



13240 Griffin Dr.
Fort Myers, FL 33913

Minutes of the Pelican Preserve Committee Meeting August 15, 2013

1. CALL TO ORDER/ROLL CALL

Chairperson: Herb Freese

Acting Chair:

Committee Members Present:

Bob Geppert – via teleconference

Bill van der Have - Absent

Ned Haile - Absent

John Grega – via teleconference

Lou LeMaire

Phil Mezey

Management: Marybeth Goldman - Absent

Staff Members:

Diane Collins: Administrative Assistant

Residents:

Don and Gail Schafer – Pelican Residents

2. Approval of Minutes

Minutes reviewed and will carry to next meeting for approval due to a lack of quorum.

3. Assessment Bonds

No new information and carry to next agenda. Phil Mezey stated there has been a delay through FMS but moving forward. Lou LeMaire stated saving less money because the interest rate has increased.

4. Letter Regarding WLR

Phil Mezey stated to drop this agenda item because this person was not willing to identify themselves.

5. Pond Maintenance

Robert Geppert stated the repairs are progressing nicely and 50% completed. Shenandoah has been a challenge due to a lack of effective communication. Mr. Geppert stated a conference call was held with Danny Nelson, Tetra Tech, Matt Morris, Morris-Riley and the President from Shenandoah. He stated the President is now aware and next week will give us a better idea if Shenandoah is onboard. He stated if they are not then the contract needs to be terminated.



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Mr. Geppert reported the money issues regarding the erosion and slope study. He stated since this is a bigger priority the aeration project will be delayed until next year. He stated Jan Grier and Matt Morris presented a plan and how to proceed to the Board at the last meeting. Lou LeMaire stated they did a great job. He stated there are potentially 187 washout areas and 105 which are on resident or common ground property. Phil Mezey stated that he and Carl Everhart will be going out on Saturday to look at the washouts and will also photograph the washout areas.

Mr. Geppert met with Nelson Bennett, WCI and Mr. Bennett reported to him that money would be saved because he has located a dump site within the community so the contractor would not have to remove it from the community for dumping purposes.

Mr. Bennett also promised Mr. Geppert as-builts on all new communities being built.

6. Treeline Landscaping Along Wall

Mr. Geppert stated when he met with Mr. Bennett they also discussed the landscaping along the wall. Mr. Bennett told Robert Geppert that WCI is moving forward and will be doing not only landscaping but including irrigation as well. He stated this would be from the Fire House on Treeline Blvd to the storage lot. He also stated this project has nothing to do with the 150 oak trees that are supposed to be planted along Treeline Blvd.

7. Traffic Signs

Lou Le Maire discussed radar guns and have the security vendor use them as they drive throughout the community. John Grega stated the digital signs do all the work and also take a photo of the license plate of the vehicle. Phil Mezey stated the data from the digital signs would assist with slowing down the vendors and delivery people. He stated Pelican Preserve has control over them and can prevent them from entering the community. Lou LeMaire commented on where the signs would be positioned. Bob Geppert is against spending money on the signs. Herb Freese finds the digital informational signs intrusive. John Grega recommended going with the four way stop sign or using the informational signs. Herb Freese stated to carry this topic to the next agenda when Marybeth Goldman is available to discuss this with the committee. Phil Mezey stated there is \$3800 set aside in the budget for this budget line.

8. Financials

Phil Mezey discussed the financials and stated Pelican Preserve is in good shape and about \$80,000 under budget. He stated by the end of September they will be \$49,000 under budget. The projected year-end balance is equal to 5 months expenditures based on the FY 2013 budget.

Phil Mezey stated we need to get a better understanding balance sheet and report monthly to the committee. Herb Freese stated it appears that DMS is progressing and cooperating with our requests. Lou LeMaire discussed if the percentage of charges was more aligned with Pelican Preserve's usage regarding the Gateway Commons Pool, the



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soccer complex etc. Phil Mezey stated the percent has been 8.48% and feels this is a fair percentage.

9. Committee Member Requests and Audience Comments

Phil Mezey suggested the committee explore further with Marybeth Goldman regarding Don Schafer's question which was why can't we stop people who are speeding or fine them within the community. Lou LeMaire stated the benefit of the radar gun allows for rotation of location within the community.

10. Set Next Committee Meeting Date

The next meeting date was set for September 26, 2013 at 2:00 p.m. Phil Mezey asked Diane Collins to check with Marybeth Goldman regarding her schedule.

11. Adjournment of the July 9, 2013 Meeting at 3:00 p.m.