



Minutes of the Pelican Preserve Committee Meeting March 13, 2014

1. CALL TO ORDER/ ROLL CALL

Chairperson: Phil Mezey
Vice Chair: Robert Geppert

Committee Members Present:

Bill van der Have
John Grega
Herb Freese
Christina Cascio
Ronald DaPonte

Management: Marybeth Goldman and Keith Sherman from Securitas

Staff Members:

Diane Collins: Administrative Assistant
Scott Connell: Operations Manager

Residents:

Don Schafer
Gail Schafer

1. Call to Order/Roll Call

Phil Mezey welcomed new committee member Ron DaPonte.

2. Approval of Minutes

MOTION TO:	To approve the February 13, 2014 minutes as written.
MADE BY:	Robert Geppert
SECONDED BY:	Herb Freese
DISCUSSION:	None further
RESULT:	Motion PASSED 6/1, Ron DaPonte abstained

3. Finances (See attachments)

Christina Cascio requested direction on what approach to take handling the cash flow. The committee agreed for her to continue with her approach which would reconcile the cash balance and keep the financials consistent. Discussion followed regarding the reserves.

4. Front Entrance Controls Capsure System

Keith Sherman stated the process for classes regarding orientation for the Capsure System has been implemented and well received. Phil Mezey agreed but not well attended by current residents.

Robert Geppert inquired about the motion detector behind Goodwill and dispatch security or auto camera. He wanted to know if we have the capability to do that behind Goodwill property. Keith Sherman stated there are permanent cameras by the construction gate but this technique that is being used is not as mobile as you would think. Marybeth Goldman stated the camera was never purchased and she will research this topic for the next meeting.

5. Vandalism

Keith Sherman stated he spoke with the police and they recognize they need to increase security. The location that needs to be more secured is the wall at Walgreens down to the front gate. Robert Geppert stated it will take too much time to wait for WCI to react to this situation and suggested for Pelican Preserve to proceed and get the cameras which will increase security. Phil Mezey asked Keith Sherman if there are systems that are more mobile. Keith Sherman stated there are affordable cameras with analytics that can differentiate between people and animals. Phil Mezey requested Keith Sherman to bring information regarding this type of system to the next meeting.

6. Traffic Analysis

Herb Freese presented the Traffic Study regarding vehicles entering Pelican Preserve gates.

- The peak entry traffic occurs between the hours of 11 AM and 6 PM with a fairly constant rate that averages 2.25 vehicles per minute at the trap gate and 1.14 vehicles per minute at the guest gate for a total of 3.39 vehicles per minute.
- The average trap gate rate during peak hours for the twelve days had a high of 2.79 vehicles per minute and a low of 1.88 vehicles per minute.
- The cycle time for the trap gate is about 10 to 15 seconds per car. With daily average times of 21 to 32 seconds between vehicles it can be inferred that backups will be relatively frequent. Also note that some service and contractor trucks must be allowed through the trap gate because of a height limitation at the guest gate, again increasing the likelihood of backups.
- For the guest gate, the observed average peak rate was 1.14 vehicles per minute with a high of 1.25 and a low of 0.90 vehicles per minute.
- At the guest gate, the entry processing time can be very short (residents and guests with passes) to over a minute for some service or contract vehicles again increasing the likelihood of backups. With average times of 48 to 70 seconds between vehicles it can again be inferred that backups will occur.
- Assuming that most vehicles that enter during the day have also exited during the same day and also assuming a similar rates and peak hours, the total traffic rate during peak hours along the boulevard between Treeline and Trieste is 6.8 vehicles per minute.

Discussion followed regarding moving the trap gate and Robert Geppert disagreed. Phil Mezey suggested waiting for the study to be completed and see what the actual impact is.

Marybeth Goldman suggested limiting the trap gate to certain hours and creating a dual entry for residents and visitors. She stated it would involve moving the gate or purchasing another gate.



Keith Sherman suggested doing a risk analysis and use the trap gate during high risk areas.

Phil Mezey commented on the vandalism and the police feel we need to educate the residents. He stated there are no suspects at this time and the incidents are being tabulated as criminal mischief except for the pool house.

