

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

3 **Regular Meeting of the Board of Supervisors**
4 **October 15, 2025**

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, October 15, 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, Via Speakerphone

13 **ALSO PRESENT**

14 Neil Dorrill, Manager, Dorrill Management Group
15 Christopher Dorrill, Field Manager
16 John Vanover, Operations Manager
17 Tony Pires, District Counsel
18 Jared Brown, District Engineer

19 **ROLL CALL/APPROVAL OF AGENDA**

20 The meeting was convened at 9:00 a.m. The meeting was also properly noticed. The
21 notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL
22 34110. Three supervisors were present in person at the meeting, establishing a
23 quorum. Mr. Hall appeared via Speakerphone.

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

27 Mr. Sieperda requested 'Budget and Payables' be discussed under Supervisor's
28 Request.

1 **APPROVAL OF MINUTES SEPTEMBER 2025**

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

4 **PUBLIC COMMENT**

5 Chuck Sullivan – Mr. Sullivan made a presentation regarding a project currently
6 underway in the community to install new fiber optic cables by Lumen. He expressed
7 concern about the disruption caused by construction within the road right-of-way and
8 utility easements, noting that Comcast is already the community's current provider for
9 both internet and cable services.

10 Mr. Pires provided background information, explaining that certain dedications on the
11 community plats grant recognized utility companies the right to perform work within the
12 dedicated utility easements. While there was general concern about the potential
13 duplication of services, Staff will continue to monitor the project and the extent to which
14 any damage to utilities, landscaping, or irrigation facilities may cause unnecessary
15 disruption to the community.

16 Richard Benson – Mr. Benson expressed concerns about algae in canal adjacent to
17 Portofino. Mr. Vanover provided in response as previously noted that the District is
18 going to purchase several thousand Blue African Tilapia to help with control of algae in
19 that canal. In addition, aeration equipment in that same lake will be repaired which will
20 improve water column and flow in absence of rain that normally flushes system.

21 **FINANCIALS**

22 Mr. Dorrill presented the financials as of August 31, 2025. The District had \$1,003,305
23 in cash on hand: \$470,000 in operating, and \$533,000 in reserves. There were \$39,000
24 in payables. Mr. Dorrill indicated that YTD non-ad-valorem assessments were at
25 \$4,528,000 against a budget of \$4,697,000 representing 96.5% of forecast revenues
26 net of discounts. Additionally, Mr. Dorrill indicated that there was \$20,509 received from
27 Mercato in support of contractual services provided. There was also \$4,500 received in
28 interest earnings for the month with \$80,000 YTD. There was also a budgeted transfer
29 from the capital reserve to the operating fund to reimburse the District for capital
30 improvements to drainage and roadway facilities made during the year, in accordance
31 with the adopted budget.

1 Additionally, Mr. Dorrill provided the Board with a memorandum outlining the terms of
2 the proposed loan from First Foundation Bank for the construction and financing of the
3 U.S. 41 Guard Gate Facility. The term sheet indicates that the construction loan will be
4 interest-only at a rate of 8.25%, which is 1% above the Wall Street Journal index tied to
5 U.S. Treasuries. Upon completion of construction, the loan will convert to principal and
6 interest payments over a five-year (60-month) term at a rate of 6.68%.

7 The monthly principal and interest payment on the permanent loan will be \$23,580,
8 totaling \$282,960 over the life of the loan. The estimated impact per Equivalent
9 Residential Unit (ERU) is an additional \$96 per year, representing approximately a 6%
10 increase over the current assessment rate across the District's 2,949 ERUs.

11 **The financials were accepted as presented and the Chairman and Mr. Dorrill were
12 authorized to execute any necessary agreements associated with the project
13 financing as outlined above on a MOTION by Mr. Giannetti, a second by Mr.
14 Jackoboice, and all in favor.**

15 Mr. Sieperda expressed concern about the ongoing impacts on cash flow and the
16 necessary funding to support the new loan. He estimated that servicing the loan could
17 require an increase of up to \$500 to the existing assessment rate, bringing the total to
18 approximately \$2,000.

