



## Minutes of the Pelican Preserve Committee Meeting June 20, 2012

### 1. Call to Order/ Roll Call

Herb Freese called the meeting from June 14, 2012 to reconvene at 2:00 pm.

**Chairperson:** Herb Freese

**Vice-Chairman:** Brian King – via Conference Call

#### **Committee Members Present:**

Bob Geppert

Bill van der Have - Absent

Nancy Hall

Ned Haile

John Grega – via Conference Call at 2:00 p.m.

**Management:** Marybeth Goldman - Absent

#### **Staff Members:**

Diane Collins: Administrative Assistant

Al Abdo: Operations Manager

#### **Residents Present:**

Gail Schafer

### 2. BUDGET DISCUSSION

At the meeting today after much discussion and debate the committee passed several motions changes which increased the 2012 budget from the original submission. The changes are as follows:

Increase to waterways improvements for additional stormwater inspections and cleanings	\$102,000
Increase for reserves provision	<u>\$106,625</u>
Total increase	\$208,625

Based upon allocation over 2,316 ERU's the expected increase is \$90.08 plus an added 4% for early payment discounts bringing the total additional increased cost per ERU to \$93.68. This is incremental to the original budget of \$77.37 bringing the total increase over last year's assessment to \$171.05 or an increase of 25.6% for SF/MF and platted and unplatted and golf course ERU's. For SF Estate ERU's the increase would be 22.3%



Ned moved to eliminate the following components from the Reserve Categories:

- Item 1 Roadway repairs
- Item 3 Sidewalks
- Item 4 Light Pole and Fixtures
- Item 9 Traffic Signs
- Item 11 Painting All Areas
- Item 12 Security Gate

Robert Geppert disagreed with suggestion preferring that we begin reserving for all items in the current budget. Herb Freese stated everyone must pay a little each year. John Grega stated the sooner we start this process the better. All ERU's will share the expense – both current homeowners and WCI on behalf of future homeowners. Nancy recommended that the Road Resurface amount be cut in half because she feels it is necessary to adjust usage factors aligned with public use roads as opposed to private roads in a residential area with significantly less usage. She stated the roads in Pelican Preserve have less traffic overall, less truck traffic, slower speeds which should increase the life of the roads which would reduce the cost to maintain the roads.

**MOTION TO:** Eliminate reserve components number 1, 3, 4, 9, 11 and 12.  
**MADE BY:** Ned Haile  
**SECONDED BY:** Nancy Hall  
**DISCUSSION:** None further  
**RESULT:** Motion PASSED 5/1

**MOTION TO:** Cut the Reserve Study recommendation for road resurface dollar amount by 50%.  
**MADE BY:** Nancy Hall  
**SECONDED BY:** Ned Haile  
**DISCUSSION:** None further  
**RESULT:** Motion PASSED 6/0

**MOTION TO:** Add \$102,000 to waterways improvements for additional stormwater inspections and cleanings.  
**MADE BY:** Robert Geppert  
**SECONDED BY:** Nancy Hall  
**DISCUSSION:** None further  
**RESULT:** Motion PASSED 6/0

**MOTION TO:** Reserve \$60,513 for future roadway resurfacing which will add \$26.13 to budget and is 50% of the Reserve Study recommended amount.  
**MADE BY:** Ned Haile  
**SECONDED BY:** Robert Geppert  
**DISCUSSION:** None further  
**RESULT:** Motion PASSED 6/0

Ned Haile voiced concern regarding the Construction Bond Funds and was not sure if they were going to be able cover all repairs. He has requested from Steve Connolly a



reconciliation which has been assigned to Danny Nelson from Tetra Tech. He referred the committee to Steve Connolly's email dated June 19, 2012. Steve Connolly's response to his email:

1. Construction – Waterway – Up to end of May, 2012 my figures show expenditures totaling \$444,933. Of this \$394,485 has been paid and \$50,448 is waiting to be paid. The balance in the Construction account at 05/31/12 was \$1,994,694. If you deduct the costs waiting to be paid of \$50,448 the balance remaining becomes \$1,944,246.
2. The roadway maintenance costs in GF002 over the last 5 years were – 2007 \$2,827, 2008 \$2,760, 2009 \$2,760, 2010 \$2,760 & 2011 \$2,497.

### **3. UPDATE ON TREELINE WALL**

John Grega's proposed letter on behalf of the District on this topic was discussed. Nancy Hall stated that the letter is generally okay. Other Committee members suggested some modifications.

Committee members agreed that WCI should be informed to proceed with planting the trees along the Treeline Wall, however members felt that the letter should also request a review of the proposed planting plan by the District's engineer and that a post planting review be conducted prior to acceptance by the District.

John Grega will revise the letter to be presented to the Committee at its next meeting. Ultimately, the Committee will present the letter to Operations Manager Abdo as suggested language for correspondence to WCI to come from a District Official.

### **4. LAKES AND WETLANDS UPDATE**

Robert Geppert updated the committee on the Goodwill easement situation. He stated the equipment arrived on Monday, June 18, 2012 and the work began on June 19, 2012. He stated two quotes came in 1) Morris-Riley came in at \$8,750 and 2) Aquagenix came in at \$26,250 for the repairs at Siena Lake.

Robert Geppert also gave an update on the Morris-Riley summary of the findings from the inspection performed during the latter part of May within the Pelican Preserve Community.

He also has a four page document the Lakes workgroup put together which is an historical overview of Pelican Preserve progress, recommendations, and explains the options that are available to the community at large. Nancy Hall stated the residents also need more information regarding the reserves once the Board approves the budget. Robert Geppert stated the reserves only help us as a community.

### **6. Adjournment for Meeting on June 20, 2012**

**MOTION TO:** Adjourn the meeting at 4:00 p.m.  
**MADE BY:** Robert Geppert  
**SECONDED BY:** Nancy Hall  
**DISCUSSION:** None further



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**RESULT:** Motion PASSED 6/0

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us.