



Minutes of the Pelican Preserve Committee Meeting March 22, 2012

1. Call to Order/ Roll Call

Herb Freese called the meeting to order at 2:00 pm.

Chairperson: Herb Freese

Vice-Chairman: Brian King - Absent

Committee Members Present:

Bob Geppert
Bill van der Have
Nancy Hall
Ned Haile
John Grega

Staff Members:

Diane Collins: Administrative Assistant

Mary Beth Goldman – Property Manager via conference call for only bid questions

2. Approve Meeting Minutes from February 6, 2012

MOTION TO: Approve the minutes from February 9, 2012.
MADE BY: Nancy Hall
SECONDED BY: Herb Freese
DISCUSSION: None further
RESULT: Motion PASSED 6/0

3. Financial Report

Ned Haile presented an overview regarding the Pelican Preserve Financial Report for the Month Ending February 29, 2012:

(Note: The accompanying financials are based on the Pelican Preserve HOA fiscal year which commences on the first of December and is the basis used for the tracking of actual expenditures versus budget. The recording of expenses assumes a one month lag between debt incurrence and payment, i.e. the reimbursement to the HOA for December expenses will be made in January.)

Following a low expenditure month in January expenses recorded in February included charges related to both months. Most notable were landscape contract costs of almost \$39,000. While February expenses were \$96,000 compared with the average monthly budget of \$79,000, on a year to date basis the variance to budget is a favorable \$26,000. The most significant favorable variance is in the irrigation electric reimbursement account with credits related to the fourth quarter of last year totaling \$8,900. On the negative side were roving patrol costs with an unfavorable year to date variance of \$13,400 due to delayed billing of costs from last year, and tree trimming cost variance of \$5,400 due to the linear allocation of budgeted costs. On a total year basis those costs are well within budget and at this point in time we are not aware of any expenditure that would result in a total year budget shortfall.



The cash balance at month-end stands at \$819,036. Assuming the total collections will come up to budget and expenditures remain within budget a cash balance of \$191,000 at October 31 prior to receipt of next years' assessments would result. Relating the projected CDD fiscal year-end balance to the two month overlap in the CDD fiscal year versus the HOA fiscal year the projected balance is equal to 3.4 months of budgeted expenses as of the time of transfer of funding to the CDD. The 2009 monthly budgeted expenditures were \$56,000 or \$112,000 for two months, leaving an additional \$79,000 cushion due to actual expenditures lower than budget in the intervening period.

4. 2013 BUDGET

Ned Haile stated that he had a working meeting with Marybeth Goldman on the 2013 fiscal year budget. The completion of the budget is pending Castle's review of the allocation of certain expenses between the shared expense accounts and residents expense accounts and the receipt of estimates from Ameriscape.

Herb Freese commented on how all the work done for maintenance is tracked. Herb Freese commented on how the landscape maintenance is tracked. Robert Geppert stated he is not aware of any issues regarding this matter. Ned Haile further stated that Castle is made aware of task completion upon receipt of billing and that it's Castle's responsibility as property manager to ensure that work is done according to contract specifications. Herb Freese expressed an interest to have a monthly report included with the invoice that Marybeth Goldman receives.

Robert Geppert stated that the fountains will be a part of the 2013 budget. Ned Haile questioned the propriety of billing Castle for the maintenance of the lake fountains and suggested that those costs go to the CDD for payment. Ned questioned the functionality of the pumps. Robert Geppert stated they are decorative and functional in respect to aeration of the lakes. He further stated the CDD is responsible for fixing the fountain.

Ned Haile stated the 1st of April the capital expenditures are due. He stated he met with Al Abdo and spoke with DMS via conference call and it was discovered that there is no definition for capital expenditure within the DMS structure.

Nancy Hall stated the irrigation software system is antiquated and need to be replaced which should be placed on the reserves. Robert Geppert further commented that additional areas have been added to the system with the increase in development size.

5. LANDSCAPE BIDS

Nancy Hall asked if Marybeth Goldman has given her recommendation to the committee. Bill van der Have suggested the lowest bidder should be selected. Robert Geppert stated there is no reason to change from the current vendor because they are doing an excellent job. There was further discussion to inquire from Marybeth Goldman if there were possible complaints regarding Ameriscape. Bill van der Have suggested the committee should lean toward Marybeth's recommendation. Nancy Hall stated if the committee agrees with the HOA it is much easier to go to the Board of Supervisors with a unified recommendation. Ned and Robert agreed to keep Ameriscape after much discussion pending Marybeth's



recommendation. Ned stated if it is in conflict with the HOA then the interviews will take place.

