

1           **PELICAN MARSH COMMUNITY DEVELOPMENT DISTRICT**  
2                           **NAPLES, FLORIDA**  
3                   **Regular Meeting of the Board of Supervisors**  
4                           **February 18, 2026**

5   The regular meeting of the Pelican Marsh Community Development District Board of  
6   Supervisors was held on Wednesday, February 18, 2026, 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 supervisors were present at the meeting, establishing a quorum.

25 Mr. Giannetti requested a gatehouse update and Tiburon grass pavers be added under  
26 Supervisors' Requests.

1 **On a MOTION by Mr. Jackoboice and a second by Mr. Smith with all in favor, the**  
2 **agenda was approved as amended.**

3 **APPROVAL OF MINUTES JANUARY 2024**

4 Mr. Hall inquired about the reference to negative \$510,000 capital reserve transfer on  
5 page 2 line 17 and asked for clarification regarding the related financial statements. This  
6 will be discussed with finances

7 Page 2 Line 14 fixed assets correct to \$24 million, not \$4 million

8 Page 3 Line 13 clarified that tax collector funds are taken off the taxes directly, not paid

9 Page 6 line 5 clarifying the location of the easement “permanent non-exclusive  
10 easement along Airport Road from Pelican Marsh Boulevard South to just south of  
11 Galleria.”

12 **On a MOTION by Mr. Smith and a second by Mr. Jackoboice, with all in favor, the**  
13 **minutes were approved as amended.**

14 **PUBLIC COMMENTS**

15 No public comments were received at this time.

16 **FINANCIALS - DECEMBER 2025**

17 Mr. Dorrill presented the financial statements through the first quarter ending December  
18 31. The District had approximately \$3,350,000 in cash on hand. There was a small due  
19 from the debt service fund. Fixed assets total just under \$24 million net of depreciation.  
20 Accounts payable totaled approximately \$141,000 at the end of the month. Mr. Dorrill  
21 explained that the Mercato restricted fund balance of \$90,000 represents funds  
22 contributed by the developer at the time Mercato was conceived to support and offset  
23 drainage improvements that directly or indirectly benefit their property because they are  
24 not located within the District. He noted that this contribution was part of a concession  
25 made during the zoning process approximately 15 years ago.

26 \$1,674,000 was received in non-ad valorem assessments. Tax collector fees for the  
27 month were \$33,000. Year-to-date assessment revenue totals approximately  
28 \$4,170,000, representing about 83% of the annual revenue. Interest earnings for the  
29 month totaled \$10,310. Total year-to-date expenses through the first quarter were  
30 approximately \$1,300,000 against a budget of approximately \$1,100,000, primarily due

1 to seasonal and prepaid expenses such as insurance and annual landscape materials.  
2 Mr. Dorrill explained that funds are periodically transferred from reserves early in the  
3 fiscal year to cover operating expenses until tax revenues begin to be received in  
4 November and December. Annual contributions to the capital reserve fund are  
5 budgeted at approximately \$500,000.

6 Mr. Hall asked when money is put into the capital reserve fund. Mr. Dorrill does not  
7 know the timing of that and will find out. It would not normally be until December or at  
8 mid-year. Increasing the capital reserve fund will be discussed at the budget workshop  
9 in May.

10 **On a MOTION by Mr. Jackoboice and a second by Mr. Smith, with all in favor, the**  
11 **financials were accepted as presented.**

## 12 **MANAGER'S REPORT**

### 13 **A. FDOT US 41 Right of Way**

14 Mr. Dorrill reported that FDOT requires two parcels related to the six-laning project on  
15 U.S. 41. FDOT previously offered \$101,000 for the 1,300 square feet of District property  
16 near the entrance. A second easement near the County transit station is currently under  
17 negotiation. Mr. Dorrill requested \$123,000 at the same cost per foot as the other  
18 easement. FDOT offered \$115,000, and Mr. Dorrill requested \$120,000. This is in  
19 addition to the money being received from the County for the Airport Rd project. The  
20 money will go into the reserve fund, close to \$170,000 that was not budgeted.

### 21 **B. Cocohatchee Preserve Timber Pathway**

22 Mr. Vanover reported that District staff is completing repairs to the wooden pedestrian  
23 bridge located within the Cocohatchee Preserve. The bridge is approximately 30 years  
24 old. Engineers inspected the structure and confirmed the pilings remain in good  
25 condition. Staff is currently trimming the 2,000 sabal palms in the District, they will  
26 continue work on the pathway next week. Work is slow but the District is saving about  
27 \$100,000 by completing the work in-house. Approximately 70% of the work has been  
28 completed.

