

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

3                   **Regular Meeting of the Board of Supervisors**  
4                   **December 17, 2025**

5   The regular meeting of the Pelican Marsh Community Development District Board of  
6   Supervisors was held on Wednesday, December 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  
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. Jackoboice, a**  
26   **second by Mr. Sieperda, and all in favor.**

**1 APPROVAL OF MINUTES NOVEMBER 2025**

2 Page 6 line 6 Mr. Maddry instead of Matthews

3 Page 4 line 10 add "for district funds in the bank" for clarification

4 **The minutes were approved as amended on a MOTION by Mr. Jackoboice, a**  
5 **second by Mr. Sieperda, and all in favor.**

**6 PUBLIC COMMENT**

7 No public comments were received at this time.

**8 FINANCIALS - OCTOBER 2025**

9 Mr. Dorrill presented the financial statements as of October 31, the first month of the  
10 new fiscal year. No revenues were received during this reporting period. Cash on hand  
11 totaled \$297,000, including \$21,000 in the operating fund and \$254,000 in reserves.  
12 Fixed assets, net of depreciation, totaled \$24 million.

13 Mr. Hall inquired whether the General Fund is used to pay operating expenses and how  
14 the average \$450,000 in operating costs are covered. Mr. Dorrill explained that the first  
15 distribution of funds to cover operating costs was received approximately two weeks  
16 after the end of October from the tax collector, totaling \$2 million. To cover first-month  
17 expenses before receipt of these funds, money is transferred from reserves into the  
18 operating fund. A small contingency reserve of \$100,000 is built into the operating fund  
19 each year. Mr. Hall raised concerns about being under reserved. Mr. Dorrill responded  
20 that the contribution to the reserve was increased this year along with the operating  
21 contingency being increased to \$120,000, historically \$100,000. The District has a five-  
22 year capital improvement plan and the chairman requested that Mr. Dorrill, as part of  
23 the budget workshop in April or May to submit updated five year cip advance of budget  
24 discussions this spring. Mr. Giannetti added that the money that used to be on hand  
25 went towards the gate house projects and the plan is to replenish the funds.

26 Mr. Dorrill provided a more clear view of the financials referencing September's report.  
27 Cash on hand at the end of the fiscal year \$711,000, \$176,000 in operating fund, and  
28 \$534,000 in the reserve fund. On next months agenda there will be an analysis of  
29 contingency funds based on this years budget and an early look on what the increased  
30 assessment needs to be specifically related to reserves. Will also have a budget  
31 workshop at May meeting and will make more concrete decisions at that time.

1 **MANAGER'S REPORT**

2 **A. US 41 Gatehouse Credit Change Order**

3 Credit change order pending.

4 **B. Airport Rd/US 41 Easement Valuations**

5 The County requires an easement for drainage facilities as part of the Airport Road six-laning project. A 3- to 9-foot-wide easement was negotiated for \$40,000, or approximately \$100 per linear foot. Mr. Dorrill noted that this represents a sound business decision.

9 Mr. Hall asked Mr. Pires if there are any potential liabilities associated with this. Mr. Pires replied that it does not create additional liability, provided that the County is responsible for permit compliance if modifying anything under the SFWMD permit. If they are planning to change the permit, part of what Mr. Pires will look at in the easement documents is that they maintain it properly. They have sovereign immunity, like the District.

15 Mr. Hall requested language be added, and Mr. Pires said they can try. Mr. Dorrill added that, at any given time, if a lawsuit occurs, the District's insurance company provides legal representation. Mr. Pires said the alternative is that the County could exercise eminent domain and take the land with no protections. He will try to get liability language included.

20 **The \$40,000 easement offer was accepted on a MOTION by Mr. Jackboice, a second by Mr. Sieperda, and all in favor.**

22 **C. Chubb PGA License Agreement**

23 Two golf tournaments were successfully held with the third upcoming. The standard license agreement was presented to allow parking and staging at Livingston Road and the use of certain District streets for event activities. Mr. Sieperda requested additional waste receptacles, Mr. Dorrill made a note.

27 **The standard license agreement was approved on a MOTION by Mr. Giannetti, a second by Mr. Jackobice, and all in favor.**

1 **ATTORNEY'S REPORT**

2 Mr. Pires reminded the Board that their ethics training course needs to be completed by  
3 December 31.

4 **ENGINEER'S REPORT**

5 Approval from Growth Management has been received for the US 41 gatehouse.  
6 Permits may be pulled at any time.

7 **SUPERVISOR'S REQUEST**

8 **A. Community Policing**

9 When the gatehouses were installed, license plate readers were included as a source of  
10 identification. Mr. Giannetti discussed safety and the use of license plate readers with  
11 the police department, who informed him that they have license plate readers  
12 throughout the County and that all activity is documented. John Hammel, CDD Access  
13 Control Manager, has 30 years of law enforcement experience. Mr. Hammel and Mr.  
14 Giannetti will meet in the new year to assess the property, identify vulnerable areas, and  
15 determine appropriate security measures. Employees also conduct regular patrols. Mr.  
16 Giannetti noted that everything that takes place within individual communities is the  
17 responsibility of that community, and residents should contact the police if they observe  
18 suspicious activity, just as they would at home up north.

19 **B. Tilapia Update**

20 Mr. Hall inquired about the status of the tilapia. Mr. Vanover reported that there is less  
21 algae due to the winter season, so the ponds are looking great. He noted that tilapia  
22 take 2–3 years to grow and become more effective.

23 **PUBLIC COMMENT**

24 Gerry Carbone made comments about problematic speeding and drivers running stop  
25 signs. Mr. Giannetti encouraged if speeding is happening within your community to  
26 determine who is contributing and have direct conversations with them.

27 Eugene Nowak from Watercrest provided an example from the Grey Oaks community,  
28 where cameras were installed and residents were given a one-month warning before  
29 receiving a \$125 violation for exceeding the speed limit. He noted that the system was  
30 very effective. Mr. Giannetti stated that a similar approach is used in Treviso Bay, where  
31 residents were initially upset during the first year, but the program eventually resolved

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1 the issue. He noted that implementing such a system would be a decision for the  
2 Foundation. Mr. Dorrill added that it would have to be undertaken as a deed restriction  
3 or policy of the Master Homeowners Association (Pelican Marsh Foundation) who can  
4 levy fines. Mr. Smith posed the question if that kind of ill will in the first year would be  
5 worth the resolution of the issue.

6 **A. NCH PUD Amendment**

7 The Naples Daily News site on Immokalee Road is now owned by Naples Community  
8 Hospital. The hospital has submitted a petition to redevelop the property to construct up  
9 to 300 market-rate apartments for its employees. A public informational meeting is  
10 scheduled for tomorrow at the Naples Daily News site at 5:30 p.m.

11 **ADJOURNMENT**

12 With no further comments, the meeting was adjourned **on a MOTION by Mr.**  
13 **Jackoboice, and a second by Mr. Sieperda, at 9:48 a.m.** The next meeting will be  
14 January 21, 2025, at 9:00 a.m.