7. Digital File Showing Pelican Preserve Assets

Bill van der Have has made available on the internet the results of an extensive records search involving the records of the Lee County Property Appraiser and the Lee County Clerk of Circuit Courts. He has ascertained that all roadway right-of-ways within the original development of Pelican Preserve have been deeded to Gateway Services CDD, 6 out of 33 lakes have been deeded to Gateway Services CDD and 2 preserve areas have been deeded to Gateway Services CDD. The 6 lakes that have been deeded to the CDD are in areas that are outside of the boundaries of a parcel on the records known as 'Pelican Preserve Golf Course'. 32 lakes and the spill-way are within the boundaries of the 'Pelican Preserve Golf Course' which is owned by WCI Communities, LLC. There is one lake outside the boundaries of the 'Pelican Preserve Golf Course' that is still in the name of WCI. He concluded this website will be continually changing as records are added and updated to this site.

John Grega added that a file will be built for each pond for the entire community which eventually can be added to the CDD GIS mapping.

John Grega gave a brief introduction and then gave the floor to Bill van der Have regarding his presentation. Robert Geppert suggested changing the verbiage from "lakes" to "ponds".

Phil Mezey suggested coordinating all this work with the CDD as they continue to move forward with the GIS mapping.

8. Proposed CDD FY 2015 Budget

Christina Cascio reviewed the proposed budget. She asked the committee to focus on two items. 1) Under "Shared Operating & Maintenance Expenses "706552" use to include the pump house electric which now has been removed. 2) Under "Shared Operating & Maintenance Expenses 706550 "Street Lighting – Electric" has been deleted and recoded and moved to "Resident's Street Light – Electric".

Christina Cascio pointed out the items that are creating the substantial increase from the FY 2014 Budget to proposed FY 2015 Budget. She noted that these increases fall into three categories – Cypress Grove, Treeline Wall and other additions. She agreed to send the committee members a version of the proposed budget with these items broken out. This should facilitate the committee's discussion and recommendation at the next meeting concerning the proposed budget.

Phil Mezey pointed out that in the FY 2014 Estimated expenses are substantially less than those in the FY 2014 Budget. He stated that it might be possible to move some to the



additional FY 2015 Budget costs into FY 2014 to reduce some of the potential increases in the proposed FY 2015 Budget.

9. Ponds

Robert Geppert gave a brief overview. He stated the Ponds Group is currently in the permit process with the City of Fort Myers regarding repairs. He stated it is not necessary for repairs but wanted to be safe.

Robert Geppert gave an update on Shennadoah. He stated the District Engineer reached out to Shennadoah as well as the Operations Manager and received no response. He stated nothing has been resolved and cleaning is on a hiatus. He stated the CDD is currently looking at other contractors. He stated the original design engineer is working on an alternative option.

Robert Geppert stated the floway study has been developed for new area and SFWMND and Engineers have accepted it but the Alliance is still fighting it. He stated all water comes from the upper Gateway which increases the volume with new development. He stated the study indicated the increase volume can be handled. The CDD budget handles all of the floway through General Fund 001.

Robert Geppert presented the Ponds Budget FY 2015 and it is basically the same as last year. He stated he wanted to the ERU's to remain the same.

10. Monthly Walkabouts – No Report

11. Reserves

Christina Cascio stated that based on the cash balance at the end of the last fiscal year (9/30/13) there is \$187,604 available over and above the FY 2013 budgeted transfer to the reserves of \$105,213. It was the sense of the committee that this extra amount should not be transferred to the reserves pending the near term need for funds for ponds restoration and that only the FY 2013 budgeted amount should be transferred to the reserves at this time.

MOTION TO:	Recommends that the Gateway Services CDD Board of Supervisors approve transfer of \$105,213 to the Pelican Preserve Community Association Capital Expenditures and Deferred Maintenance Reserve Account.
MADE BY:	Robert Geppert
SECONDED BY:	Herb Freese
DISCUSSION:	None further
RESULT:	Motion PASSED 7/0

Robert Geppert and John Grega left at 3:55 p.m.

