



13240 Griffin Dr.  
Fort Myers, FL 33913

**Minutes of the Pelican Preserve Committee Meeting April 11, 2013**

**1. CALL TO ORDER/ROLL CALL**

**Chairperson:** Herb Freese - Absent  
**Acting Chair:** Phil Mezey

**Committee Members Present:**

Bob Geppert  
Bill van der Have  
Ned Haile  
John Grega  
Lou LeMaire

**Management:** Marybeth Goldman

**Staff Members:**

Diane Collins: Administrative Assistant  
Peter Altman – District Manager

**Residents:**

Gail Schafer – Pelican Resident  
Don Schafer – Pelican Resident

**2. APPROVAL OF MINUTES**

**MOTION TO:** Accept the March 14, 2013 minutes.  
**MADE BY:** Robert Geppert  
**SECONDED BY:** John Grega  
**DISCUSSION:** Approved with language revisions.  
**RESULT:** Motion PASSED 6/0

**3. BONDS**

	Current Bond Issue	New Bonds Non Rated
<b>Par Amount</b>	\$2,660,000	\$2,550,000
<b>Coupon</b>	6.50%	5.060%
<b>Maximum Annual Debt Service</b>	\$240,912	\$207,068
<b>Gross Savings</b>	N/A	\$735,047
<b>Debt Service Reserve Fund</b>	\$210,212	\$103,534
<b>Annual Savings</b>	N/A	\$35,000
<b>Call Provisions</b>	05.01.2013 at 101	Ten Year
<b>Final Maturity</b>	05.01.2033	05.01.2033
<b>Costs of Issuance</b>		\$170,000

**MOTION TO:** Accept refinancing bond providing the savings is a minimum of 12% reduction.



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**MADE BY:** Robert Geppert  
**SECONDED BY:** Lou LeMaire  
**DISCUSSION:** None further  
**RESULT:** Motion PASSED 6/0

Peter Altman stated he would include this on the agenda for the next Board Meeting.

#### **4. FINANCIALS**

##### **Summary presented by Ned Haile:**

Please see the attached financial summary.

##### **PELICAN PRESERVE FINANCIAL SUMMARY For the Six Months Ended 3/31/13 and the FY Ending 9/30/13**

Total expenses for the first six months are 13.9% below budget. Many of the variances, both favorable and unfavorable, are due to the timing of expenditures. Several however, are expected to remain on the favorable side, and present estimates project a year-end favorable variance of 79k or 8.5% less than budget. Shared expenses are estimated at 11k and 4.6% less than budget. Ameriscape net costs are 6k under budget as all landscape costs other than basic maintenance contract costs will be approximately 14k less than budget while maintenance costs are estimated to be 8k over budget due to a carry-over charge from last year. All other shared expenses reflect a net favorable variance of 5k.

At 3/31/13 resident's expenses, excluding their share of shared expenses explained above, were 52k under budget and total year expenses are estimated at 68k under budget. Significant projected variances are as follows:

- Landscape maintenance costs 26k under budget due to the delay in turnover of Cypress Grove Road.
- Neighborhood Irrigation Electric Reimbursement should be 18k more than budget based upon study of water flow indicating that 80% of the electric cost is neighborhood related.
- All other Ameriscape costs will be 17k less than budget driven by tree trimming cost 11k under budget that included trimming of hardwood trees which will not be done until next year.
- Perimeter Security and Monitoring expense budgeted at 10k has not been implemented
- Irrigation (satellite) Electric over-budgeted by 8k.
- Street Lighting Electric/R&M will both exceed budget by about 6k each. Electric is up due to correction of the cost allocation between shared and residents and maintenance and repairs include non-budgeted lighting enhancements at the entryway totaling 5k.

Cash balances in GF 002 and 003 total \$860,734 at March 31 after providing for a transfer of \$105,213 to the reserve for repair and replacement of capital assets.



Collections through March, less the reserve provision, were \$903,732 compared with the annual expense budget of \$929,170 which with additional receipts should be attained. Subtracting the balance of the year estimated expenditures from the March 31 cash balances yields a year-end estimated cash balance of \$410,502 compared with the October 1 beginning balance of \$358,985.

Marybeth Goldman stated she would get clarification regarding the fees for the monitoring system because it is not with Kent Security it is with a offsite vendor. She stated she is currently working with contractors to get an estimate for up lighting by entrance.

## **5. TRAFFIC STUDY**

Marybeth Goldman discussed the Traffic Study provided by WCI and she stated WCI would not pay for any recommended changes.

The three way stop at Trieste was discussed by the committee. Ned Haile suggested proceeding with installations of stop signs.

<b>MOTION TO:</b>	Proceed with installations of stop signs.
<b>MADE BY:</b>	Ned Haile
<b>SECONDED BY:</b>	Phil Mezey
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Motion FAILED 2/4 Opposed by Lou LeMaire, Robert Geppert, Bill Van der Have and John Grega.

## **6. REVIEW PROPOSED BUDGET**

### **CDD/PELICAN PRESERVE FY 2014 PROPOSED BUDGET NOTES**

#### **Shared Expenses**

Landscape Maintenance – No change per contract.

All Other Ameriscape Expenses – Budgeted at \$6,500 less than 2013 per Ameriscape estimates with pine straw costs reduced \$7,200; annuals down \$4,000; and tree trimming up \$4,700 due to bi-annual trimming of hardwoods.

