

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

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

5   The regular meeting of the Pelican Marsh Community Development District Board of  
6   Supervisors was held on Wednesday, November 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 John Hammel, Access Control Manager

19 Tony Pires, District Counsel

20 Jared Brown, District Engineer

21 **ROLL CALL/APPROVAL OF AGENDA**

22 The meeting was convened at 9:00 a.m. The meeting was also properly noticed. The  
23 notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL  
24 34110. All five supervisors were present at the meeting, establishing a quorum.

25 **The agenda was approved as presented on a MOTION by Mr. Sieperda, a second**  
26 **by Mr. Hall, and all in favor.**

1 Supervisors' requested items were added as Item C. Christmas Bonuses, and Item D.  
2 Driveway off Vanderbilt Beach Road.

3 **PUBLIC COMMENT**

4 No public comments were received at this time.

5 **APPROVAL OF MINUTES OCTOBER 2025**

6 Mr. Dorrill requested John Hammel be added under staff section moving forward.

7 Page 4 line 27 change County to FDOT

8 **The minutes were approved as amended on a MOTION by Mr. Jackoboice, a**  
9 **second by Mr. Smith, and all in favor.**

10 Mr. Sieperda expressed concern about the District not budgeting accurately. He  
11 emphasized the need for the Board to be accountable for expenses and not approve  
12 every request. He also noted concern about transferring \$300,000 from the capital  
13 reserves to cover operating expenses.

14 Mr. Dorrill responded that the Board's fiscal policy over the past 5–7 years has included  
15 an annual budgeted contribution to the reserve account as part of the non-ad valorem  
16 assessment, typically around \$300,000. This amount is budgeted as revenue and then  
17 moved from the reserve fund into the operating fund. He also explained that during  
18 construction the District uses an interest-only line of credit, which then converts into a  
19 five-year loan upon completion.

20 **FINANCIALS**

21 Mr. Dorrill presented the preliminary unaudited year-end financials. The District has a  
22 combined cash position of \$711,000, with \$176,000 in the General Fund and \$534,000  
23 in the Reserve Fund. Fixed assets total \$24.4 million, net of depreciation. Outstanding  
24 payables at month-end were \$40,000. Final non-ad valorem assessments for the year  
25 totaled \$4.5 million. Interest earnings were \$82,551, with rates declining in the second  
26 half of the year.

27 The Administrative cost center was \$27,000 over budget, primarily due to professional  
28 fees, tax collector fees, and premium increases for property, liability, and public officials  
29 liability insurance. Field Management was \$8,600 over budget. Landscaping was  
30 \$67,000 under budget. Irrigation water costs were \$50,000 over budget due to the

1 County's rate increase. Water Management was \$4,000 over budget, and Access  
2 Control was \$3,600 under budget. Road and sidewalk repair and maintenance were  
3 slightly over budget. Overall, operating expenses were \$76,000 over budget.

4 Capital outlay was \$280,000 under budget due to paving delays on Galleria Boulevard,  
5 which was recently completed and will be expensed this year. Operating contingency  
6 was \$11,000 under budget. Total expenditures were \$214,000 under budget for the  
7 year.

8 The annual audit will begin next month, with fieldwork scheduled to start then and the  
9 auditor's presentation expected at the meeting in January or February.

10 Mr. Dorrill reiterated that funds are intentionally budgeted and contributed to the reserve  
11 account with the understanding that they will later be transferred into the operating  
12 account for capital projects such as lake bank restoration and road paving. He noted  
13 that the money must be moved into the operating account in order to be spent on these  
14 projects.

15 Mr. Dorrill explained that if the Board authorizes construction of the U.S. 41 gate and  
16 the loan is finalized, he will need to present a budget amendment to recognize the  
17 additional revenue needed for the loan proceeds and to allocate the corresponding  
18 capital expenses for the project. Because final costs and approved plans for the building  
19 are not yet determined, he did not believe it appropriate to include unsupported figures  
20 in the current budget. Once the loan is scheduled and closed, a budget amendment will  
21 be required to recognize the loan proceeds and to budget the capital expenses for  
22 constructing the U.S. 41 gate, which are not currently included.