12. Bar Codes



Marybeth Goldman met with Chris Pilgrim (golf course) and she stated non-residents want a bar code which would generate revenue and this could be implemented as an administrative fee. She stated this would have to be verified with Chris Pilgrim that those receiving bar codes are in fact members at the golf course.

13. Missing Signs

Marybeth Goldman stated the numbers remain the same. Christina Cascio stated that the number of necessary signs will increase as the development increases. Marybeth Goldman agreed and WCI continues to have studies completed by the engineers to make sure the community is properly aligned with signage for the traffic volume. She stated it is approximately \$900 per sign. The committee agreed a sign needs to be placed at the end of Veneto where drivers are leaving the Town Center. Marybeth Goldman will recommend to Joe Smith to follow through on this suggestion.

14. Capital Assets Working Group Update

Marybeth Goldman stated she has proposals for everyone and will send those electronically. She suggested using one Sternburg pole by the front entrance. She also concluded this project can be done in phases. She concluded that the LED lights were installed this week.

Phil Mezey requested to revisit lighting at the next meeting.

15. Committee Member Requests and Audience Comments

Don Schafer is happy with the lighting and did not see where it was necessary to change anything.

16. Set Next Committee Meeting Date

The next meeting date is scheduled for April 10, 2014 at 2 pm.

Robert Geppert stated he would attend the next Board meeting on March 20, 2014. At the next PPAC meeting the future meeting schedule will be discussed due to Board of Supervisor meeting dates have changed.

April 3, 2014 – Ron DaPonte
April 24, 2014 – Christina Cascio
May 8, 2014 – Herb Freese
May 22, 2014 - ?

17. Adjournment of the March 13, 2014 Meeting at 4:08 p.m.

MOTION TO:	To approve adjournment of the March 13, 2014 meeting.
MADE BY:	Herb Freese
SECONDED BY:	Christina Cascio
DISCUSSION:	None further
RESULT:	Motion PASSED 5/0

PELICAN PRESERVE COMMUNITY ASSOCIATION/GSCDD RETAINER DRAWS
For the Five Months Ended February 28, 2014

	<u>Actual</u>	<u>Budget</u>	<u>Variance Fav (Unfav)</u>	<u>Annual Budget</u>
SHARED EXPENSES				
Landscape Contract	37,599	37,021	(578)	88,850
Pine Straw	6,385	5,321	(1,064)	12,770
Annuals	7,212	5,163	(2,050)	12,390
Plant Replacements	0	2,083	2,083	5,000
Tree/Sod Replacement	683	2,083	1,401	5,000
Tree Trimming	0	3,625	3,625	8,700
Sub-total Landscape Expenses	51,878	55,296	3,418	132,710
Irrigation Electric	8,255	3,917	(4,338)	9,400
Irr. Repairs & Maintenance	3,295	3,042	(253)	7,300
Irr. Electric Reimbursement	(10,761)	-	10,761	
Sub-total Irrigation Expenses	789	6,958	6,169	16,700
Entry Feature Utilities	8,089	7,625	(464)	18,300
Entry Feature Repairs & Maint.	14,997	6,667	(8,330)	16,000
Sub-total Entry Feature Expenses	23,086	14,292	(8,795)	34,300
Street Lighting - Electric	765	-	(765)	
Street Lighting - Maintenance	2,516	2,500	(16)	6,000
Sub-total Street Lighting El/R&M	3,281	2,500	(781)	6,000
Utility Cart Maintenance & Fuel	747	833	87	2,000
Total Shared Expenses	79,781	79,879	98	191,710
RESIDENT'S EXPENSES				
Landscape Contract	47,056	56,833	9,778	136,400
Mulch/Pine Straw	16,173	11,458	(4,715)	27,500
Annuals	11,637	12,317	680	29,560
Plant Replacements	1,348	5,417	4,069	13,000
Tree/Sod Replacement	4,200	7,342	3,142	17,620
Tree Trimming	3,092	11,958	8,866	28,700
Sub-total Landscape Expenses	83,506	105,325	21,820	252,780
Irrigation Electric	2,265	3,417	1,152	8,200
Irr. Repairs & Maintenance	7,188	2,500	(4,688)	6,000
Sub-total Irrigation Expenses	9,453	5,917	(3,536)	14,200
Feature Fountains Utilities	5,782	10,000	4,218	24,000
Feature Fountain Repair/Main.	2,939	1,333	(1,606)	3,200
Sub-total Feature Fountain Expenses	8,721	11,333	2,612	27,200

