



13240 Griffin Dr.
Fort Myers, FL 33913

Minutes of the Pelican Preserve Committee Meeting February 14, 2013

1. CALL TO ORDER/ROLL CALL

Chairperson: Herb Freese

Vice-Chairman:

Committee Members Present:

Bob Geppert
Bill van der Have
Ned Haile
John Grega

Management: Marybeth Goldman

Staff Members:

Diane Collins: Administrative Assistant

Residents:

Gail Schafer
Don Schafer
Lou LeMaire
Ron Myrick

2. APPROVAL OF MINUTES

MOTION TO: Accept the January 11, 2013 minutes.
MADE BY: Robert Geppert
SECONDED BY: John Grega
DISCUSSION: None further
RESULT: Motion PASSED 5/0

3. FINANCIALS

Summary presented by Ned Haile's:

Please see the attached financial summary.

Total expenses for the first four months are 7.5 % below budget. Account variances are explained below in detail. For the most part the year-to-date variances are due to timing of expenditures which don't occur evenly throughout the year. Other than the sidewalk repairs where we've had relatively significant expense and high water charges due to apparent theft all accounts are expected to be within budget.

Fund 002 and 003 cash balances total 1,115,159 at January 31 after deducting reserves of 103,383 for the repair and replacement of capital assets. Collections in November and



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December less the reserves were 1,040,808 which compare favorably to the total budget minus reserves of 917,307. Assuming that total year budgeted funds will be expended means we will incur additional expenses of 6343,805 over the balance of the year leaving a year-end cash balance of 480,354. That balance equates to 6.28 months expenditures at the current year budget rate.

The shared expenses variances and resident expenses variances were also discussed. Herb Freese will contact Chairman Neubauer regarding the delay in receiving reports from DMS.

4. RESERVES

Ned Haile discussed the reserves since the budget is approaching. He suggested doing an update on the reserve study from last year. Robert Geppert and John Grega did not feel it was necessary at this time. It was suggested to do this every five years. Robert Geppert suggested bringing last year's study to the meeting in March.

5. TREELINE LANDSCAPING

John Grega revisited the landscaping along the wall on Treeline Blvd. The committee revisited the topic and it was concluded WCI was aware the requirement for plantings on Treeline along the wall is theirs but was not committed to any timeline for the planting.

Herb Freese requested this item to be placed on the agenda for the next meeting in March.

6. RESUMES SUBMITTED FOR NOMINATIONS FOR THE VACANIES

Herb Freese presented to the committee the seven applicant's resumes. The committee reviewed the resumes and one objective was to have a female candidate selected to balance the committee which is currently all men. Robert Geppert wanted to stick with his opinion regarding a female candidate. Herb Freese stated a person with a financial background would be necessary so this person could assist with budgeting and financial reporting.

MOTION TO: To nominate Phil Mezey due to his financial background.
MADE BY: Ned Haile
SECONDED BY: Bill Van der Have
DISCUSSION: None further
RESULT: Motion PASSED 5/0

MOTION TO: To nominate Louis LeMaire due to his dedicated support and work within the community.
MADE BY: Bill Van der Have
SECONDED BY: Ned Haile
DISCUSSION: None further

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RESULT: Motion PASSED 3/0

Herb Freese requested Diane Collins to request their recommendation be placed on the agenda for the February 21, 2013 Board meeting.

7. FINAL LIFT

Marybeth Goldman stated the final lift has been completed. She stated the pavers were damaged in the process and she will contact the contractor (Community Asphalt) to come back and clean the pavers.

8. ACCESS GATE AND TRAP GATE AT ENTRANCE

Marybeth Goldman and Bill van der Have spent two hours observing the process time with the gate with Kent Security present. The standard time for one car to cycle through the gates is approximately 20 seconds and this process time had cars backed up on Treeline Blvd. The gate mechanism forces the second car to stop and wait for the first car to drive through both gates and this causes the backup of vehicles entering Pelican Preserve. John Grega stated the gate security fails because people can drive around the gate in the current situation. Kent Security suggested diverting construction traffic to the back gate which is secured by WCI or having a third gate positioned to prevent cars from going around the gate.

Herb Freese suggested having two gates installed to filter vehicles through the entrance more quickly due to the large volume of vehicles entering the community. Kent Security believes there is 1900 cars per day entering the gate. He requested to have this discussion revisited on the next agenda. John Grega requested the cost for two gates. Kent Security stated approximately \$3,500.

Ned Haile stated Kent Security contract is expiring soon. He suggested the committee needs to review all major contracts ever three years and that both the security and lakes maintenance contracts be put out for rebids now so that any changes may be reflected in the FY 2014 budget which must be submitted by May 1.

9. PATHWAY OFF OF TREELINE BEHIND ARBORGATE PLAZA – MARYBETH GOLDMAN

She stated it is necessary to make a more firm perimeter and she is meeting with David Caldwell (WCI) regarding this matter. She requested to keep this item on the agenda for the next meeting.

Robert Geppert discussed different vendors regarding security cameras along the hedge at the perimeter. Marybeth Goldman stated the cost would be \$1600 and a \$50 online cost and suggested to eliminate the opening in the hedge which would eliminate the pathway and people entering Pelican Preserve.

11. LAKE MAINTENANCE

Robert Geppert reported to the committee there is still no fish. He stated the priority is focused on the aeration of the lakes. He stated there is a base plan in place and will re-

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evaluate further down the road. Louis LeMaire stated the cost is approximately \$100,000 which includes all 13 lakes. He stated a bid will need to go out regarding the aerators.

11. COMMITTEE MEMBERS REQUESTS AND AUDIENCE COMMENTS

Herb Freese stated he spoke with District Counsel and he stated next time water is drawn illegally from a spigot it needs to be reported to the police as a theft. Marybeth Goldman stated all fountains now have water meters installed and can be monitored.

Robert Geppert stated the next Board meeting is on February 21, 2013 and John Grega will attend the meeting. He stated on the March 7th Board meeting Bill van der Have will attend the Board meeting.

Robert Geppert stated the Pre-Bid meeting will be held on Friday at 1 p.m. regarding the Pelican Preserve Surface Water Management System Facilities Cleaning and Repair Specifications & Contract. The Open Bid meeting will be March 15, 2013 at 1 p.m.

11. NEXT MEETING – March 14, 2013 at 2 p.m.

12. ADJOURNMENT OF THE February 14, 2013 MEETING

MOTION TO: Adjourn the meeting at 4:10 p.m.
MADE BY: Bob Geppert
SECONDED BY: Bill Van der Have
DISCUSSION: None further
RESULT: Motion PASSED 5/0