



Minutes of the Pelican Preserve Committee Meeting April 12, 2012 DRAFT

1. Call to Order/ Roll Call

Brian King called the meeting to order at 2:00 pm.

Chairperson: Herb Freese - Absent

Vice-Chairman: Brian King

Committee Members Present:

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

Staff Members:

Diane Collins: Administrative Assistant
Jesse Yandle: Parks and Recreation Supervisor
Al Abdo: Operations Manager

2. Approve Meeting Minutes from March 22, 2012

MOTION TO: Approve the minutes from March 22, 2012.
MADE BY: Nancy Hall
SECONDED BY: Bill van der Have
DISCUSSION: None further
RESULT: Motion PASSED 5/0

3. BUDGET APPROVAL

Robert Geppert stated he noticed some typo errors that needed correcting on some of the budget sheets. Brian King asked what needs to be done with the budget. Nancy Hall gave an overview regarding the budget. She stated the CDD several years ago made the HOA responsible except the stormwater system which was always the CDD. There was further discussion amongst the committee members regarding the budget items such as the roads, wetlands and the boardwalk (which is an owned asset).

Robert Geppert stated WCI is trying to meet the criteria for Cypress Grove but met with opposition with the Board.

Robert Geppert reviewed the budget with the committee. (Please see the attached Budget)

Nancy Hall discussed the situation with A1 Pipe regarding the cleaning of the stormwater system. Robert Geppert explained the A1 Pipe was selected to do the cleaning for the District wide and Pelican Preserve is part of the overall contract.

The 2013 regular budget items reflect a decrease of \$6.38 per ERU assuming 25000 ERU's. Al Abdo was requested by Nancy Hall to join the meeting. She requested him to explain the breakdown or give an estimated budget expense for the A1 Pipe and Morris-Riley

contracts. The Lakes Workgroup budget reflects a total of \$139.14 per ERU or an increase of \$104.32 [of this total, \$82,000 (A1 Pipe) and \$36,012 (Morris-Riley)] as per Mr. Abdo's suggested estimate which would show the budget for 50% of the A1 Pipe contract and 20% of the Morris-Riley contract. Mr. Abdo advised that he was hopeful that these monies would be spent in the current year and not necessarily included in the new budget.

The committee stated the Lakes Workgroup budget without A1 Pipe and Morris-Riley contracts would amount to \$81.94 per ERU or an increase of \$47.22. The total net increases per ERU as recommended by the Pelican Preserve Advisory Committee depending on what happens with the two stormwater contracts in question and before adjustments for reserves are either \$97.94 or \$40.84.

Nancy Hall requested Al Abdo to contact David Caldwell from WCI and find out if more lakes and/or preserves are being transferred over. She stated we need this information so we can make an accurate projection regarding the budget.

Al Abdo stated if the contracts do not go through then a rebid would take place. He stated if the work needs to be done prior to the wet season starting DMS would declare a state of emergency and Aquagenix would continue the work within Pelican Preserve. Robert Geppert and Nancy Hall stated Basin 6 is still a priority.

4. STATUS OF SPEED LIMIT SIGNS IN TIBERIO/VALENTINA (AL ABDO PRESENTED)

Al Abdo stated the plans were pulled and looked at the signage plans regarding what the developer was suppose to install. He stated if this is not found on the plans then the District is responsible. Al Abdo further stated if there is no signage the speed limit is always 30 mph which is the state statute. He further stated if a certain community has 15 mph on side streets then it should follow that mph for the entire community. He concluded that if the plans show signage then WCI is responsible and if not then they are off the hook. John Grega stated the City of Fort Myers has the plans. Al Abdo stated his staff is contacting RWA for traffic design. If RWA shows no signs and Pelican Preserve still wants signage then the committee needs to take action and make a recommendation to the Board.

5. CYPRESS GROVE TURNOVER (AL ABDO PRESENTS)

Al Abdo stated Danny Nelson, District Engineer is inspecting Cypress Grove Turnover and will report his recommendation to the staff.

Nancy Hall suggested going through proper channels. John Grega asked when the next meeting will be held with the HOA. Robert Geppert stated Herb Freese will be attending and it is usually the second Monday of the month that Alliance meeting is held. He further stated any resident can attend and the meeting is held at Destinations.

6. MEMORIAL BENCH AT CAMERELLE REGARDING PAYMENT AND INSTALLATION



This needs to be sent back to Marybeth Goldman because it does not concern the committee and it was already dealt with at the last meeting.

MOTION TO: Pull this agenda item.
MADE BY: Robert Geppert
SECONDED BY: John Grega
DISCUSSION: None further
RESULT: Motion PASSED 5/0

This agenda item regarding the Majool Palms straightening also has already been dealt with and needs to be pulled from the agenda.

MOTION TO: Pull this agenda item.
MADE BY: Robert Geppert
SECONDED BY: John Grega
DISCUSSION: None further
RESULT: Motion PASSED 5/0

The Greenscapes proposals do not pertain to this committee and need to be pulled from the agenda because it is not our responsibility.

7. UPDATE ON TREELINE PLANS AND LANDSCAPING

Robert Geppert asked who owns the land. John Grega stated the County owns the land. Bill van der Have stated he is 99% sure that the County owns the land. Nancy Hall stated if the land belongs to the County then Pelican Preserve needs an Interlocal agreement regarding plantings. John Grega asked who is responsible for the Treeline Extension. Robert Geppert stated Treeline Extension was done prior to WCI's bankruptcy. Nancy Hall stated even in the original plans the wall was an addition because the residents put pressure on WCI to build the wall to prevent golf balls from entering Treeline. Bill van der Have stated the right of way has been there for a long time. He stated the turn lane into the development was requested for deceleration to enter the community. He further stated the County has no aversion for Pelican Preserve paying for an enhancement for the landscaping. John Grega had more questions regarding the maintenance of the landscaping. Nancy Hall stated the County takes care of the medium but when the County does not keep it up to our standards then Pelican Preserve maintains it.

