



Minutes of the Pelican Preserve Advisory Committee Meeting December 12, 2013

1. CALL TO ORDER/ ROLL CALL

Chairperson: Phil Mezey

Vice Chair: Robert Geppert via conference phone

Committee Members Present:

Bill van der Have

Ned Haile

John Grega

Herb Freese - Absent

Christina Cascio - Absent

Management: Marybeth Goldman

Staff Members:

Diane Collins: Administrative Assistant

Scott Connell: Operations Manager

Residents:

Don and Gail Schafer

Lou LeMaire

Guests:

Keith Sherman - Securitas

1. Call to Order/Roll Call

2. Approval of Minutes

MOTION TO: To approve the November 14, 2013 minutes with revisions.
MADE BY: Ned Haile
SECONDED BY: John Grega
DISCUSSION: None further
RESULT: Motion PASSED 4/0

3. Finances (See attachments)

4. Reserve Recommendation

Mr. Haile believes there is more money available for transfer to reserves than the \$105,000 budgeted and the additional \$118,000 shown on the attached financial summary as that surplus applies only to the favorable variance in the Pelican GF 002 and GF003 funds generated in the just ended fiscal year. Prior to making a recommendation to the Board of Supervisors regarding the amount to transfer the total surplus per the September 30th balance sheet must be confirmed and verified. Mr. Mezey is working with DMS on this. There was further discussion about applying some of the surplus and the funds generated by the recent bond refinancing to the ponds remediation work.

5. Securitas – Capture System Reviewed

Keith Sherman from Securitas provided a brief overview of some of the capabilities of the Capsure system. He stated the efficiency of the entry gate could be enhanced if residents used the system to register both one-time and permanent guests. The committee then discussed these capabilities and possible limitations that should be placed on them with Mr. Sherman and Ms. Goldman. The committee then agreed to the limitations to be set.

MOTION TO:	Set a cap of ten permanent passes per resident with these passes having six month duration before they must be renewed. Further, there will be an annual purge of the permanent pass data base with notification to all residents that the purge is to take place.
MADE BY:	Ned Haile
SECONDED BY:	John Grega
DISCUSSION:	None further
RESULT:	Motion PASSED 4/0

Mr. Sherman also noted that he is prepared to undertake training sessions for the residents so they can understand the Capsure system's capabilities and learn how to use the system. Ms. Goldman said that she is planning such training sessions and that training will also be incorporated into the new resident orientation sessions. She will also be sending information to residents concerning the system via her periodic emails.

6. Follow-Up Three Way Stop at Trieste/Cypress Grove – Review Traffic Study

Mr. Grega gave an update on the stop signs and an overview regarding the stop signs.

1. The PPAC passed a motion with a vote of 3/2 to install three way stop signs at the intersections of Pelican Preserve Blvd. and Trieste and Pelican Preserve Blvd. and Cypress Grove.
2. The homeowners from Portofino did not want the proposed stop signs installed.
3. The Board of Supervisors seemed to be split on the installation of stop signs. Supervisor Guy did not vote in favor of the stop signs. District Counsel spoke at length regarding this matter and turned it back to the committee to review the Traffic Study from a legal standpoint.

Mr. Grega recommended installation of a stop sign only at Trieste and not Cypress Grove. Mr. Haile requested the feedback from the survey that was done from Mr. Grega. He estimated 70% of the Portofino residents were present at their annual meeting and no one was in favor of two stop signs.

Mr. Grega discussed at length how the Traffic Study was incorrect and the consultant who did the study did not have a clear understanding that Pelican Preserve was a golf cart community. Residents driving their golf carts within the community are to use the vehicle traffic lanes. The traffic study recommended

widening of the bicycle lane on the assumption that this was also to be used for golf carts.

Mr. Mezey discussed the study with District Counsel and the District Counsel also agreed the report mentioning a potential safety problem regarding the width of the bicycle lane was inappropriate in that the lane is not intended for use by golf carts. District Counsel's recommendation was to have the consultant review and modify the study so it is accurate. Mr. Mezey agreed to contact the consultant and amend the study accordingly and provide a cost estimate for the revision.

Mr. Shafer stated something needs to be done at Trieste because it is a safety issue.

Ms. Goldman stated Bill Porter from Lee County approved the stop signs with this Traffic Study and is ready to proceed for permitting. Mr. Grega stated that he continues to be in disagreement with the committee's decision to install stop signs at both Trieste and Cypress Grove, but that he does concur that a sign is needed at Trieste. Mr. Van der Have indicated that he believes that no stop signs should be installed at either intersection. Mr. Mezey requested to put this on the agenda for the January 16, 2013 Board meeting.

7. Update on Master HOA Consideration of Rules and Regulations

There was no report to relay to the committee from the Master HOA. Ms. Goldman stated that the Master HOA's board is likely to establish a Design Review Committee of residents that will take over the design review functions now performed by WCI. She will provide an update concerning any actions undertaken by the Master HOA board with regard to revising the HOA rules and regulations.

8. Follow-up on Landscaping for Treeline Blvd Regarding Bids

Ms. Goldman stated she is waiting to hear from Juniper who is the current landscape contractor to submit a bid. She concluded that the Master HOA would absorb the maintenance regarding the landscaping.

9. Ponds

Mr. Geppert discussed the stocking of fish in Basin 2, from Pelican Preserve Blvd to Palazzo, not including Cypress Grove Blvd, has been approved and will happen ASAP.

He stated aeration of Basin 6, the Northern end of our community is ready for the electrical service and installation RFP to be issued. Once the electrical service is provided to our ponds, the actual aerator installation phase will begin. Mr. Connell stated an RFP for the electric service was approved and issued to the contractor, Morris-Riley, and will commence the first of the year. The timing of the installation of aerators is dependent on the funding available this budget year, after the electrical costs are understood.



He gave a brief review regarding the analysis with contractors regarding the previous identified washouts. He stated they now believe some of the washouts will never be addressed because it is grassed over and stable.

He discussed slope restoration and stated the Ponds Group is more confused since they have reviewed several methodologies. The Ponds Group is recommending the method utilize at Gulf Harbor.

Mr. Geppert stated he had nothing to report regarding Shenandoah. He stated it has been decided by the Ponds Group they should not be paying for things that were never requested. He stated Shenandoah has not responded at this point to the nonpayment suggestion.

10. Committee Member Requests and Audience Comments

Mr. Mezey reviewed the DRI revisions. He stated the Alliance meeting is scheduled to meet on January 21, 2014. The Information Meeting is scheduled for January 28, 2014 and WCI will be presenting on the annexation and the Town Center. He stated the Alliance is planning on doing a survey regarding amenities. He stated the process is moving forward and WCI has been forthcoming.

Mr. Geppert stated he will be giving an update concerning the work of the Ponds Committee at the January 21st Residents Alliance meeting.

Mr. LeMaire asked if any more information regarding the takeover of the Town Center. Mr. Mezey stated the cost will increase as more is being done to the Town Center.

11. Set Next Committee Meeting Date

The next meeting is scheduled for January 9, 2014 at 2 pm. Mr. Mezey will be present at the next GSCDD Board of Supervisors meeting to represent the committee.

12. Adjournment of the December 12, 2013 Meeting at 3:45 p.m.

MOTION TO:	To approve adjournment of the December 12, 2013 meeting.
MADE BY:	Phil Mezey
SECONDED BY:	Bill Van der Have
DISCUSSION:	None further
RESULT:	Motion PASSED 4/0