PELICAN MARSH COMMUNITY DEVELOPMENT DISTRICT
NAPLES, FLORIDA
Public Hearing and Regular Meeting of the Board of Supervisors
July 15, 2026

The public hearing and regular meeting of the Board of Supervisors of the Pelican Marsh Community Development District were held on July 15, 2026, at 9:00 a.m. at the Pelican Marsh Community Center, 1504 Pelican Marsh Boulevard, Naples, Florida.

SUPERVISORS PRESENT

Robert Giannetti, Chairman

Dean Sieperda, Supervisor

Brent Smith, Supervisor

Stewart Hall, Supervisor, via telephone

ALSO PRESENT

Neil Dorrill, Manager, Dorrill Management Group

John Vanover, Operations Manager

John Hammel, Access Control Manager

Tony Pires, District Counsel

Jared Brown, District Engineer

ROLL CALL/APPROVAL OF THE AGENDA

A quorum was present.

The participation of Mr. Hall by telephone and his inclusion for quorum purposes upon a finding of exceptional circumstances was approved on a MOTION by Mr. Giannetti, a second by Mr. Smith and all in favor.

The public hearing for final approval of the Fiscal Year 2027 general fund budget was opened on a MOTION by Mr. Giannetti, a second by Mr. Sieperda, and all in favor.

PUBLIC HEARING AND APPROVAL OF PROPOSED FY 2027 GENERAL FUND AND DEBT SERVICE BUDGET

A. FY 27 Budget Review

Mr. Dorrill stated that the affidavits of publication and mailing for the public hearing and regular meeting were on file at the District office at 5672 Strand Court. Because the proposed assessment included an increase, notices were mailed to more than 2,900 property owners in the community.

Mr. Dorrill reported that he received one written communication in response to the notice from Dean Prevolos, who owns a professional commercial condominium in the Galleria area. Mr. Prevolos questioned whether a property owner could choose among the benefits for which the property is assessed, particularly where the increase related in part to the commercial loan for construction of the US 41 gatehouse. Mr. Dorrill explained that the District uses the uniform method of special assessments under Florida law and that assessments are tied to the adopted assessment methodology.

Mr. Dorrill reviewed the budget memorandum included in the agenda materials and stated that, at the prior meeting, Mr. Sieperda requested a five-year assessment history and a comparison to the proposed Fiscal Year 2027 rate. The proposed Fiscal Year 2027 budget totaled $5,809,000. The proposed assessment rate was $1,879, an increase of $153. The increase included a 2.8% cost-of-living adjustment for labor, an anticipated 5% increase in group health insurance premiums, and a 2.8% increase in professional management fees, including the District Manager, District Counsel, and District Engineer.

Mr. Dorrill stated that the total assessment included $115 to pay principal and interest on the commercial loan for the US 41 gatehouse and an additional $38 for the operating and maintenance increase in the budget.

Mr. Dorrill reviewed the debt service budget for the refinanced Series 2022 bonds associated with the final phase of development at Tiburon and a portion of the Galleria shops. The Fiscal Year 2027 debt service budget totaled $494,229, including a principal reduction due the following spring of $390,000 and interest of $47,718. The bonds are scheduled to be completely defeased after the final payment in May 2031. A separate schedule showed the affected neighborhoods and assessments, which ranged from approximately $2,532 for Escada to approximately $833 to $853 for smaller condominium units, including Serafina, Ventanas, and Castillo.

Mr. Dorrill stated that the total operating line items in the Fiscal Year 2027 budget were $4,564,750. Capital outlay, including the annual reserve contribution, totaled approximately $1,244,250, bringing the total operating and capital budget to $5,809,000. The number of assessable units remained unchanged at 2,949 equivalent residential units because the community is built out. The assessment base includes the three golf courses, the Ritz-Carlton hotel, and the Galleria shops, which receive separate bills based on the equivalent number of residential units assigned to their property types.

