

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

3 **Regular Meeting of the Board of Supervisors**
4 **May 20, 2026**

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, May 20, 2026, at 9:00 a.m. at the Pelican Marsh
7 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 **ALSO PRESENT**

14 Neil Dorrill, Manager, Dorrill Management Group

15 John Vanover, Operations Manager

16 John Hammel, Access Control 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. Four supervisors were present at the meeting, establishing a quorum.

23 **PUBLIC COMMENT**

24 Mel a resident of the Watercrest area stated this was the third time he had asked the
25 Board to approve a stop sign at Watercrest. He understood the District previously
26 performed a traffic study and the intersection did not meet the requirements, but he was
27 not sure what those requirements were. He stated he had driven around Pelican Marsh

1 and noted stop signs at Grand Isle, which has approximately 104 homes, and near the
2 Gables, which has approximately 52 homes. He stated she did not understand why
3 those areas had stop signs while Watercrest did not.

4 He stated that Bay Laurel, Watercrest, and Augusta include approximately 673
5 homeowners, while Marsh Run and Oakmont, which have a stop sign, include
6 approximately 483 homeowners. He stated that the Watercrest intersection is blind, and
7 that vehicles coming from Airport-Pulling Road travel around the curve at approximately
8 40 miles per hour. He stated his community had repeatedly complained to its board and
9 asked the District to install a four-way stop. He noted that two stop signs already exist
10 and that the request is to add one coming from Airport-Pulling Road and one coming
11 from the community center.

12 The Chairman stated that he wanted to address the concern and asked the District
13 Engineer to explain the prior traffic study and the applicable criteria. The District
14 Engineer stated the criteria for that location require 300 hourly trips on the main road
15 and 200 hourly trips on the side roads. A seven-day count was performed, and the
16 location did not come close to meeting the side-road requirement. He stated the
17 intersection has adequate sight distance based on the posted speeds. If the concern is
18 that drivers are not respecting existing stop signs or are speeding, he stated that
19 enforcement is a more appropriate response than additional traffic control devices.

20 The Chairman stated he would address enforcement and noted that the District cannot
21 issue tickets. He stated some communities can adopt policies to ticket or enforce
22 internally through the foundation, and he planned to speak with the foundation president
23 regarding how speeding concerns could be addressed. He stated there are steps the
24 District can consider, including hiring law enforcement to issue warnings or citations
25 where appropriate, but the District must operate within its authority.

26 Mr. Pires explained that stop signs are traffic control devices and that local governments
27 and agencies look to the Manual on Uniform Traffic Control Devices when deciding
28 whether traffic control devices are warranted. He stated that if a traffic control device is
29 warranted and not installed, liability can be created. Conversely, if a traffic control
30 device is installed where it is not warranted or does not meet the applicable criteria, that
31 can also create liability. The resident asked why stop signs exist at Grand Isle and the
32 Gables. Mr. Pires stated the rationale would require reviewing the original plans and
33 approvals from when the community was built, and that the fact a location met prior
34 standards does not automatically mean it must be changed to meet later criteria unless
35 a roadway is substantially rebuilt.

1 Mel stated he believed the Watercrest intersection remains a blind area and that one
2 day there will be an accident. The Board discussed whether other warning signage
3 could be considered. Mr. Jared Brown stated he would evaluate what signs may be
4 appropriate, such as additional warning signs, and report back. Mr. Giannetti stated the
5 District would look into alternatives and enforcement options.

6 **APPROVAL OF MINUTES APRIL 2026**

7 Mr. Sieperda requested a clarification on Page 4 regarding the discussion of the
8 assessment increase and the loan. He stated he was not objecting to the loan, but
9 wanted the minutes to reflect that he believed it would be worth an increase in
10 assessments to pay the loan off earlier. The minutes were amended to clarify his
11 comments regarding the assessment increase regarding the repayment of the loan.

12 **On a MOTION by Mr. Jackoboice, with a second by Mr. Hall, with all in favor, the**
13 **April 15, 2026 meeting minutes were approved as amended.**

14 **FINANCIALS - MARCH 2026**

15 Mr. Dorrill presented the financials as of March 31, 2026. He also provided a separate
16 handout showing the bank statement and reconciliation report for the District's reserve
17 account in response to the Board's prior request. He stated that, for the foreseeable
18 future, the reserve account bank statement and reconciliation would be provided in
19 addition to the regular financials to disclose when money is transferred from the reserve
20 account into the cash account.

