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Minutes of the Pelican Preserve Committee Meeting September 4, 2013

1. CALL TO ORDER/ ROLL CALL

Chairperson: Herb Freese - Absent  
Acting Chair:

Committee Members Present:  
Bob Geppert  
Bill van der Have - Absent  
Ned Haile  
John Grega – via teleconference  
Lou LeMaire  
Phil Mezey – via teleconference

Management: Marybeth Goldman - Absent

Staff Members:  
Diane Collins: Administrative Assistant  
Scott Connell: Operations Manager

The Committee discussed the need for a quorum for this meeting. It then determined that as this is an “emergency” meeting the regulations permitted members who were attending the meeting via teleconference to be counted to establish a quorum and thus a quorum was present.

2. Bond Refinancing Proposal

Robert Geppert suggested the committee convey to the CDD Board its consensus concerning the potential use of funds from the bond refinancing to cover some of the expenses that will be incurred for improving and remediating the ponds. Ned Haile requested Mr. Geppert to give a brief summary of the current proposal.

Mr. Geppert reviewed what Peter Altman had suggested to the committee as an option for covering some of the expenses that will be incurred to improve and remediate the ponds in the community’s stormwater retention system. Initially there appeared to be just three options to cover these expenses as follows:

- a) Float a bond
- b) Borrow money from the CDD
- c) Special assessment among the residents

Mr. Altman proposed a fourth option which is not to pass the savings that will occur as a result of the current bond refinancing through to the residents as reduced fees, but instead to use the funds generated to help pay for some of the needed work on the ponds. Mr. Geppert stated the CDD Board is agreeable to doing this, but wants to ensure that this Committee is also agreeable to such a plan.



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Lou LeMaire questioned how much it would cost per resident per year. Phil Mezey stated it would be about \$20 to \$30 per resident per year. Mr. Haile asked Mr. Geppert if the cost of the financing would increase and Mr. Geppert could not answer his question.

Mr. Haile stated that Pelican Preserve definitely needs a source for significant funding. He stated the Morris-Riley report mentioned three critical areas, washouts, below the waterline erosion and above the water line erosion. The most critical area is the washouts which are from the homes to the edge of the pond. The total cost for washout repairs for the common areas is \$110,000 and \$51,000 for the non-common areas. Mr. Geppert stated that approximately 105 areas of washout are in CDD areas and (Bob to provide the number here) are WCI responsibility.

Mr. Geppert stated the geo sock (is geo sock the correct term here?) repair below the water line is most expensive to fix. He stated the Ponds Working Group will be visiting four other communities who are using different approaches and then evaluate which one is the best solution for Pelican Preserve's situation.

Mr. Haile stated the cost to do the repairs above the water line is approximately \$577,000. The total cost is \$2.2 M for all improvements.

Mr. Geppert stated that the above water line erosion continues to degrade over time and the sooner these problems are fixed the better. Mr. Haile had a discussion on priority of where to begin the repairs. There was further discussion regarding the fact that, if Mr. Altman's proposal is accepted, all of the bond funds used for pond remediation and improvements will be paid for by non-Cypress Grove residents only. Mr. Mezey stated this could be a reason for some non-Cypress Grove residents to object to this use for the bond refinancing funds. Mr. Geppert stated that none of the repairs are in the Cypress Grove area. Mr. Geppert stated Carol Brokke and Rich Rittenberg both support the approach suggested by Mr. Altman. John Grega stated the proposed use of the funds will not impact the tax rate.

MOTION TO: Inform the Board of Supervisors that the Pelican Preserve Advisory Committee recommends approval of the proposal to apply the savings generated through the refinancing of the bond issue to the costs of remediating and improving the Pelican Preserve ponds.

MADE BY: Ned Haile

SECONDED BY: Robert Geppert

DISCUSSION: None further

RESULT: Motion PASSED 5/0

### 3. Approval of Minutes

The committee approved the minutes from August 15, 2013.

MOTION TO: Accept the August 15, 2013 minutes.

MADE BY: Robert Geppert

SECONDED BY: Lou LeMaire

DISCUSSION: None further

RESULT: Motion PASSED 5/0



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#### 4. Committee Member Requests and Audience Comments Treeline Landscaping Along Wall

Mr. Geppert stated that when he met with Nelson Bennett of WCI to discuss the ponds, they also discussed the landscaping along the wall. Mr. Bennett told Mr. 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. He concluded that this portion is 1/3 of the section which will be paid for by WCI. Mr. Haile questioned what the ongoing maintenance cost would be for this section. Mr. Geppert did not know. Mr. Mezey requested Mr. Geppert to request from Mr. Bennett an estimate of what the ongoing maintenance cost will be.

Mr. Haile discussed a conversation he had with Mr. Altman. Mr. Altman stated Supervisor Guy wanted to ensure that the Committee is receiving adequate financial information from DMS and wants to hear the PPAC recommendation regarding the movement of any surplus funds to the reserves for repair and replacement of Pelican Preserve assets. Mr. Mezey stated he is meeting with Robert Rios DMS next Tuesday. He stated as soon as this meeting has occurred he will get back with Mr. Altman.

#### Ponds

Mr. Geppert stated Jan Grier and the CDD staff met with Shenandoah Construction. He stated the contractor is struggling with following directions. He stated there is another meeting today at 3 p.m. regarding Shenandoah. He stated the invoices that have been submitted are very confusing and not accurate. Shenandoah has been advised to suspend cleaning operations in Pelican until these issues can be reconciled. They suspended cleaning effective Monday August 26, 2013. As a result of the previous meeting the contractor is putting their cleaning information into a spreadsheet which will be easier to understand. He stated the Notice of Award letter very clearly outlined what our expectations were. Mr. Haile asked if Shenandoah is going to be fired. Mr. Geppert stated he hoped not and stated there are few companies willing and qualified to perform the work required and they are a reputable firm.

Lou LeMaire asked what the status was on the bubblers. Mr. Geppert stated he is waiting to hear from FGCU. He believes it is on hold since there are more critical issues to deal with.

#### Traffic Signs

Mr. Grega stated again that he preferred stop signs over the blinking yellow light because they are not as intrusive.

Mr. LeMaire stated he is going to push for stop signs at Trieste intersection. Mr. Haile reminded him that permits for the stop signs would be necessary from the City of Fort Myers.



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5. Set Next Committee Meeting Date

The next meeting date was set for September 26, 2013 at 2:00 p.m.

6. Adjournment of the September 4, 2013 Meeting at 2:49 p.m.

MOTION TO: Adjourn the meeting.  
MADE BY: Ned Haile  
SECONDED BY: Robert Geppert  
DISCUSSION: None further  
RESULT: Motion PASSED 5/0