Mr. Sieperda stated that the assessment was approaching $2,000.

Jay Hurley - 9293 Pelican Marsh - asked about the 9.5% increase in irrigation water in the operating budget. Mr. Dorrill explained that the District is one of Collier County's largest irrigation water customers and that Collier County had been increasing irrigation water rates by approximately 7.5% annually, following a 22% increase over the prior three years, and was increasing the rate by 9.5% for the next year.

Mr. Dorrill explained that treated sewage effluent was initially given away in the early 1980s because of disposal concerns, but it later became an expensive commodity. He stated that the District does not have a practical alternative source because he could not obtain permits in the coastal zone for wells large enough to provide the needed volume from the Tamiami Aquifer. The Board discussed the magnitude of the District's irrigation water use, including that the CDD areas, excluding the golf courses and clubhouses, use approximately 60 million gallons per month, with roughly two-thirds, or about 40 million gallons per month, used in Pelican Marsh.

Mr. Pires asked whether any additional letters, faxes, emails, objections, or comments had been received, and Mr. Dorrill stated there had been none. The Chairman also had not received any additional communications.

The public hearing was closed.

B. Resolution 2026-5 Adopting the General and Debt Service Budgets for FY 2027

Resolution 2026-5, adopting the final general fund and debt service fund budgets for the Pelican Marsh Community Development District for Fiscal Year 2027, was approved on a MOTION by Mr. Sieperda, a second by Mr. Giannetti, and all in favor.

C. Resolution 2026-6 Adopting the Levying of a Debt Service and Maintenance Assessment for FY 2027

Resolution 2026-6, levying debt service and maintenance assessments within the Pelican Marsh Community Development District and approving the associated assessment roll for Fiscal Year 2027, was approved on a MOTION by Mr. Smith, a second by Mr. Giannetti and all in favor. Mr. Dorrill stated the operating and maintenance assessment would be $5,540,000 and the debt service assessment for the benefiting communities would be $490,807 for the Series 2022 refinanced bonds.

ADJOURNMENT

The public hearing was adjourned on a MOTION by Mr. Smith, a second by Mr. Giannetti, and all in favor.

REGULAR BOARD MEETING

ROLL CALL/APPROVAL OF AGENDA

The regular meeting was called to order immediately following the public hearing.

The full participation of Mr. Hall by telephone due to exceptional circumstances was approved on a MOTION by Mr. Giannetti, a second by Mr. Smith, and all in favor.

APPROVAL OF MINUTES - JUNE 2026

The Board reviewed the June 17, 2026 meeting minutes. Mr. Pires requested a clarification on Page 5, Lines 8 and 9, so the sentence would state that one lake had erosion, but staff did not consider it critical.

The June 17, 2026 meeting minutes were approved as amended on a MOTION by Mr. Sieperda, a second by Mr. Smith, and all in favor.

PUBLIC COMMENT

A. Vanderbilt Galleria Letter

Mr. Pires requested that the record reflect, under public comment, the written correspondence received regarding the Vanderbilt Galleria professional condominium.

Melvin Zahn - Watercrest - asked for an update on the stop sign request he presented several months earlier. Mr. Giannetti stated that the Board was not looking to approve installation of a stop sign at that time and that nothing had changed based on the information gathered. Mr. Zahn noted that the District had completed a study and asked whether the District had studied other intersections where stop signs exist.

Mr. Dorrill explained that, during the original development phase, the County land development code required site plans showing pavement markings and roadside signage. Existing stop signs in other locations were part of the original community approval process and were based on the applicable code, traffic manual, and subdivision regulations in place at the time. The District had not gone back to survey other stop sign locations as part of Mr. Zahn's request. However, more than a year earlier, the District completed traffic counts at the affected intersection during peak season to determine whether the location met the necessary warrants, and the location did not meet those warrants.

Mr. Zahn requested that the minutes note his position that the Watercrest location is the only intersection in Pelican Marsh that has to look at three different streets and does not have a four-way stop.