### 29 **C. Candidate Qualifying**

30 Mr. Dorrill reported that this is an election year. A qualifying period will be established  
31 and publicly noticed as required by Florida Statutes. Mr. Dorrill will remind the Board  
32 during the May meeting.

1 **D. Surplus Property Auction**

2 Mr. Dorrill reported that several pieces of surplus District equipment will be sold through  
3 a statewide government equipment auction conducted by Royal Auction Group. The  
4 auction will be held March 13–15 at their Estero facility and will include both in-person  
5 and online bidding. The District will pay a commission for the auction services but  
6 anticipates improved sale prices due to broader exposure.

7 **ATTORNEY’S REPORT**

8 **A. Logsdon Mediation**

9 Mr. Pires reported that mediation in the Logsdon litigation matter has been scheduled  
10 for March 3 at 1:00 p.m. Mr. Pires recommended designating Mr. Giannetti or a  
11 designee of the Chair to attend mediation and negotiate a potential settlement, subject  
12 to final Board approval.

13 **On a MOTION by Mr. Giannetti and a second by Mr. Jackoboice, with all in favor,**  
14 **the Board authorized Mr. Smith to serve as the District’s representative at the**  
15 **mediation with authority to negotiate and recommend settlement.**

16 **B. Closed Attorney-Client Session**

17 Mr. Pires recommended scheduling a closed attorney-client session to discuss litigation  
18 strategy related to the Logsdon case.

19 **On a MOTION by Mr. Giannetti and a second by Mr. Sieperda, with all in favor, the**  
20 **Board authorized a closed attorney-client session on March 18 at 10:00 a.m., or**  
21 **as soon thereafter.**

22 **C. Airport Road Easement**

23 Mr. Pires presented a purchase and sale agreement with Collier County related to a  
24 drainage easement required for the Airport Road widening project. The negotiated  
25 compensation for the easement is \$40,000.

26 **On a MOTION by Mr. Smith and a second by Mr. \_\_\_\_\_, with all in favor, the**  
27 **Board authorized the Chairman to execute the purchase and sale agreement and**  
28 **associated documents.**

29 Mr. Pires reported that the District is seeking financing proposals from additional lenders  
30 after the original lender modified the proposed loan terms. He noted that the District is

1 currently evaluating proposals from several banks and expects to provide additional  
2 information at the March meeting.

3 **ENGINEER'S REPORT**

4 No report was given at this time.

5 **SUPERVISOR'S REQUEST**

6 **A. Tiburon Annual Meeting**

7 The April Board meeting will be at Tiburon. Mr. Vanover will confirm availability.

8 **B. Gatehouse Update**

9 Mr. Giannetti reported on the gatehouse reconstruction project. The District has  
10 executed a contract with Heatherwood Construction. Plans are currently being finalized  
11 and will be submitted to the County for permitting. The total project cost is expected to  
12 be approximately \$1 million. The contractor will provide a \$70,000 credit for materials  
13 previously purchased and stored from the prior project.

14 Construction is scheduled to begin May 1, with completion anticipated by late  
15 September or early October. During construction, the main gate will be closed and  
16 traffic will be rerouted through other community entrances. One outbound lane will  
17 remain open. Staff will begin communicating construction impacts to residents and  
18 coordinating with neighboring communities and emergency services. Coordination has  
19 already occurred with the fire department regarding emergency access during  
20 construction and that the necessary emergency access permits have been approved.  
21 Additional coordination is underway regarding electrical service, transformers, and low  
22 voltage permits to ensure that all infrastructure needs are addressed before  
23 construction begins. The Airport gate will be staffed 24 hours per day.

24 A resident asked whether the construction contract included penalties if the contractor  
25 fails to complete the work on time. Mr. Giannetti explained that the project is structured  
26 as a guaranteed maximum price contract. District staff also engaged an independent  
27 project manager to oversee the work and assist with pricing and project coordination.  
28 Mr. Dorrill added that the contractor's general conditions and overhead are included  
29 within the guaranteed maximum price, which provides an incentive for the contractor to  
30 complete the work efficiently because delays would increase their internal costs.

1 Mr. Sieperda asked if all access control equipment and infrastructure had been ordered.  
2 Mr. Giannetti stated that the necessary equipment has already been planned for and  
3 that work is underway for the outbound gate near the fountain area to assist with traffic  
4 flow. Lighting and signage will also be installed in that area to improve safety.

5 **C. Tiburon Grass Pavers**

6 Mr. Giannetti reported that grass pavers will be installed to prevent damage to sod  
7 areas caused by large vehicles turning during golf events held at Tiburon. District  
8 landscaping staff will complete the installation in-house.

9 **PUBLIC COMMENT**

10 No public comments were received at this time.

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 9:56 a.m.** The next meeting will be  
14 March 18, 2026.