8. OLD BUSINESS

Nancy Hall discussed the Agreement to Provide Bond that was agreed upon at the last Board meeting on April 5, 2012. She stated this agreement is between WCI and the District. Al Abdo stated the District agrees that upon the Tetra Tech's certification of WCI's and satisfactory completion of the punch list which will allow releasing of the Bond. He further stated WCI shall have no further obligations under this bond with respect to the punch list. He concluded that Danny Nelson stated the 95% of the list has to be completed and completed correctly before the CDD takes it over. He also added that Danny Nelson will do a walk through and the committee will be invited to join him on the walk through. He reminded the committee the developer is only responsible for what is on the plans.

Al Abdo reported to the committee that the District has authorized a contract to replace the Fish barrier at the outfall and are moving forward on this item.

9. VOLUNTEER MEMBERS OF GSCDD ESTABLISHED COMMITTEES

Nancy Hall discussed the District Counsel's legal opinion regarding volunteer liability coverage for work being done for the District. She stated that Al indicated that the Supervisors requested that the volunteers be added to the liability policy covering the Supervisors. She stated he requested the names of the residents working on the Pelican Preserve Lakes Workgroup. Nancy Hall requested that sub-committees members appointed by the Board should also be covered under this policy not just committees appointed by the Board.

10. LAKES REPORT

Nancy Hall stated the cleaning repairs might get completed if not super rainy season. John Grega asked about the manholes in the street in Bellagio and Portofino. He stated all the catch basins appear to be clogged. Nancy Hall stated the water exits from Bellagio and Portofino which is now completed. She stated because it is open now the water is flowing even in the height of the rainy season. Nancy stated when the trucks do not have a full load then we can send them to Portofino and Bellagio and open up the drains where they are clogged. She further stated that when WCI cleaned the pipes into the new lake only 50% of the pipe was cleaned because WCI was still building. She concluded it is still not turned over from WCI to Pelican Preserve. Robert Geppert stated they use the 20% threshold to decide if it needs cleaning. Nancy Hall stated they now have a rotating schedule so they all do need attention at the same time.

11. RESERVES

Nancy Hall commented on where DMS stands on doing the reserves regarding Pelican Preserve. Al Abdo stated that Pelican Preserve should have them and set it aside. He further stated he needs to schedule a conference call with Ned Haile to discuss the reserves.

Nancy Hall requested Diane Collins to call Ned Haile and see if he is available for a conference call regarding the reserves. Ned Haile was on the conference call at 3:40 p.m. Nancy requested Ned to give the committee his recommendation for the General Reserve. He stated via conference call the General Reserve would be \$40 per door per year per 2500 residents. Nancy asked what about hiring Jack Richards. She asked if we should include a fee for him in the budget. She stated it would be a higher number if cannot use the Advisory Reserve Study numbers. Ned Haile suggested adding an additional \$10,000 for the study. Robert Geppert stated then \$40 will cover the cost per household.

The committee confirmed that they know they need the reserves. Nancy Hall stated to remedy this situation, Committee member Ned Haile has been in contact with Pelican Preserve resident Jack Richards who has a reserve study company and has done reserve study work for various neighborhoods in Pelican Preserve. She further stated Ned Haile has advised that Mr. Richards is still willing to work with Pelican Preserve and also with the District to come up with a reserve analysis. She stated the committee would like



clarification on whether the Reserve Advisors report can be used as a starting point for Mr. Richards to develop an analysis for Pelican Preserve. She suggested that the committee would require an opinion from Counsel. She further discussed that if the committee cannot use the Reserve Advisors Study then the committee will move forward to begin assessments for a General Reserve. The committee felt an assessment of \$100,000 is a reasonable start. She further stated this translates to an additional charge per household of \$40.00 annually (assuming a base of 2500 ERU's). She stated that Mr. Richards is a seasonal resident and with appropriate approvals believes that he can have what we need by our May meeting.

MOTION TO: Set \$100,000 for reserves as a minimum subject for approval.
MADE BY: Robert Geppert
SECONDED BY: John Grega
DISCUSSION: None further
RESULT: Motion PASSED 5/0

MOTION TO: Accept \$373.29 per household.
MADE BY: Robert Geppert
SECONDED BY: John Grega
DISCUSSION: None further
RESULT: Motion PASSED 5/0

MOTION TO: Accept increase lakes and flowway for \$139.14 per household.
MADE BY: Robert Geppert
SECONDED BY: Brian King
DISCUSSION: None further
RESULT: Motion PASSED 5/0

MOTION TO: Place reserves in budget and request a one month extension.
MADE BY: John Grega
SECONDED BY: Robert Geppert
DISCUSSION: None further
RESULT: Motion PASSED 5/0

12. SET NEXT MEETING DATE May 10, 2012 @ 2 P.M.

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

13. ADJOURNMENT @ 4:20 P.M.

MOTION TO: Adjourn the meeting on 4:20 p.m.
MADE BY: Nancy Hall
SECONDED BY: Bill van der Have
DISCUSSION: None further
RESULT: Motion PASSED 4/0