FINANCIALS - MAY 2026

Mr. Dorrill presented the financials as of May 31, 2026. At the end of May, the District had $2,257,000 in cash as part of current assets. He noted that the annual contribution to the reserve fund had been moved from the operating account into the reserve account, and the current reserve account balance was $836,000. The reserve balance will further increase when the District receives the additional $21,000 associated with the FDOT easement transaction previously discussed by the Board.

Mr. Dorrill reported approximately $24,000,000 in fixed assets representing the District operations facility and infrastructure improvements within the community. Total assets on hand at the end of May were $26,154,000. Outstanding payables were $170,000.

Mr. Dorrill stated that non-ad valorem assessments of $30,666 were received during May after the tax certificate sale process. He stated that the amount was unusual for the District in May and likely represented taxes paid at the last minute with penalties or taxes purchased by an investor at the public auction. Other revenues included proceeds from surplus property sold. Interest income was tracking somewhat below budget, at approximately $7,000 per month compared to a budget of $10,000 per month.

Mr. Dorrill reported that the District was preparing fourth-quarter off-roll billings to the Naples Daily News Business Park, the commerce park north of the District where

Arthrex is located, and the Mercato mixed-use community for drainage benefits received from the District. Total non-ad valorem assessment revenues year to date were 95.4%, which he stated was effectively the maximum expected after early-payment discounts.

Mr. Dorrill stated that year-to-date operating expenses were $143,000 over budget on an unadjusted basis. Many costs are front-loaded or prepaid, including insurance and commodities, and would continue to catch up as the District entered the fourth quarter. On the capital side, the District was under budget year to date, partly due to the reserve transfer previously discussed. The District had been expensing building renovation costs from general revenues until the loan closed and then reimbursed itself after closing. Year to date, the District spent $192,000 on the design and permitting phase and initial construction for the building.

Mr. Sieperda asked about the capital improvement plan and the movement of approximately $650,000 from Fiscal Year 2026/2027 to Fiscal Year 2027/2028. Mr. Dorrill explained that the US 41 gatehouse line of credit is interest-only during the early period and that the building is expected to be complete before the first anniversary of the loan closing. When new revenue begins October 1, he planned to continue paying interest only until the first substantial receipt of assessment revenue in November, then evaluate cash flow and possible prepayments because prepayments are permitted.

Mr. Dorrill distributed the five-year capital improvement plan and stated that the preliminary plan presented in January included different assumptions. After discussion with the Board, staff understood the Board wanted to rebuild reserves from approximately $580,000 to closer to $1,000,000. Staff therefore reassessed lake bank restoration and paving. No lake bank restoration was planned for the next fiscal year because the District is largely caught up on the Pelican Marsh side and there is not significant erosion along the lake edges in Tiburon.

Mr. Dorrill stated that funds previously contemplated for asphalt milling, resurfacing, or repaving would be held in reserves pending a pavement assessment to be completed by the District Engineer in the first quarter of the new fiscal year. Once fully funded next year, reserves were projected to be approximately $1,300,000. If the pavement assessment shows that the entrance to Tiburon from Airport-Pulling Road to the roundabout, additional portions of Pelican Marsh Boulevard, or other areas need resurfacing, the Board could consider a budget amendment before Christmas and schedule paving after Easter.

Mr. Hall stated that the approach was commendable. Mr. Dorrill stated that he had taken the Board's prior concerns into consideration and that the District could preserve reserves while awaiting the pavement survey. Mr. Sieperda asked whether assessments would need to increase again in the future. Mr. Dorrill stated that would be evaluated during the next budget cycle, likely in May.

The May 2026 financials were accepted on a MOTION by Mr. Giannetti, a second by Mr. Sieperda, and all in favor.