6. RESERVE ANALYSIS

Ned Haile stated that Reserve Advisors completed their study and submitted their report to DMS on April 6, 2010 but no action has been taken on their recommendations due to a lack of certain components in the study, such as the irrigation system, pavers, and entry fountains that were not included in the report and other questionable data contained in the report such as the number of roadway square footage cited. He further stated that he met with Al Abdo to discuss the status and suggested using the services of an Aviano resident who has a reserves analysis business. A meeting with him is scheduled for April 5th at the CDD. Peter Altman of DMS via teleconference suggested allocation up to \$200,000 of existing equity to establish reserves funding, but no decision was made at the meeting. Nancy Hall stated that Castle Management also did a study and the two reports did not agree with each other. Robert Geppert stated that if the outcome of the meeting is showing \$200,000 then we can start our reserve fund and project out for future years.

7. RECOMMEND FOUNTAIN REPAIR

Robert Geppert stated that the District Attorney, Tony Pires, has affirmed David Caldwell's assertion that Lake 18 has been conveyed to the CDD. CDD accepted the responsibility and will repair or replace the fountain. Robert further stated the estimated cost is approximately \$6,000.

8. IT'S WHAT YOU CAN'T SEE – OUR WATERWAYS

Lakes and Wetlands Work Group of the Pelican Preserve Advisory Committee will hold a meeting on Tuesday, April 3, 2012 at 3:00 p.m. in the Magnolia Room. The Work Group has various presentations covering the following topics: Lake Health, Fish Stocking, Fountain Installation, WCI Gulf Harbor experience, Lake Turnover from WCI and Lake Maintenance/Repair competitive bidding processes.

Robert Geppert stated WCI's current effort regarding the lake turnover is the conveying to the District of lakes on Cypress Grove section. He further stated WCI has a punch list and when this list is completed WCI expects SFWMD to certify the lake and then WCI will attempt to turn over those Lakes to the CDD. He stated the CDD may accept the transfer or they can impose a higher threshold of specifications than those required SFWMD.

Robert Geppert stated a proposal is in place to spend \$17,000 on fish which will improve the health of the water. Bill van der Have received fish for free from the County for his lake. Robert Geppert stated he would check into this through the county. He concluded three gates will be put in place in 2012; Gate 1 between Lake 2 PP and Lake 3 PP which dams up Basin 6, Gate 2 at Lake 36 pp (Cypress Grove) and third gate AT Lake 27 PP.

The discussion was interrupted by Marybeth Goldman at 3:12 p.m. regarding landscape bids. She had nothing negative to say about Ameriscape. She further stated that WCI did not want any hand in the decision making. Robert Geppert stated this is very positive. Marybeth stated Castle will stand by the committee's decision. She concluded that Tri-



County's numbers were off and Mainscape was very positive with any work she has done with them. Bill van der Have stated Ameriscape knows the community which eliminates any learning curve that would be required if a different contractor were selected.

MOTION TO: Accept Ameriscape
BY: Robert Geppert
SECONDED BY: John Grega
DISCUSSION: Further discussion
RESULT: Motion PASSED 6/0

Continuation of discussion for the fish barrier:

Robert Geppert stated that the budget should show a projection for additional fish gates in areas like Tiberio, and Camarelle in the future.

Robert Geppert stated that a 2010 Johnson Engineering Report, confirmed there are five lakes with erosions issues and eight lakes have slope compaction issues. Nancy Hall asked who is responsible WCI or Pelican Preserve? Robert Geppert stated he did not know. He further stated if conveyed then the CDD is responsible, if not conveyed then WCI is responsible. Herb Freese stated natural erosion does occur. Nancy Hall stated you can do core sampling to see what material was used for fill and DMS has a valuable resource to do this and we should use this person.