19 **MANAGER'S REPORT**

20 **A. FEMA Hurricane Ian Appeal**

21 Mr. Dorrill reported that FEMA issued a second and final denial of the District's claim for
22 reimbursement of Hurricane Ian debris removal costs from District roads. He expressed
23 concern that the denial appeared to relate to the original claimed amount and noted
24 uncertainty as to whether it included costs that had already been paid and might require
25 reimbursement. Mr. Vanover clarified that these costs had not been previously
26 reimbursed, and therefore the denial pertained solely to the requested eligible costs.

27 Mr. Hall informed the Board of recent efforts to seek assistance from Congressman
28 Byron Donalds and stated he would provide an update following a separate meeting to
29 determine the next steps.

30 **B. US 41 Gatehouse Funding**

31 Discussed under financials.

1 **C. Portofino Algae Concerns**

2 Discussed under public comments.

3 **D. FY 26 Workplan**

4 Mr. Dorrill indicated that at the beginning of the new fiscal year staff would be providing
5 an annual calendar of events and workplan associated with primary work activities
6 undertaken seasonally in accordance with budget preparation that will begin again in
7 the spring.

8 **E. Galleria Paving Update**

9 As part of the annual road resurfacing and milling contracts, work is being performed
10 based on the results of the annual pavement condition survey. The curb and gutter
11 portion of the project has already been completed, and milling and repaving of the
12 Galleria entrance is scheduled for the first week of November.

13 **F. Airport Rd Easements**

14 Mr. Dorrill reported that the County had submitted a request to convey certain drainage
15 easements on District property adjacent to the Airport Road entrance, within an area
16 that also includes a conservation and wetland corridor parallel to Airport Road. The
17 request involved two components: first, a temporary driveway easement to facilitate
18 construction associated with the six-laning of the Galleria Boulevard section of Airport
19 Road; and second, an easement for a water retention area to be constructed adjacent
20 to the bicycle path and new sidewalk planned for the west side of Airport Road.

21 Following discussion, the Board reached a consensus to explore the possibility of
22 selling the easement area to the County rather than donating it. The District Engineer
23 will follow up with the County's transportation staff to determine the valuation of the
24 easement to be conveyed.

25 **ATTORNEY'S REPORT**

26 Mr. Pires reported that he had spoken with the acquisition contractor for the U.S. 41
27 project. The contractor is consulting with the County's legal and appraisal staff and also
28 noted that a second parcel will need to be acquired. Mr. Pires stated that there will be
29 additional information to present at the next Board meeting, at which time he and Mr.
30 Brown will provide a recommendation on how to proceed.

1 Mr. Pires also informed the Board that he had communicated with the insurance
2 defense counsel retained for the ongoing lawsuit regarding the cross-claim involving
3 Dorrill Management Group and the concrete contractor. As Mr. Dorrill serves as the
4 District Manager, the matter presents a potential conflict. A conference call is being
5 scheduled with Mr. Salvatori, who represents Dorrill Management Group, along with Mr.
6 Pires and defense counsel, to work toward a resolution.

7 **ENGINEER'S REPORT**

8 Mr. Brown reported that a sketch of the U.S. 41 emergency exit has been submitted and
9 will be sent to the Fire Department once approved.

10 **SUPERVISOR'S REQUEST**

11 **A. Budget and Payables**

12 **PUBLIC COMMENT**

13 A Resident from Grand Isle asked about access at U.S. 41 during construction. Mr.
14 Giannetti responded that there will be a lane for residents to go out but to go in they will
15 have to go to a different entrance.

16 Mr. Dorrill noted that a large quantity of brick pavers is currently stored at the
17 maintenance facility on pallets that are beginning to deteriorate. These pavers will not
18 be needed for the new U.S. 41 gate project. He recommended declaring them surplus
19 and either giving them away or, if they have nominal value, selling them at auction. Mr.
20 Vanover mentioned that a six-year-old patrol car is to be auctioned, and the pavers
21 could be included in the same auction.

22 **ADJOURNMENT**

23 With no further comments, the meeting was adjourned **on a MOTION by Mr.**
24 **Jackoboice, and a second by Mr. Giannetti, at 9:45 a.m.** The next meeting will be
25 November 19, 2025, at 9:00 a.m.