

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

3 **Regular Meeting of the Board of Supervisors**

4 **April 15, 2026**

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, April 15, 2026, at 9:00 a.m. at the Tiburon Health
7 and Fitness Club, 2620 Tiburon Drive, Naples, Florida 34109.

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 John Vanover, Operations Manager

17 John Hammel, Access Control 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. All five supervisors were present in person, establishing a quorum.

24 Mr. Sieperda requested an executive session to discuss the loan. Mr. Pires advised that
25 is not authorized under Florida Law, the discussion must take place during the public
26 meeting. Closed door sessions are only allowable for litigation, certain personnel
27 matters, and certain solicitation.

1 **The agenda was approved as presented on a MOTION by Mr. Jackoboice, a**
2 **second by Mr. Smith, and all in favor.**

3 **APPROVAL OF MINUTES MARCH 2026**

4 Mr. Hall asked a question about Page 2 line 21 never heard back from Mr. Lawton, Mr.
5 Dorrill will follow up.

6 Page 5 line 16 spelled Logsdon

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

9 **PUBLIC COMMENT**

10 No public comments were received at this time.

11 **FINANCIALS**

12 Financials as of February 28, 2026. Current assets are approximately \$3 million.
13 \$2,979,000 in cash and then a due from debt service agreement. Total \$2,999,799 cash
14 on hand. Fixed assets \$23,897,000 net of depreciation. \$26,897,000 in total assets.
15 \$105,000 in payables. \$186,000 in non-ad-valorem assessments

16 Mr. Dorrill reported the Mercato contribution in aid of construction originally totaled
17 \$150,000, with approximately \$90,000 remaining. During February, approximately
18 \$186,000 was received in non-ad valorem assessments. Interest income for the month
19 was \$8,330 against a \$10,000 budget.

20 Mr. Dorrill explained year-to-date variances were impacted by prepaid annual expenses,
21 seasonal purchases, and the design/permitting costs for the US 41 gatehouse project
22 that are presently being paid from operations pending reimbursement from loan
23 proceeds. Unadjusted total expenditures were approximately \$184,000 over budget.

24 Money from the County DOT for the easement will go into the reserves. The money
25 from the FDOT for the U.S. 41 easement will also be deposited into the contingency
26 reserve fund.

27 The Board discussed timing of month-end closings, reserve transfers, and ways to
28 improve reporting clarity regarding capital reserve activity. Staff was directed to review
29 software options and/or provide a supplemental schedule.

1 Mr. Smith asked if it would be possible to get the accounting software to adjust the
2 spread of annual expenses over the course of the year, opposed to having them all
3 front-loaded as currently. Mr. Dorrill will contact software company if it is possible at the
4 next software upgrade to reflect the type of year-to-date logic that it used to.

5 Mr. Hall asked for the meaning of a capital reserve transfer. Mr. Dorrill explained they
6 only have one cash account and can only write checks out of operating account, not
7 reserve account. Capital reserve transfer means money taken out of capital account for
8 specific projects authorized by the Board. The \$500,000 reflected on the financials is
9 the money that is levied to fund the capital reserve account. Mr. Dorrill offered to retitle it
10 as the "capital reserve contribution." Mr. Hall asked if the current balance of capital
11 reserve account is depicted on the financials. Mr. Dorrill said he can do that it would be
12 an October 1 beginning fund balance, and then once the actual transfer occurs, he can
13 show revenue in, revenue out, and a forecast year end fund ending.

14 **On a MOTION by Mr. Jackoboice, with a second by Mr. Sieperda, with all in favor,**
15 **the financials were accepted as presented.**

16 **MANAGER'S REPORT**

17 **A. US 41 Gatehouse Loan Agreements**

18 US 41 Gatehouse demolition scheduled to begin in one month, need to get loan closed
19 in order to proceed. Bank was acquired by a different holding company since last
20 meeting. Mr. Dorrill presented draft loan documents. Mr. Pires has not yet received the
21 edits that he had suggested. Local governments do not put up collateral or sign
22 personal guarantees. The construction schedule will be pushed back a month at a time
23 until the loan is closed.

24 **B. Cocohatchee Preserve Timber Pathway**

25 Mr. Dorrill reported the Cocohatchee Preserve timber bridge reconstruction had been
26 substantially completed in-house at a cost materially below the original budget estimate.
27 The Board complimented staff on the quality of the work. The cost incurred to date is
28 \$17,000, there are a few more invoices pending which will be reflected next month.

29 **C. Revised Candidate Oath**

30 Mr. Dorrill also reminded the Board of updated oath of office forms for seats subject to
31 the upcoming general election cycle.

1 **ATTORNEY'S REPORT**

2 Counsel reported that the Logsdon matter is scheduled for Zoom mediation on June 3,
3 2026. May schedule a closed-door session in May to occur sometime after the June 3
4 mediation.

5 U.S. 41 purchase agreement packet. \$21,040, inclusive of reimbursement of legal
6 review costs. The transition also includes a subordination of the District's interest if any
7 of the strip that goes across Pelican Marsh Blvd where the sidewalk is. It is dedicated to
8 the District as an easement. That is the parcel that was originally \$100,000 but is now
9 \$9,000 from WCI.

10 Mr. Sieperda asked if things don't materialize with the bank how soon the project could
11 be paid off. He thinks it could be done by raising assessments. He asked for an
12 assessment number for a two-year payoff if the cost was \$1.2 million. He also asked if
13 the project manager was a necessary expense. It would be a \$200 increase per unit
14 over two years. Mr. Sieperda thinks it is worth the increase in assessment vs.
15 proceeding with the loan.

16 **On a MOTION by Mr. Giannetti, with a second by Mr. Jackoboice, with all in favor,**
17 **the Chairman and District Manager were authorized to execute the necessary**
18 **documents for the transaction.**

19 **ENGINEER'S REPORT**

20 No report was given at this time.

21 **SUPERVISOR'S REQUEST**

22 **A. Tiburon Annual Meeting**

23 The Board reviewed recent Tiburon improvements including electrical panel upgrades,
24 fountain repairs, painted light poles, landscaping enhancements, and roadway
25 underlayment/sod repairs. Mr. Vanover reported that the underlayment has been
26 installed and they did a great job. The sod fields were flooded last week which is why it
27 has not been received yet. It will arrive tomorrow and take 15-20 min to complete.

28 Mr. Dorrill also discussed coordination with the new GM of the Ritz-Carlton regarding
29 future traffic signage during planned renovations and long-range entrance
30 improvements. Mr. Hall asked how much Tiburon contributes to the CDD and how much
31 they receive back in work/improvements. Mr. Vanover said there are a lot of shared

1 expenses like landscaping and fuel. He said it is difficult to track it unless it is something
2 specific like replacing a light pole or doing paving work. Mr. Dorrill agreed to provide
3 additional assessment/unit allocation information during the budget discussion next
4 month.

5 PUBLIC COMMENT

6 Paige Giannetti – Egrets – Mrs. Giannetti urged the Board to retain the project manager
7 role for the gatehouse project, citing accountability for schedule, cost, quality, and
8 scope.

9 Reggie Goldberg – Castillo – Ms. Goldberg requested information regarding legal
10 documents governing preserve areas within Tiburon. Mr. Dorrill directed her to Mr.
11 Brown to provide applicable plat and permit information.

12 ADJOURNMENT

13 **With no further comments, the meeting was adjourned on a MOTION by Mr.**
14 **Jackoboice, and a second by Mr. Giannetti, at 9:52 a.m.**

15 The next meeting will be May 20, 2026, at 9:00 a.m.