

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

3 Regular Meeting of the Board of Supervisors
4 September 17, 2025

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, September 17, 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, Via Speakerphone

12 Stewart Hall, Supervisor

13 Brent Smith, Supervisor, Via Speakerphone

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. Three supervisors were present at the meeting, establishing a quorum.

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

APPROVAL OF MINUTES AUGUST 2025

Page 1 Line 24 Mr. Smith appeared via speakerphone not Mr. Hall

Page 6 Line 3 change language to 'construction schedule'

Page 6 line 17 Airport Road not Drive

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

PUBLIC COMMENTS

No public comments were received at this time.

FINANCIALS - JULY 2025

Mr. Dorrill presented the financials as of July 31 or the beginning of the fourth quarter of the fiscal year. The District had \$1,411,000 in cash on hand and \$24.5 million in fixed assets representing infrastructure in community net of depreciation. Total assets at the end of the month were right at \$25.9 million. There was \$58,000 in payables. The District has received \$4,530,000 year to date in non-ad-valorem assessments against \$4,697,000 budget which represents discounts and property appraiser fees. \$5,600 was received in interest earnings. \$75,000 year to date in interest earnings. The lake bank restoration project was completed and cost \$170,000. Total year to date expenses remain a little under budget. A transfer was completed from reserve fund to general fund that was budgeted. The money is taken for capital improvements.

The financials were accepted as presented on a MOTION by Mr. Giannetti, a second by Mr. Jackoboice, and all in favor.

MANAGER'S REPORT

A. FY 26 Group Health Insurance

Group health and life insurance for the workforce has historically run higher than budgeted. This year, the quoted premium came in below budget. The handout reflects the existing plan. Access control employees tend to be older than the landscaping workforce. The premium for next year reflects an 8.4% increase, compared to the 10% increase that had been budgeted. The total premium for FY26 will be \$19,900 per month, or \$238,000 annually, versus the \$250,000 budgeted.

1 **Mr. Dorrill was authorized to bind the group health insurance coverage for FY 26**
2 **on a MOTION by Mr. Giannetti, a second by Mr. Hall, and all in favor.**

3 **B. Development Services of Florida Project Management Agreement**

4 Proposed project management agreement for the US 41 guard gate. The firm is
5 Development Services of Florida, located in the same general area as Mr. Dorrill, which
6 provides convenient access. Their office on Immokalee Road is close to the project site.
7 The scope of services includes early work during the design, bidding, and permitting
8 phase, after which services will pause and resume during the construction phase.

9 **The Development Services of Florida Project Management Agreement was**
10 **accepted on a MOTION by Mr. Jackoboice, a second by Mr. Smith, and all in favor.**

11 **C. Updated US 41 Gatehouse Plan**

12 Mr. Dorrill presented the schematic plan selected by the Board. The final CAD drawing
13 will be shared once received.

14 **D. US 41 Financing**

15 Mr. Dorrill has reached out to the bank to begin developing a term sheet for a potential
16 short-term loan. The proposed structure is a five-year amortization of approximately
17 \$1.2 million. He has already provided the bank with year-end financials and the two
18 most recent audited statements. Once the term sheet is received, it will be presented to
19 the Board.

20 Mr. Sieperda asked for a comparison of current reserves, projected reserve
21 contributions next year, and the potential assessment increase that would be required to
22 fund the project without borrowing. He expressed interest in pursuing the least costly
23 option, such as increasing assessments over a few years, rather than borrowing with
24 interest.

25 Mr. Dorrill reported current reserves of \$830,000, noting that \$300,000 of this is already
26 committed to the general fund as budgeted revenue for capital improvements,
27 specifically the repaving of Galleria Drive and lake bank restoration. In his view, those
28 funds are unavailable for the following reasons: (1) they are needed for cash flow for
29 roughly six weeks until the first distribution of new fiscal year funds is received in late
30 November, and (2) they serve as contingency, along with the \$500,000 line of credit, in
31 case of a tropical storm or hurricane.

1 He emphasized that there is no surplus in reserves for the U.S. 41 project. Because the
2 work must be completed before next Christmas, there is no practical way to spread the
3 cost over multiple years. New funding will be required, and Mr. Dorrill believes the most
4 feasible source is the existing bank. Once the term sheet is available, he will provide an
5 estimate of the annual principal and interest payment, which Mr. Dorrill estimated for
6 sake of the meeting to be roughly \$300,000 per year for the next five years.

7 **ATTORNEY'S REPORT**

8 Mr. Pires reported he is working with the District Engineer and FDOT regarding the
9 need to redo the signal signs at US 41 and Pelican Marsh Boulevard. He will provide an
10 update at the next Board meeting.

11 He also noted that the slip-and-fall lawsuit has been amended to add Dorrill
12 Management Group, Inc. (DMG) and J.A. Marzucco Concrete LLC, doing business as
13 County Concrete and Asphalt, as defendants. Mr. Pires will contact the District's carrier
14 retained counsel, coordinate with DMG's counsel, and report back at the next Board
15 meeting on how the Board should proceed.

16 Without going into detail, he explained that the plaintiff alleges slipping and falling near
17 a culvert while crossing Pelican Marsh Boulevard. Upon investigation, it was determined
18 the area was not a culvert but a valley gutter in a grassed area without a designated
19 crosswalk, despite nearby sidewalks and crosswalks being available. The District has
20 sovereign immunity and several defenses. Mr. Pires will also speak with retained
21 counsel about scheduling a closed-door session with the Board to discuss litigation
22 strategy and expenses.

23 **ENGINEER'S REPORT**

24 The right-of-way permit for the milling and paving of Galleria Drive has been received.
25 Work is scheduled to begin on or around November 1 and will be completed before
26 Thanksgiving.

27 **SUPERVISOR'S REQUEST**

28 **A. Professional Golf Tournament License Agreement**

29 Mr. Dorrill presented the standard form of agreement for professional golf tournaments
30 at Tiburón. The agreement allows use of District land and facilities at the intersection of
31 Vanderbilt Beach Road and Livingston Road as a staging area for TV production,
32 equipment, and volunteers. As in previous years, three tournaments will be held at

1 Tiburón Golf Club: the season-ending LPGA Championship, the formerly known as
2 Shark Shootout, and the Senior Tour event. No changes have been made to the
3 agreements from prior years.

4 **The chairman was authorized to execute the license agreements on a MOTION by**
5 **Mr. Jackoboice, a second by Mr. Hall, and all in favor.**

6 **PUBLIC COMMENT**

7 No public comments were received at this time.

8 **ADJOURNMENT**

9 With no further comments, the meeting was adjourned **on a MOTION by Mr.**
10 **Jackoboice, and a second by Mr. Hall, at 9:35 a.m.** The next meeting will be October
11 15, 2025, at 9:00 a.m.