



13240 Griffin Dr.
Fort Myers, FL 33913

Minutes of the Pelican Preserve Committee Meeting July 18, 2012

1. Call to Order/ Roll Call

Chairperson: Herb Freese - Absent
Vice-Chairman: Brian King – Absent

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

Staff Members:

Diane Collins: Administrative Assistant
Al Abdo: Operations Manager

Residents Present:

Gail Schafer
Don Schafer
Lou Lemaire

2. APPROVAL OF MINUTES

MOTION TO: Accept the June 14 and June 20, 2012 minutes
MADE BY: Nancy Hall
SECONDED BY: Ned Haile
DISCUSSION: None further
RESULT: Motion PASSED 4/0

3. FINANCIALS

Variance Summary:

Ned Haile reviewed the financials. He stated at the June 30 expense vouchers submitted for reimbursement were \$43,351 less than budgeted expenses. Most significant were the favorable neighborhood irrigation electric expense reimbursements at \$12,178 and the resident's irrigation electric expenses with a favorable variance of \$12,379. There appears to be an allocation error benefiting the resident's account while the shared irrigation electric account is being over charged. On a combined basis the irrigation electric expense shows a favorable variance of \$6,922. The total electric expense favorable variance including street lighting, entry feature electric and irrigation expense decreased from \$23,633 last month to \$10,704 this month as a result of a review of general ledger recorded costs versus expense vouchers submitted for reimbursement.

Gateway Services Community Development District
Office: 239.561.1313 Fax 239.561.1350
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Cash Balances:

Provided expenditures remain within budget for the balance of the CDD fiscal year ending 9/30 and there are no additional cash receipts this year the year-end cash balance is projected at approximately \$280,000 or equivalent to 3.5 months budgeted expenses at the current budget rate. Ned Haile stated DMS likes to see a two month cushion.

4. UPDATE ON TREELINE WALL

John Grega submitted a revised draft of the letter that the committee would like to see GSCDD answer to the questions that David Caldwell presented in his June 12, 2012 email. Ned stated he thought the committee was going to hold off and wait to see where the trees will be placed on Treeline Blvd. John Grega suggested to add to the second paragraph which would add the verbiage "to state to review WCI plans for tree location preferable prior to the tree planting. Ned Haile stated once the committee has approved this letter then it should go out under the CDD signature. Nancy Hall stated WCI has an obligation with the City of Fort Myers to plan 160 oak trees along the wall on Treeline Blvd. Gail Schafer asked who would maintain the trees. Nancy Hall stated the HOA will maintain the trees after that area is turned over to the HOA which would then mean there is a cost to the residents of Pelican Preserve. Robert Geppert stated there is no timeline for WCI to complete this project and it could be ten years out. He stated that is why the committee is pushing this project.

MOTION TO: Submit letter as amended and reviewed by Al Abdo, Peter Altman and Gary Neubauer.
MADE BY: Bob Geppert
SECONDED BY: Nancy Hall
DISCUSSION: None further
RESULT: Motion PASSED 4/0

5. BUDGET DISCUSSION

Bob Geppert stated he had received phone calls, written and verbal comments with very positive feedback from the residents in Pelican Preserve regarding the budget. Ned Haile stated one individual was concerned about duplication within the budget. Ned Haile explained to the resident there was no duplication and also what makes up the tax break down.

Bob Geppert stated he met with Ned Haile and Richard Rittenberg regarding the proposed FY 2013 CDD budget. He requested Diane Collins to scan this letter and forward it to John Grega. Nancy Hall stated a letter from DMS was sent out to all residents. She stated it explained what the District offers and what the cost are.

Nancy stated she could not be at the August 16, 2012 Board Meeting. Ned Haile and Bob Geppert stated they would be present. As there does not appear to be pressing business, the August meeting was cancelled. Meetings will resume in September when more committee members can be present.



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6. COMMITTEE DISCUSSION

Bob Geppert requested when the last lift would be completed because funds have been earmarked to complete this project. Nancy Hall stated the second lift has been approved. Bob Geppert stated he would contact Danny Nelson and get a date if approved.

Ned Haile stated Cypress Grove Road was going to be turned over. He stated he thought the District was waiting for construction to be completed before the turnover. He stated WCI agreed to repair any damage created from the truck traffic due to construction. He further stated any deficiencies would be corrected regarding landscaping but not monuments.

Gail Schafer stated at the last Board meeting it was discussed that the Board would like Pelican Preserve committee to speak on the methodology for the reserve fund and what they would revise or do differently.

7. NEXT MEETING

The next meeting for August was cancelled. The September meeting was set for the 13th. John Grega mentioned he would be back in FL the first part of October.

8. ADJOURNMENT OF THE July 18, 2012 MEETING

MOTION TO: Adjourn the meeting at 2:47 p.m.
MADE BY: Nancy Hall
SECONDED BY: Bob Geppert
DISCUSSION: None further
RESULT: Motion PASSED 4/0

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