21 Mr. Hall asked whether the reserve account could be converted to a separate checking
22 account so that all expenditures from that account would be for capital items. Mr. Dorrill
23 stated he would not want to make such a change at mid-year because it would require
24 reconstructing the financial presentation. He explained that the current reserve account
25 is more than a capital reserve account, because it also functions as a cash-flow reserve
26 for the first six weeks of each new fiscal year, before the District receives new
27 assessment revenues. He stated that, during that period, funds are moved from the
28 reserve account into the cash account to meet payroll and fixed expenses.

29 Mr. Hall stated he remained concerned that the reserve account could function like a
30 general "cookie jar" used for multiple purposes, and he believed it would be better
31 practice to have a separate account for capital expenditures. Mr. Giannetti stated that
32 the Board approves capital expenses and asked whether staff could provide a sheet

1 identifying all capital expenses by month. Mr. Dorrill agreed to provide a monthly capital
2 expense tracking sheet.

3 The Board discussed extraordinary events and hurricane-related costs. Mr. Dorrill noted
4 the District has a \$500,000.00 line of credit that can be used if necessary. He also
5 recalled that, following Hurricane Irma, the District spent approximately \$1,000,000.00
6 on horticultural debris removal and later received a significant reimbursement through
7 FEMA. Mr. Hall stated that his question was intended to improve how the Board tracks
8 the capital reserve account and related expenditures.

9 Mr. Sieperda asked about the timing of the financial reports and whether the Board
10 could receive more real-time information. Mr. Dorrill explained that the reports will
11 always have a lag because invoices for a given month may not be received until the
12 following month, and staff attempts to reconcile the cash account to reflect the month in
13 which the services or goods were provided. He stated that some recurring expenses,
14 such as FPL and streetlight bills, are paid automatically and recorded in the month in
15 which the service was received. He further explained that all of the districts managed by
16 his office use the same accounting software and that he had contacted the software
17 vendor, Thomson Reuters, regarding a possible modification that would allow staff to
18 revise the logic for seasonal or prepaid expenses, such as insurance premiums, so that
19 the year-to-date budget column would better reflect timing. He stated he hoped to
20 implement that change for the new fiscal year beginning October 1.

21 The Board briefly discussed whether insurance premiums could be paid quarterly rather
22 than annually, or whether the renewal date could be shifted. Mr. Dorrill stated he would
23 explore quarterly premium payments and whether any additional cost would be
24 associated with that option. He explained that most policies he sees coincide with the
25 fiscal year and that changing the renewal date was not a question he had previously
26 encountered, but he would look into it.

27 Mr. Dorrill then reviewed the balance sheet and income statement. At the end of March,
28 the District had approximately \$2,690,000.00 in cash or due from the debt service fund
29 to reimburse eligible costs. Fixed assets totaled approximately \$23,897,000.00,
30 representing the District's buildings and infrastructure. Approximately \$29,800.00 in
31 payables were outstanding at the end of the month.

32 On the income statement, Mr. Dorrill stated the District received almost \$83,000.00 in
33 tax assessments in the final days of March before taxes became delinquent on April 1.
34 He expected additional revenue to be recorded in April because some payments

1 received at the end of March are not booked and deposited until early April. Through
2 March 31, the District had received approximately 94% of anticipated assessment
3 revenues. Interest earnings remained at approximately \$8,000.00 to \$9,000.00 per
4 month, but were still under the original forecast. The District also receives separate
5 revenues from the Mercado shopping district and the former Naples Daily News
6 corporate offices, now owned by Naples Community Hospital, for benefits provided to
7 those properties. Those revenues are invoiced at the end of the third quarter.

