be done from the
23 center of the roadway, allowing two lanes of traffic to remain open in both directions.
24 Although the project is scheduled, it is still awaiting funding. Construction is anticipated
25 to begin in July 2026 and continue through June 2028. As part of that project, a 6-foot-
26 wide sidewalk will be added on the Tiburon side, and an 8- to 10-foot-wide sidewalk will
27 be constructed on the Galleria/Pelican Marsh side. Design work is still underway for the
28 Goodlette-Frank Road improvements, with two to three additional public meetings
29 expected. Joe Sparks of Grande Isle raised a concern about runoff on Vanderbilt,
30 particularly how added non-permeable surfaces will increase water flow into storm
31 sewers. He asked whether runoff will continue to flow into Lakes 8 and 9 and if those
32 lakes have the capacity to handle the increased volume. Mr. Giannetti and Mr. Brown
33 will investigate and report back.

1 **PUBLIC COMMENT**

2 Jerry Carbone noted that operation, maintenance, and debt service assessments are
3 being collected from the Galleria property. He asked whether the ERU allocation for the
4 Galleria could be increased, given the redevelopment of a previously single-story
5 building into a multi-story structure. He also expressed concerns about access and the
6 ability to exit the Galleria property during the upcoming road widening project. Mr.
7 Giannetti recommended that these concerns be discussed directly with the County.

8 Richard Benson from Portofino suggested that instead of focusing on landscaping
9 budget cuts or projects, attention should be directed toward human resources and how
10 full-time landscaping employees are being utilized.

11 Jim Carter from Watercrest noted in response to Mr. Sparks' question that culverts are
12 being installed, which will help slow down the flow of water entering the system.

13 **ADJOURNMENT**

14 With no further comments, the meeting was adjourned **on a MOTION by Mr. Giannetti,**
15 **and a second by Mr. Sieperda, at 10:40 a.m.** The next meeting will be June 18, 2025
16 at 9 a.m.