23 Mr. Hall asked whether the reserve account is adequate. Mr. Dorrill responded that it is  
24 not, and that he would be more comfortable if the average daily reserve balance were  
25 approximately \$1 million, as it historically had been. When the tentative budget is  
26 presented in May, an assessment increase will be presented to both to restore the  
27 reserve balance to \$1 million and to cover the principal and interest on the loan.

28 Mr. Hall then asked whether the District should have delayed construction of the U.S. 41  
29 gate to rebuild reserves and avoid borrowing. Mr. Dorrill clarified that the project was  
30 originally fully funded at the cost of \$476,000 prior to Hurricane Ian. Over time, and in  
31 response to resident feedback, the scope expanded to a \$1.2 million project. He noted  
32 that the reserve account is intended to prevent the need for borrowing, and historically  
33 the District maintained a line of credit but never had to draw on it.

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

### **MANAGER’S REPORT**

#### **A. U.S. 41 Loan Status**

The interest rate has been reduced from 7.5% to 7%. The loan is expected to close in January or February, making the District eligible to draw funds, with construction anticipated to begin shortly after Easter. There will be two separate loans—one with a one-year term and the other with a five-year term.

Mr. Smith expressed concern about the high interest rate. It was clarified that the higher rate is a result of ‘piggybacking’ on the Board of County Commissioners’ banking agreement, which also allows the District to benefit from a higher rate of return. The BCC maintains an average daily balance in the billions, enabling more favorable banking terms.

#### **B. U.S. 41 Final Schedule**

The permitting process will begin at the end of the month and is expected to run from then through early April. The plan is to finalize certain finishes and begin construction after Easter. Substantial completion is projected for October—approximately 45 days before Christmas—assuming no hurricane-related delays.

Staff is currently negotiating a credit change order for long-lead items that were purchased three years ago during the originally anticipated construction timeline. Mr. Dorrill will present the final signed contract price to the Board once the credit negotiation is complete.

#### **C. Blue Tilapia Update**

A total of 4,000 African blue tilapia have been installed: 1,750 in the Portofino Lake, 1,750 in the Bay Colony canal areas, and 500 in the small lake along Clermont.

#### **D. Galleria Drive Paving**

Galleria Drive road paving was completed last week overnight. Mr. Dorrill thanked Mr. Brown for his coordination on the project. A section of concrete valley gutter on the south side was also replaced. Temporary striping has been applied, and final striping will be installed once the road fully cures and hardens.

1

2 Mr. Hall asked how the District benefits from the continued development in Galleria. It  
3 was explained that Galleria pays non-ad-valorem assessments, so the landowner pays  
4 on the parcel regardless of whether it is vacant or developed.

#### 5 **E. Airport Road Drainage Easement**

6 Last month, the Board discussed the narrow strip of property along Airport Road that  
7 the County wants to acquire for the six-laning of Airport Road. The area is adjacent to  
8 the District's preserve and lies within the FPL easement. The strip ranges from 3 feet  
9 wide at the north end to 9 feet wide at the south end. The County initially requested that  
10 the District donate the property, but the Board preferred to sell it. The County's first offer  
11 was \$6,700, representing the cost of a survey they would otherwise need to complete.  
12 Negotiations increased the offer to \$20,000. Mr. Pires recommended asking whether  
13 the County has an appraisal, as that would be another cost they could avoid, and he  
14 further advised requesting that the County cover the District's attorney and engineering  
15 fees required to review the documents.

#### 16 **ATTORNEY'S REPORT**

17 Mr. Pires reported that the insurance company retained counsel who will defend the  
18 District will also represent Dorrell Management Group in the lawsuit.

19 Regarding U.S. 41, he noted they are still awaiting a response from FDOT concerning  
20 the process for acquiring the 4,700-square-foot strip across Pelican Marsh Boulevard  
21 from the District for \$101,000.