MANAGER'S REPORT

A. US 41 Gatehouse Update

Mr. Dorrill presented the monthly update on the US 41 gatehouse project. An executive summary and progress photographs were included in the agenda materials. He stated that considerable work had taken place since the materials were prepared. The columns were poured, the footers for all columns were complete, and the steel, rough plumbing, and rough electrical work were complete. The slab had been poured, and the masonry walls and tie beam were complete. Trusses were expected to be delivered the following week, and framers were expected to begin installing them at that time. Mr. Dorrill stated that the contractor completed substantial work despite rain and was slightly ahead of schedule.

Mr. Dorrill stated that the District briefly closed the temporary resident outbound lane, which also functions as an emergency inbound lane, to allow the lime rock surface to be regraded after rain. The District sent a blast email to residents in advance of the closure and will continue to address regrading on a case-by-case basis.

ATTORNEY'S REPORT

Mr. Pires stated that he is listed on the notice of commencement as the registered agent for the District and receives notices to owner related to the gatehouse project. He forwards those notices to Mr. Dorrill and the District Engineer so they can confirm that lienors are paid and that required waivers are obtained before payment requests are processed. Mr. Dorrill added that the contractor's monthly draw request must include a partial release of lien showing payment of subcontractors and suppliers who could otherwise assert claims against the owner under Florida law.

A. CH 2026-169, Laws of Florida; Accepting Certain Forms of Payment

Mr. Pires reviewed new legislation requiring local governments to accept payment by electronic means, including credit cards, charge cards, and bank debit cards. Mr. Dorrill stated the principal impact on the District will relate to resident transponder sales, which generate approximately $20,000 per year. Staff will need to provide residents the option to pay by credit card, likely using a dedicated cell phone, card scanner, and related software. Mr. Pires noted that a surcharge or convenience fee can be imposed. The requirement becomes effective January 1, 2027.

Mr. Pires also reported on separate legislation creating a mechanism to recall elected supervisors of community development districts. He stated the provision applies to elected supervisors after they serve the required period and does not apply to appointed members.

The Board discussed that the District functions as a local government for Pelican Marsh. Mr. Hall stated that the recall provision reinforces that the District is the local government for the community and should be viewed as a government rather than merely a debt service organization. Mr. Pires agreed and stated that the District is an independent special district and political subdivision of the State of Florida, with governmental obligations, requirements, and benefits. The Board noted that the District operates much like a small city for the community.

SUPERVISORS' REQUEST

A. US 41 Gatehouse Stone Selection

Mr. Giannetti presented two proposed stone trim options for the US 41 gatehouse and stated that the options were reviewed with the builder and with Dave Adams, who assisted with the design. The options were essentially interchangeable in terms of color and cost but differed in size and style.

Mr. Dorrill described one option as a stack stone style that was more contemporary and the other as a tumbled cobblestone style that created a slightly more rustic or Tuscan appearance. The colors were nearly identical. The Board discussed the options and expressed a preference for the dry stack option because it was more contemporary and more consistent with the desired look.

PUBLIC COMMENTS

A resident asked whether security cameras, license plate readers, and related equipment would be installed at the gatehouses and how long recordings would be retained. Mr. Vanover stated that recordings are retained for approximately 30 days.

Mr. Vanover discussed the value of the upgraded high-definition cameras, including the ability to zoom in on details and assist with identifying bicycles, vehicles, and other security-related information. The discussion included the use of cameras and license plate readers by law enforcement and by nearby areas such as Mercato.

Mr. Dorrill stated that the District made approximately $40,000 in equipment purchases during the current fiscal year, some of which related to the US 41 gatehouse. Some existing gate arm equipment will be reused. The Fiscal Year 2027 budget also includes $28,250 for gatehouse-related equipment that can be used for upgraded cameras, license plate readers, and related equipment for the US 41 gatehouse.

ADJOURNMENT - NEXT MEETING: AUGUST 19, 2026

The next meeting was scheduled for August 19, 2026.

The meeting was adjourned at 10:44 a.m. on a MOTION by Mr. Giannetti, a second by Mr. Sieperda, and all in favor.