Robert Geppert stated the stormwater cleaning and inspection bids were finalized. He stated A1 Pipe was awarded the cleaning bid. He stated Morris Riley was awarded the inspection of pipe bid. He further stated Al Abdo suggested giving A1 a test site which will be the 1000 foot run. Al stated this will be the true test whether or not they can do the work. Nancy Hall stated Aquagenix was present and they told the District for that price go ahead and hire them because they could not do the job for \$181,000. John Grega offered to be present when A1 comes in to clean the pipes. He stated he has had past experience in cleaning pipes.

Johnson Engineering was advised that when costing out inspections, reviews, and update on our lakes, it is necessary to factor into the price two additional considerations. First, Johnson Engineering was advised to amend their update request to make sure all Lakes are in compliance with Lee County, City of Fort Myers and SFWMD codes. This applies to both the slope and erosion concerns. Secondly, advise the bid cost to determine lake depth on all Pelican Lakes. He stated a measurement system is necessary to determine the amount of "silt-muck-slime" on the bottom of each lake presently to provide a baseline number.

Robert Geppert continued to talk to WCI regarding lake turn over. He stated Pelican Preserve has clearly taken over extra lakes we have not increase the budget for 2012-2013 to reflect additional lakes. Nancy Hall asked who is responsible for these WCI or CDD?

Nancy Hall stated SFWMD requires a five years of acceptable history for being maintained properly before turnover. Barry Ernst from WCI is eager to turnover preserves. Ned Haile stated there is no line item for preserve maintenance.



Robert Geppert stated that someone built a barrier to restrict use of a pathway between Sienna Condos and the Preserve pathway. He stated not sure who?

Nancy Hall stated the committee request Al Abdo officially ask David Caldwell in writing and copies to Peter Altman, and Gary Neubauer when the turnover will occur. Nancy Hall stated someone must verify the condition prior to turnover is acceptable.

Nancy Hall left the meeting at 3:40 p.m.

10. TREELINE DRAINAGE PLAN

John Grega gave the committee an overview on his findings regarding the drawings for the Treeline Extension. He stated the road is not a county road but is under the City of Fort Myers. He further stated a set of drawings has been ordered by the City of Fort Myers and once we receive them the committee will know exactly what should have been planted in that section of Treeline. Robert Geppert stated if the trees are planted by WCI there are still other costs such as irrigation, plant replacement and fertilization.

11. MEMORIAL PARK BENCH

Herb Freese agreed with the request for the Memorial Park Bench to be installed just south of Camarelle Circle right before Viadana between 2 of the oak trees by Lake #34 and will be securely mounted on a cement slab measuring 48" x 84".

MOTION TO: Approve Memorial Park Bench
BY: Herb Freese
SECONDED BY: Robert Geppert
DISCUSSION: None further
RESULT: Motion PASSED 5/0

12. TRI-COUNTY LANDSCAPE SERVICES INC. MEDJOO PALMS TO BE STRAIGHTENED AND STAKED

Herb Freese suggested sending this item back to Marybeth Goldman due to the excessive price.

13. TIBERIO NEIGHBORHOOD SPEED LIMIT SIGNS

Robert Geppert suggested the information be sent to the CDD because they own the roads due to a safety issue.

MOTION TO: Approve to send Al Abdo a letter regarding the speed limit signs.
MADE BY: Robert Geppert
SECONDED BY: Ned Haile



DISCUSSION: None further
RESULT: Motion PASSED 5/0

14. TREATMENT FOR MEDJOO PALMS DUE TO DISEASE IN AREA

Ned Haile stated there is a disease going around that impact the Medjool palm trees. He stated a quote has been given to the committee per Marybeth Goldman which includes four treatments costing approximately 31 dollars per palm and there is a total of 62 palm trees which the total cost would be \$7,620. There was further discussion and the committee decided it was cheaper to do the treatment than replace the palms at a later date if become diseased.

MOTION TO: Recommend to approve these treatments for the palm trees.
MADE BY: Robert Geppert
SECONDED BY: Herb Freese
DISCUSSION: None further
RESULT: Motion PASSED 5/0

15. SET NEXT MEETING DATE APRIL 12, 2012 @ 2 P.M.

Bill van der Have left meeting at 4:00 p.m.

16. ADJOURNMENT @ 4:04 P.M.

MOTION TO: Adjourn the meeting on 4:04 P.m.
MADE BY: Robert Geppert
SECONDED BY: Ned Haile
DISCUSSION: None further
RESULT: Motion PASSED 4/0