8 On the expense side, Mr. Dorrill stated that tax collector fees reflect the same timing as
9 assessment collections. Because the District had collected approximately 94% of
10 assessment revenues, it had also paid approximately 94% of the tax collector's fee.
11 Legal and engineering fees were slightly over budget for various matters specifically
12 discussed or authorized by the Board. Insurance premiums were prepaid for the year.
13 Field management was approximately \$5,000.00 over budget at mid-year. The
14 landscaping cost center was approximately \$9,500.00 under budget. Street lighting was
15 approximately \$2,500.00 under budget. Water management was approximately
16 \$12,000.00 over budget, primarily due to seasonal chemical purchases. Access control
17 was approximately \$11,000.00 over budget. Roadway services were approximately
18 \$5,000.00 under budget. Capital outlay was approximately \$116,000.00 under budget.

19 Mr. Dorrill stated construction on the US 41 gatehouse project was scheduled to begin
20 the following week, and he would later propose a budget amendment to show the loan
21 proceeds and the portion of the project forecast to be spent in the current fiscal year.
22 Across all cost centers, the District was approximately \$59,000.00 over budget at mid-
23 year.

24 **On a MOTION by Mr. Giannetti, with a second by Mr. Jackoboice, and all in favor,**
25 **the financials were accepted.**

26 **MANAGER'S REPORT**

27 **A. FY 27 Budget Approval/ERU Allocation**

28 Mr. Dorrill presented the tentative Fiscal Year 2027 budget. He explained that the
29 budget process occurs in two parts. The Board receives and approves the tentative
30 budget so it can be transmitted to the Board of County Commissioners by June 15,
31 because the County serves as a depository for special tax district budgets. The budget
32 is then formally adopted later in the summer after public notices and first-class mail
33 notices are provided to each parcel owner. The proposed public hearing is scheduled
34 for July 15, 2026, at the Pelican Marsh Community Center.

1 Mr. Dorrill provided an assessment summary breaking down the total assessment by
2 cost center. The current assessment includes approximately \$898.00 per year for
3 operations and administration, \$357.00 for access control, and \$307.00 for the capital
4 program. The total current number of assessable equivalent residential units is 2,949.
5 Of those, Pelican Marsh residential units account for approximately 1,914 ERUs, or
6 65%. Tiburon residential units account for approximately 16%. The Galleria shops,
7 commercial areas, and professional offices account for approximately 10%. The Ritz-
8 Carlton is assessed at 82 equivalent units, or approximately 3%. The three private golf
9 courses represent 165 equivalent residential units, or 6%, with the allocation between
10 Bay Colony, Pelican Marsh, and Tiburon golf courses based on acreage.

11 The proposed Fiscal Year 2027 budget totaled \$5,809,000.00, compared with the
12 current budget of \$5,370,000.00, for an overall increase of approximately 8.2%. Mr.
13 Dorrill stated that 6% of the increase is attributable to the new debt service account for
14 the principal and interest for the US 41 gatehouse loan, while the operating and
15 administrative increase is approximately \$91,000.00, or 2.2%. The current total
16 assessment is \$1,725.00 per ERU, and the proposed assessment is \$1,879.00 per
17 ERU, an increase of approximately \$154.00.

18 Mr. Dorrill reviewed the major cost-center changes. Legal fees were increased slightly
19 due to litigation and other matters. Engineering fees remained generally similar.
20 Insurance premiums were increased based on the forecast available, although he
21 hoped the District would not see the same magnitude of property insurance increases
22 experienced after Hurricanes Milton and Helene. Health and life insurance benefit
23 increases had recently been closer to 5% to 6%, but final numbers would not be
24 available until the fourth quarter. For salaries a 2.8% cost-of-living increase, which was
25 the reported year-over-year cost of living at the time the budget was prepared. Salary
26 items are captured primarily in field management, landscaping, and access control.
27 Florida Power & Light costs were up across the board for lake and architectural
28 fountains and street lighting. The part-time electrician's rate was also increased by
29 2.8%.

30 Under roadway services, Mr. Dorrill increased the budget for pressure washing
31 sidewalks, curbs and gutters, and concrete repairs. He stated the District has performed
32 pressure washing and, depending on the year, concrete replacement or grinding. Given
33 ongoing liability concerns, he increased that line item by \$30,000.00 and believed the
34 money would be well spent. On the capital side, the new debt service line item for the
35 US 41 gatehouse loan was budgeted at \$341,000.00 for principal and interest.