PELICAN PRESERVE COMMUNITY ASSOCIATION/GSCDD RETAINER DRAWS
For the Five Months Ended February 28, 2014

RESIDENT'S EXPENSES (Cont'd)				
Street Lighting - Electric	9,462	11,321	1,858	27,170
Street Lighting Repairs & Maint.	7,947	7,173	(774)	17,215
Sub-total Street Lighting EI/R&M	17,409	18,494	1,085	44,385
Boardwalk Main./Repairs	731	2,500	1,769	6,000
Neighborhood Monument Maintenance	2,639	2,083	(556)	5,000
Sidewalk/Road Repairs	6,831	10,500	3,669	25,200
Access Control/Roving Patrol	125,687	132,133	6,446	317,120
Gatehouse EI/Janitorial/Repairs	2,499	3,750	1,251	9,000
Gate Repairs	2,916	2,042	(874)	4,900
Supplies/Passes	4,335	1,750	(2,585)	4,200
VOIP/Hosting/Support	3,107	2,583	(524)	6,200
Sub-total Gatehouse Expenses	12,857	10,125	(2,732)	24,300
Leased Golf Cart	748	833	86	2,000
			0	
Total Resident's Expenses	268,581	299,244	30,662	718,185
			0	
Total Expenses	348,362	379,123	30,761	909,895

JAN & FEB 2014 YTD EXPENSE VARIANCES (FEB IN BOLD & ITALICS)

SHARED EXPENSES

LANDSCAPE CONTRACT - 2ND OF 4 ANNUAL FERTILIZATIONS INCLUDED

TREE/SOD REPLACEMENT - REPLACED L/S DAMAGED DUE TO ACCIDENT - ON TREELINE, \$683. Reimbursement to be netted against this line.

IRRIGATION ELECTRIC REIMBURSEMENT FOR PERIOD JULY 8, 2013 - DECEMBER 6, 2013

STREET LIGHTING-MAINTENANCE - POLE LIGHTS OUTSIDE GUARD HOUSE - BULBS & BALLAST, \$1183.

RESIDENTS EXPENSES

LANDSCAPE CONTRACT COSTS - UNDER BUDGET DUE TO NO CYPRESS GROVE ROAD CHARGES AS YET. ANNUALS INCLUDE 1ST OF 2 PLANTINGS. ALL OTHER LANDSCAPE COSTS WILL COME UP TO BUDGET OVER THE COURSE OF THE YEAR.

MULCH/PINE STRAW - 1ST APPLICATION

TREE/SOD REPLACEMENT - PELICAN PRESERVE BLVD SOD REPLACEMENT, \$3300

IRRIGATION REPAIRS & MAINTENANCE - 4 INSPECTIONS, REPAIR MAIN LINE AND LEAKING PIPE

STREET LIGHTING ELECTRIC - \$2673.

STREET LIGHTING REPAIRS & MAINTENANCE - DEPOSIT ON PAINTING ALL STREET LIGHTS - TOTAL BUDGET FOR THIS IS \$11,200

NEIGHBORHOOD MONUMENT MAINTENANCE - PRESSURE CLEANING

SIDEWALK/ROAD REPAIRS - PRESSURE CLEANING \$1400

PORTOFINO - PRESSURE WASH SIDEWALKS & STREET GUTTERS, \$750. (Portofino to reimburse)

COMMUNITY - CONCRETE GRINDINGS, \$3415.

TREVISIO - PAVER REMOVAL, STABILZE GRADE & RE-INSTALL, \$1234.

SUPPLIES/PASSES - 500 BARCODES, \$1875. WILL BE OFFSET BY CHARGING \$10/PASS TO RENTERS - AI

PPROX. \$1,000.