22 Mr. Pires also reminded Board members to complete their required ethics courses by  
23 December 31st. The District will reimburse Supervisors upon proof of payment. Mr.  
24 Dorrell will email links to the ethics course.

#### 25 **ENGINEER'S REPORT**

26 Mr. Brown reported that the U.S. 41 gatehouse project remains on schedule for  
27 permitting. He also noted that the Fire Department has approved the emergency exit  
28 and entrance for the gatehouse during construction.

1 **SUPERVISOR'S REQUEST**

2 **A. Communications**

3 Mr. Giannetti prepared a flyer that was distributed to the community, providing a timeline  
4 for the project's start and completion, along with traffic flow information. Residents were  
5 informed that, from time to time, the exit lane may need to close, though such closures  
6 are unpredictable. The flyer was sent out by Mr. Vanover and Mr. Paul Matthews. Mr.  
7 Sieperda thanked Mr. Giannetti for his hard work on this project.

8 **B. FEMA**

9 Mr. Hall shared that they had a very positive experience with Congressman Donald's  
10 office. During discussions with the office staff and FEMA, they were able to engage in  
11 productive conversations, leaving with a full understanding of the process, and  
12 appreciated the hard work of the staff.

13 Mr. Vanover explained that the main reason for the denial was a policy change in 2020,  
14 which increased the requirements for qualifying for reimbursement. FEMA also noted  
15 that certain access control policies contributed to the denial, and these policies will be  
16 reviewed and amended to improve eligibility for future reimbursement. Mr. Dorrell  
17 indicated that this review will take place in January and will be included on the agenda  
18 for that meeting.

19 **C. Christmas Bonus**

20 Mr. Smith proposed increasing the Christmas bonus amounts by 10% to bring them in  
21 line with current levels, noting that they have not been adjusted in 6–7 years. Mr.  
22 Giannetti added that the District has an incredible staff.

23 **Christmas bonuses with an increase of 10% were approved on a MOTION by Mr.**  
24 **Smith, a second by Mr. Jackoboice, and all in favor.**

25 **D. Vanderbilt**

26 Mr. Sieperda commented that during the golf tournament, trucks have been directed by  
27 GPS to enter via Vanderbilt Beach Road. The entry has one lane, while the exit has two  
28 lanes, and this has resulted in damage requiring repairs. He suggested that a possible  
29 solution would be to remove some sod and replace it with concrete or remove the curb  
30 to create two lanes.

31

1 Mr. Vanover noted that part of the issue is that new sod had recently been installed and  
2 required daily watering, making the area soft and mushy. Cones were placed to create a  
3 barrier, but they were not effective. Mr. Vanover and Mr. Brown will review the situation  
4 to explore possible solutions. Mr. Sieperda believes the cost of repairs or improvements  
5 should be the responsibility of the golf course. Mr. Brown will assess if there are  
6 alternatives that are less extensive than adding concrete. Mr. Dorrill will follow up with  
7 the tournament director, and if necessary, a backcharge or contribution to reimburse the  
8 District will be requested.

### 9 PUBLIC COMMENT

10 Melvyn Zahn – Watercrest – Mr. Zahn commented that he was surprised by the  
11 increase in the U.S. 41 gatehouse project, noting that a threefold increase in just a few  
12 years seemed significant, and asked for an explanation. Mr. Dorrill explained that part of  
13 the increase is due to post-Hurricane Ian price escalations, which have not decreased.  
14 The building is also larger than the original design and now includes a second porte-  
15 cochere. Additional costs were incurred to maintain an emergency lane and keep the  
16 outbound resident lane open, which was originally planned to be fully closed during  
17 construction. In summary, the building footprint and elevation are different, and the  
18 operational requirements have changed from what was initially contemplated.

### 19 ADJOURNMENT

20 With no further comments, the meeting was adjourned **on a MOTION by Mr.**  
21 **Jackoboice, a second by Mr. Smith, and all in favor at 10:00 a.m.** The next meeting  
22 will be December 17, 2025, at 9:00 a.m.