



Minutes of the Pelican Preserve Committee Meeting October 24, 2013

1. CALL TO ORDER/ ROLL CALL

Chairperson: Herb Freese

Acting Chair:

Committee Members Present:

Bob Geppert

Bill van der Have - Absent

Ned Haile

John Grega

Phil Mezey

Management: Marybeth Goldman

Staff Members:

Diane Collins: Administrative Assistant

Scott Connell: Operations Manager

Residents:

Don and Gail Schafer

Lou LeMaire

1. APPROVAL OF MINUTES

MOTION TO: To approve the September 4, 2013 minutes were approved and September 26, 2013 minutes were approved with revisions.

MADE BY: Phil Mezey

SECONDED BY: Bob Geppert

DISCUSSION: None further

RESULT: Motion PASSED 5/0

3. Finances (See attachments)

Mr. Haile summarized that total HOA agreement expense vouchers processed by Castle Group for the twelve months ended September 30 were \$125K less than budget. Significant variances were explained. The year-end cash balance in funds GF002 and 003 was \$579K which is equal to more than six months budgeted expenses and the committee should be in a position to make a recommendation on transfer of surplus funds to the reserves as early as next month provided any additional surplus in Pelican CDD expense budget is identified through discussions with DMS.

The committee discussed the change made where irrigation electric cost for the main pump is now charged directly by the Pelican Preserve HOA to the various individual Pelican Preserve community associations rather than through the CDD. This perceived as a

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possible change to the agreement between the HOA and the CDD requiring approval by the CDD. Mr. Mezey asked that the District formalize the change in the agreement between WCI and the District and identify who is responsible and who should maintain each itemized asset. Mr. Geppert requested to find out how the changes evolved without their knowledge.

MOTION TO: To recommend the Board of Supervisors ratify the change to the Agreement regarding the irrigation/electric changes for the pump house from the District to the HOA.
MADE BY: Bob Geppert
SECONDED BY: Phil Mezey
DISCUSSION: None further
RESULT: Motion PASSED 5/0

4. Three Way Stop at Trieste – Marybeth Goldman

Ms. Goldman stated she is finalizing the cost, the process and need for a permit to install signs at the intersections of Pelican Preserve Blvd and Trieste and Pelican Preserve and Cypress Grove.

Ms. Goldman suggested that the Traffic Study could be utilized for the permit process to install the stop signs, but any other method which would reduce the speed within the community would probably require another study that specifically recommended something other than the stop signs.

The committee discussed several options

- a) speed bumps
- b) stop signs (\$900 each)
- c) flashing lights (\$3200 each)
- d) informational signs (\$4900 each) or
- e) do nothing.

Ms. Goldman stated anytime the flow of traffic changes a new Traffic Study is required.

MOTION TO: To recommend the Board of Supervisors approve the PPAC recommendation to proceed with the installation of three-way stop signs at both locations.
MADE BY: Bob Geppert
SECONDED BY: Phil Mezey
DISCUSSION: None further
RESULT: Motion PASSED 3/2

5. Nomination for New Member

The Chairman stated he received five (5) resumes for replacement of the vacant committee position. The five resumes he received were from: Christina Cascio, Ronald DaPonte, Franciscus LaMaitre, Robert Miller and Carolyn Smith.



MOTION TO: To recommend the Board of Supervisors approve the nomination of Christina Cascio as the new Pelican Preserve Advisory Committee member replacing Lou LeMaire.
MADE BY: Bob Geppert
SECONDED BY: Phil Mezey
DISCUSSION: None further
RESULT: Motion PASSED 5/0

6. Treeline Landscaping

The committee reviewed the plans from WCI regarding the landscaping along Treeline Blvd. Mr. Connell stated Nelson Bennett from WCI is ready to move forward with this project. The Committee agreed to proceed with the proposal to move forward on the assumption that all initial expenses for this installation including an irrigation system will be at the expense of WCI and the estimated additional monthly maintenance costs per ERU will be approximately \$5.

7. Ponds

Mr. Geppert provided an overview regarding proposed designated fishing areas and displayed a map showing the locations of each of the thirteen areas. The reviewed proposal has been signed off on by WCI's Joe Smith, due to the inclusion of two locations on Golf Course property. Mr. Geppert has been reviewing this map with: interested residents from the fishing community, Terri Lollo, The Alliance Board, Ms. Goldman of Castle Group, and will attend the November 4th President's Meeting.

Mr. Geppert reported that four new fish gates will be installed in Basin 2 in the next 3-4 weeks. He further stated that sterile carp will be purchased and installed in this upper area sometime in February.

Aquagenix continues doing repairs and should reach completion by December 7, 2013.