1 Mr. Hall asked whether the \$500,000.00 capital reserve contribution for Fiscal Year
2 2027 was adequate. Mr. Dorrill stated he believed it was, based on the current five-year
3 capital plan and the revenues expected to be added to reserves. He stated the District
4 was preparing to receive approximately \$40,000.00 from the sale of an easement on
5 Airport-Pulling Road and at least an additional \$20,000.00 for a similar easement on US
6 41. Those proceeds would be placed into capital reserves. In addition, the District had
7 spent more than \$100,000.00 on design, engineering, and permitting for the US 41
8 gatehouse project before the loan, and he intended to reimburse those expenses from
9 loan proceeds and place that money back into reserves. Those items would increase
10 the reserve balance from approximately \$530,000.00 to nearly \$700,000.00.

11 Mr. Hall stated that he expected to see a five-year capital reserve analysis at the
12 meeting and was disappointed that it had not been included in the agenda backup. He
13 stated he was concerned that the Board did not have objective information showing
14 whether the \$500,000.00 annual reserve contribution was adequate.

15 Mr. Sieperda asked about paying the loan quicker. It would be \$230 to pay the loan in
16 two years. It breaks out to \$115 for the four-year amortization schedule. The budget
17 cannot be raised after this meeting, but it can be lowered at the public hearing. This
18 increase could be included today and then lowered after discussion at the public
19 hearing. Would go from 8.2% increase to 13.2% increase if this is chosen. Mr. Dorrill
20 cautioned the increasing saying when mailed public notices are sent, many residents
21 may interpret the increased assessment as a new special assessment they did not
22 previously know about, and the room may be full of residents with questions or
23 concerns.

24 Mr. Giannetti and Mr. Jackoboice were in favor of keeping the budget as presented and
25 revisiting accelerated payoff of the loan in a future year if the Board wished to do so. Mr.
26 Hall raised his concerns again about the lack of analysis for the reserves. Mr. Dorrill
27 apologized and stated the analysis had been prepared in-house, reviewed by the
28 engineer, and was inadvertently left out of the backup.

29 **Mr. Jackoboice made a MOTION to accept the budget as presented. Mr. Giannetti**
30 **made a second. Mr. Hall and Mr. Sieperda opposed. The motion did not pass.**

31 Mr. Sieperda proposed increasing the budget to \$2,250 per ERU.

32 Mr. Dorrill said the capital contribution is \$500,000 and there are \$103,250.00 in capital
33 needs for the next year, including \$30,000.00 for equipment, mowers, and utility

1 vehicles; approximately \$45,000.00 for a pickup truck; and \$28,250.00 for further
2 repairs, if necessary, to the Trek bridge. He stated there was no road resurfacing or lake
3 bank restoration scheduled for the next year, which historically are two of the District's
4 largest capital items.

5 Based off the four year amortization, the first-year interest on the \$1,200,000.00
6 borrowing was approximately \$70,000.00, or \$23.73 per ERU. The proposed budget
7 included principal and interest payments for the year, resulting in a budgeted debt
8 service amount of approximately \$341,000.00. Under that structure, the principal
9 balance would be reduced from approximately \$1,200,000.00 to approximately
10 \$928,511.00 by the end of the first year.

11 **On a MOTION by Mr. Giannetti, with a second by Mr. Jackobice, and all in favor,**
12 **the tentative Fiscal Year 2027 budget in the amount of \$5,809,000.00 was**
13 **accepted, the public hearing for final budget adoption was set for July 15, 2026,**
14 **and the Chairman was authorized to execute the related resolution.**

15 **B. Registered Voter Certification**

16 Mr. Dorrill reported that the Supervisor of Elections certified 1,440 active registered
17 voters within the District's legal description. The certification was provided for
18 informational purposes during the election year.

19 **C. Surplus Property Proceeds**

20 Mr. Dorrill reported that the District received \$6,075.00 from the surplus property auction
21 for two pieces of poor equipment that had been sent to auction. He stated the surplus
22 property auction for the year was completed.

