



13240 Griffin Dr.
Fort Myers, FL 33913

Minutes of the Pelican Preserve Committee Meeting November 14, 2013

1. CALL TO ORDER/ ROLL CALL

Chairperson: Phil Mezey

Vice Chair: Robert Geppert via conference phone

Committee Members Present:

Bill van der Have - Absent

Ned Haile

John Grega

Herb Freese

Christina Cascio

Management: Marybeth Goldman

Staff Members:

Diane Collins: Administrative Assistant

Scott Connell: Operations Manager

Residents:

Don and Gail Schafer

Lou LeMaire

Guests:

Keith Sherman - Securitas

John Furlong - Securitas

Mr. Haile and Mr. Mezey apologized for being a few minutes late. The meeting was called to order at 2:09 p.m.

1. APPROVAL OF MINUTES

MOTION TO: To approve the October 24, 2013 minutes.

MADE BY: Ned Haile

SECONDED BY: Herb Freese

DISCUSSION: None further

RESULT: Motion PASSED 4/0

2. Welcome New Member

Mr. Mezey welcomed the newest member Christina Cascio.

3. Finances (See attachments)

Ms. Collins requested an explanation regarding the irrigation/electric charges for the pump house being transferred to the master association budget. Ms. Goldman requested to memorialize the agreement stating the transfer to the master association. Mr. Connell stated he would brief the Board on this item.

4. Bond Issue



Mr. Connell stated the closing was successful on November 5, 2013 and all documents executed.

5. Reserve Recommendation

Mr. Mezey stated to hold until next meeting.

6. Signs in Conservation Area

Mr. Grega stated that WCI will be changing the signs in the conservation areas and that the new signs will have the same look as the golf course signs. Mr. Freese asked if we could get a waiver and increase the length between the signs. Mr. Connell stated it would require SWFMD approval and would need to be in accordance of the drawings.

7. Three Way Stop at Trieste – Marybeth Goldman

The committee discusses this topic and Ms. Goldman was asked what the objective of the Traffic Study was. Ms. Goldman stated WCI did the study as a courtesy to the District. She stated the study suggested a need to slow the traffic flow down based on speed and safety. Mr. Mezey requested Mr. Connell to include the Traffic Study in the Board book.

8. Introduced Securitas

Ms. Goldman introduced Keith Sherman and John Furlong from Securitas. She suggested having them attend this monthly meeting. The committee agreed. The committee discussed the many options regarding the access to the community. The committee requested that Ms. Goldman prepare written materials describing current options and recommended standards for the Capture system so that this topic can again be addressed at the next meeting.

9. Treeline Landscaping

Mr. Connell stated at the last meeting the plans were presented and one modification was made to remove the Hong Kong Orchids and replace with oak trees. He did not have a start date regarding this project.

Ms. Goldman reported the maintenance cost for Treeline landscaping including water, cutting, weeding and mowing is \$3650 per month. This would be an addendum to the Treeline contract. Ms. Goldman suggested delaying the conveyance or convey to the CDD. Mr. Haile stated the annual cost is approximately \$20 per ERU. Mr. Mezey requested Ms. Goldman to follow up with the committee at the next meeting with another bid other than Ameriscape.

10. Maintenance of Sidewalks in PP Neighborhoods

Mr. Freese suggested the sidewalks should be power washed and repaired by the CDD because they own them. Mr. Haile stated the CDD only gets involved if there is a safety issue. He stated the CDD power washes only the master association common areas and



that each HOA or condo association power washes its own community. Mr. Grega stated if your HOA handles this then your community has control of when, where, who and controls the bids.

11. Proposed DRI Provisions

Mr. Mezey reported to the committee concerning the revisions to the Pelican Preserve DRI being proposed by WCI. He stated that WCI wants to re-annex 191 acres that they de-annexed several years ago, but that even with this additional land they will limit the entire community to non ore that 2500 units. He stated that currently sales are leaning toward more single family homes than WCI had projected at the time of the de-annexation. He stated that WCI is ready to apply to the County and City of Fort Myers to make the proposed revisions. He stated that there are three major issues of concern for the residents:

- 1) A second resident entry gate
- 2) Flow of water out of the community under Treeline
- 3) Increasing the capacity of the Town Center

WCI is moving forward with the application. The Public Hearing will be in April or May, with approval likely in the summer of 2014. Mr. Mezey stated that there will be a resident's meeting at the end of January at which WCI has been requested to present their plans to the community. Most importantly they need to describe the planned reconfiguration of the Town Center and the potential costs to residents of a larger facility. Mr. Geppert stated that thus far WCI has been very open and forthcoming about their plans.

12. Master HOA Consideration of Rules and Regulations

Mr. Geppert stated this is not any different than a public restaurant like Destinations in regards to the public entering Pelican Preserve for garage sales/estate sales. Ms. Goldman stated that this was not addressed in the declaration. She stated the HOA would need to decide on this rule. She stated the design manual as well as rules and regulations are being addressed. Mr. Geppert stated his concern that in some places, specifically Carena, swimming pools are being built too close to the edges of ponds and he asked if the regulations included the construction of pools. She stated a person would have to go through a design review and cannot get a permit without going through his process. Ms. Goldman concluded that WCI would like to give the control to the community and form a Design Review Committee and Manual.

Mr. Freese left the meeting at 3:55 p.m.

13. Ponds (See attached report from Mr. Geppert)

Mr. Geppert requested Mr. Connell to send him the letter from the District Engineer.

14. Committee Member Requests and Audience Comments

Nr. Haile requested Ms. Collins to send him the approved list of the Board meetings for 2014.



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15. Set Next Committee Meeting Date

The next meeting date was set for December 12, 2013 at 2:00 p.m. Mr. Geppert will not be here for the next meeting and will call via conference phone.

16. Adjournment of the November 14, 2013 Meeting at 4:09 p.m.