Shenandoah, the Ponds Group, Morris-Riley and Scott Connell met and discussed the billing process with the Gateway Services CDD. He stated everything is on track now.

Mr. Geppert discussed aerators in Basin 6 explaining to the committee the study was completed. He stated an RFP for the electric access to the ponds is being finalized.

The Ponds Group is working on the various studies on Basin 2. Morris-Riley has completed the study on Pond Slope, bank Erosion and stormwater runoff. A pilot lake (LK25), behind the Avila Community has been determined to represent our most severely eroded pond banks. Pond 25 has been selected to pilot a proposed repair and is our first priority.

In an effort to determine which of the various repair options available to Pelican Preserve are most appropriate for our community, the Ponds Work Group visited Pelican Marsh last week. Pelican Marsh has been using geo tube for pond bank restoration for the last three years. The group benefited from reviewing bank restoration that has taken place over three different years. Pelican Marsh's pond banks look quite good. Pelican Marsh has also



employed sterile carp and aeration into their pond system. The Ponds Work Group will be visiting Fiddler's Creek next week.

Mr. LeMaire discussed the wash out situation at the golf course. Mr. Geppert stated that we have no leverage regarding that matter.

Mr. Geppert stated he has received DMS spreadsheets that itemize costs by project for each month for each year from 2010, 2011 and 2012. He stated Aquagenix will be billing the same amount every month which will be much easier to follow.

8. Bond

Mr. Haile summarized that the refinancing of the \$3.2MM 2003A Bonds is moving forward at reduced interest rates of 5.25% for the first 10 years and 5.75% for the remaining 10 years versus the original rate of 6.5%. It is expected that this will raise an additional \$188 K in funds which will be applied to the repair and remediation of the ponds and will further generate an estimated annual savings of \$36K which will reduce bond servicing assessments by 13% exceeding the minimum specified savings of 10%.

Mr. Connell stated the Bond refinancing closing is scheduled for November 5, 2013 at 10 a.m.

9. Formalize Officers

Mr. Freese suggested there should be a 2 year term for designated officers.

MOTION TO: Approve a two year term for designated officers.
MADE BY: Bob Geppert
SECONDED BY: John Grega
DISCUSSION: None further
RESULT: Motion PASSED 5/0

Mr. Geppert nominated Mr. Mezey to become Chairman for the next two years.

MOTION TO: Nominate Phil Mezey as Chairman.
MADE BY: Bob Geppert
SECONDED BY: Ned Haile
DISCUSSION: None further
RESULT: Motion PASSED 4/0

Mr. Mezey accepted the nomination.

Mr. Haile nominated Mr. Geppert for Vice Chairman.

MOTION TO: Nominate Mr. Geppert as Vice Chairman.
MADE BY: Mr. Haile
SECONDED BY: Mr. Mezey
DISCUSSION: None further
RESULT: Motion PASSED 4/0



Mr. Geppert accepted the nomination.

The committee decided to wait on the nomination of treasurer until the next meeting.

10. Committee Member Requests and Audience Comments

Ms. Schafer asked if Sienna was cleaned out. Mr. Geppert stated "no". Ms. Schafer asked if the committee anticipated any difficulties regarding a change in the CDD management company if that were to occur. Mr. Geppert stated did not expect any repercussion.

Mr. LeMaire mentioned there was a fire in Sienna due to a cigarette which burned a palm tree.

Ms. Goldman discussed the micro cracks in the flex pipe regarding the fountain. She stated a temporary fix has been completed.

Mr. Geppert asked if the licenses were being scanned and verified. Marybeth Goldman stated she would check with Securitas.

Mr. Geppert discussed the stormwater pipe repair under the condo building in the Aviano complex. He stated the window of opportunity to repair the stormwater piping before the resident returned for the Season was missed. The water level is too high and we will have to wait for Spring to come. Mr. Geppert further stated that WCI is ready to write the check but their attorneys and the District's attorney cannot agree on the language. It has been a very frustrating experience in trying to actually make the repair that all parties have agreed to repair.

As the person assigned to attend the next CDD Board of Supervisor's meeting, the committee requested that Mr. Grega request that the Board approve the committee's motions concerning the change in the charging of irrigation electric costs and the installation of stop signs on Pelican Preserve Boulevard as well as the appointment of Ms. Cascio as a member of the committee.

11. Set Next Committee Meeting Date

The next meeting date was set for November 14, 2013 at 2:00 p.m. Mr. Grega stated Mr. Van der Have will be back in November. Mr. Geppert will not be here for the next meeting.

12. Adjournment of the October 24, 2013 Meeting at 3:58 p.m.