23 **ATTORNEY'S REPORT**

24 Mr. Pires reported that the documents related to the US 41 easement transaction with
25 FDOT had been signed by the Chairman and transmitted to FDOT's representative. He
26 stated the transaction process was expected to take approximately 30 days and that he
27 would keep the Board updated.

28 Mr. Pires also reported that the loan with Sunflower Bank had closed and thanked
29 everyone involved for their work on the closing.

1 Mr. Pires advised that the mediation in the pending slip-and-fall/trip-and-fall matter had
2 been pushed out to September 24, 2026. The mediation will occur by Zoom, and Mr.
3 Smith will be the designated representative.

4 Mr. Pires stated the Governor had not yet signed any new bills affecting CDDs. He
5 stated there were still several bills awaiting action and that he would continue to keep
6 Mr. Dorrill updated as information becomes available.

7 **ENGINEER'S REPORT**

8 No report was given at this time.

9 **SUPERVISOR'S REQUEST**

10 **A. Summer Meeting Schedule**

11 The Board reviewed the summer meeting schedule and member availability for June
12 through September. The Chairman stated it appeared the Board had coverage for the
13 summer months, but that the September meeting likely could not be held due to lack of
14 a quorum. Mr. Vanover emphasized that if any Supervisor who indicated availability
15 later becomes unavailable, staff must be notified as soon as possible.

16 **B. U.S. 41 Gatehouse Update**

17 Mr. Giannetti provided an update regarding the US 41 gatehouse project. He stated the
18 District had spent a substantial amount of time preparing for construction and
19 intentionally scheduled the work during the slower season to reduce traffic impacts. The
20 US 41 gate was opened at the beginning of the project, which began on May 4, 2026,
21 and the Chairman stated the open gate had been well received. He noted that the gate
22 could not remain open throughout the entire project. He expected that, at some point in
23 July, the gate may need to close or traffic may need to shift when construction moves
24 from one side to the other to place the structure.

25 Emergency vehicles will still be able to access the community, but the access will need
26 to be managed. There had been one glitch last week when an ambulance responding to
27 a call drove past the temporary entrance. He reported the individual involved was fine.
28 In response, staff contacted emergency services multiple times and confirmed that the
29 temporary access information had been entered into their CAD system. Additional signs
30 were installed near US 41 and at the entrances to direct emergency vehicles, including
31 signs identifying the emergency access route.

1 Mr. Giannetti has tried to keep Jennifer at Bay Colony informed because Bay Colony is
2 a separate community with its own gatehouse and facilities.

3 Mr. Dorrill reported that the District received a credit change order associated with
4 materials that had been pre-purchased for the original gatehouse project following
5 Hurricane Ian, when materials were difficult to obtain. The District had previously
6 purchased the air conditioning compressor and air handler, impact glass sliding doors
7 and rear door, and a large storefront-style fixed window. When the prior builder was
8 terminated and a replacement builder was solicited, staff negotiated for the replacement
9 building to fit the pre-purchased materials. Mr. Dorrill stated he had previously estimated
10 the value of those items at approximately \$70,000.00, and the actual credit change
11 order was \$69,722.82. He stated he intended to execute the credit change order and
12 place that value back into the project. He also stated he was not currently aware of any
13 change orders and that the project includes an owner's contingency to be addressed at
14 the end of the project if it goes according to plan.

15 Mr. Giannetti said the project manager is fantastic and is able to keep up with the daily
16 progress through the gantt chart.

17 A resident asked for the projected completion date. Mr. Giannetti stated October. He
18 stated the contractor has met all dates to this point and has been proactive and
19 organized. Mr. Dorrill cautioned that the contractor is entitled to weather-related delays,
20 and because the work is occurring during rainy season, he has been telling residents
21 November.

22 Mel stated he would personally buy the stop signs if the Board later approves additional
23 stop signs at Watercrest.

24 **PUBLIC COMMENT**

25 No public comments were received at this time.

26 **ADJOURNMENT**

27 With no further comments, the meeting was adjourned **on a MOTION by Mr.**
28 **Jackoboice, and a second by Mr. Sieperda, at 10:34 a.m.** The next meeting will be
29 June 17, 2026, at 9:00 a.m.