Entry Feature Repairs & Maintenance – Budget decreased by \$2,400 to \$16,000 based on Castle estimate of \$10,000 in routine repairs plus refinishing the two fountains at Treeline and Colonial at a cost of \$3,000 each.

Utility Cart Maintenance – Decreased slightly based on 50/50 split of costs with residents.

All Other Shared Expenses – Increased 3% over 2013 estimated costs



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### **Residents Expenses**

Landscape Maintenance – No change per contract and assumes Cypress Grove Road turnover by beginning of FY.

All Other Ameriscape Expenses – Per Ameriscape estimates are increased by \$26,800 including a \$7,600 increase in pine straw costs partially offset by a similar reduction in shared pine straw costs; \$12,400 in annuals also partially offset by a reduction in shared annuals; \$3,000 increase in tree and sod replacements; and 3,800 in tree trimming due to bi-annual trimming of hardwoods.

Sidewalk/Road Repairs – Increase of \$28,100 includes sign painting and lettering repairs of \$9,500; restriping of roads from the Treeline entrance to Veneto Dr. \$7,600; additional road signage per the traffic safety study \$20,200; and estimated normal maintenance \$10,700.

Street Lighting Repairs & Maintenance – Increased \$12,000 to \$17,200 and includes \$11,200 for the painting of light poles plus another \$5,000 for bulb replacement.

Street Lighting Electric – Increased \$6,200 reflecting corrected allocation of costs between shared and resident's expenses. On a combined basis the costs are up 3% versus the 2013 estimate.

Neighborhood Irrigation Electric Reimbursement – Reimbursement increased \$19,100 based upon study of water flow indicating 80% of the electric cost to run the main pump is neighborhood related.

Boardwalk Repairs – Budget decreased \$18,900 as bi-annual major refurbishing will be completed in 2013.

Treeline Wall Maintenance and Repairs – Cost will be covered in the Master Association budget since the wall has not been turned-over to the CDD as yet. Reduction to budget is \$12,900.

VOIP/Hosting/Support – Decreased \$10,900 to \$6,200 as amortization of financed software and implementation costs is complete.

Irrigation Electric – Expense is for operating the irrigation satellites and was over-budgeted last year. Proposed budget reflects a 3% increase over 2013 estimated expense and is down \$7,700 from the prior year budget.

### **7. MORRIS-RILEY BID**

A letter from Morris-Riley regarding the award for Pelican Preserve Surface Water Management System Facilities Cleaning and Repair was discussed. Based on the bid analysis Morris-Riley recommended the Board Award the Cleaning portion of the Contract to Shenandoah Construction and the Repair portion of the Contract to Aquagenix/DBI.



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**MOTION TO:** Recommend to the Board Morris-Riley's recommendation for approval.  
**MADE BY:** Robert Geppert  
**SECONDED BY:** Bill Van der Have  
**DISCUSSION:** None further  
**RESULT:** Motion PASSED 5/1 Opposed by Lou LeMaire

Peter Altman suggested allowing the HOA's have an opportunity to add on to this proposal.

#### **8. TREELINE WALL LANDSCAPING**

John Grega stated the committee received no response regarding the letter. Peter Altman suggested changing the language to "we understand" and sending it to District Counsel for his review.

**MOTION TO:** Request the CDD to send the letter to WCI.  
**MADE BY:** John Grega  
**SECONDED BY:** Bob Geppert  
**DISCUSSION:** None further  
**RESULT:** Motion PASSED 6/0

**MOTION TO:** Amend the motion and send the letter to the District Counsel for review and then present it to the Board.  
**MADE BY:** John Grega  
**SECONDED BY:** Lou LeMaire  
**DISCUSSION:** None further  
**RESULT:** Motion PASSED 5/1 opposed by Bill Van der Have

#### **9. POND MAINTENANCE**

Robert Geppert presented the expenses for the ponds for the Ponds Budget 2014 FY. Some of the items he mentioned were triploid grass carp stocking of ponds, Basin 2, fish gates for Carp Basin 2, vine control and removal, littoral planting pilot floating island, remediation of pond bank erosion, remediation of pond slope, pond aeration improvements, fountains, littorals Basin 6, aeration operation and maintenance, fountain replacement/repairs, stormwater cleaning Basin 2, and annual lake maintenance (Aquagenix contract) total \$412,000. This equates to \$165.40 per residential unit based upon 2491 ERU's. He stated there are also repairs needed to be done by Aquagenix increasing the total to \$481,000. This would increase the cost to residents to \$193.10 per residential unit based upon 2491 ERU's.

Robert Geppert stated the Lee County testing data is fine and the information can be shared with the committee on a monthly basis.

#### **10. COMMITTEE MEMBERS REQUESTS AND AUDIENCE COMMENTS**

Ned Haile stated DMS is putting out bids on water management. Peter Altman stated DMS is talking to their consultant. He stated basically the District as a whole requires inspections and if the vendor fails to meet the need of the criteria then a penalty is



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applied and the monthly fees are forfeited. He stated the inspector charges the CDD and the penalty is imposed by an independent person. He concluded that Dana Gaydos from GHS has specs for the next meeting and will have her speak at the next meeting when she is in town.

**11. NEXT MEETING – MAY 9, 2013**

**12. ADJOURNMENT OF THE APRIL 11, 2013 MEETING**

<b>MOTION TO:</b>	Adjourn the meeting at 4:08 p.m.
<b>MADE BY:</b>	Bill Van der Have
<b>SECONDED BY:</b>	Bob Geppert
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Motion PASSED 6/0