



13240 Griffin Dr.
Fort Myers, FL 33913

Minutes of the Pelican Preserve Committee Meeting April 10, 2014

1. CALL TO ORDER/ROLL CALL

Chairperson: Phil Mezey

Vice Chair: Robert Geppert via conference call

Committee Members Present:

Bill van der Have

John Grega

Herb Freese - Absent

Christina Cascio

Ronald DaPonte – joined the meeting after resume review

Management:

Marybeth Goldman (absent)

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

2. Approval of Minutes

MOTION TO:	To approve the March 13, 2014 minutes with revisions.
MADE BY:	Bill van der Have
SECONDED BY:	John Grega
DISCUSSION:	None further
RESULT:	Motion PASSED 5/0

3. Review Resumes for Vacant Committee Position

Phil Mezey reviewed the four applicants who applied for the vacant position on the Pelican Preserve Advisory Committee. He mentioned the names listed below:

- Fran LaMaitre
- Carolyn Smith
- Ron DaPonte
- Howard Reese

John Grega recommended Ron DaPonte would be an excellent choice due to his involvement in the community and he resides full time as a resident of Pelican Preserve. A brief discussion followed and it was agreed that Mr. DaPonte was the strongest candidate.



13240 Griffin Dr.
Fort Myers, FL 33913

MOTION TO: To confirm recommendation to the Board of Supervisors regarding Ron DaPonte to fill the vacancy on the Pelican Preserve Advisory Committee.

MADE BY: John Grega

SECONDED BY: Christina Cascio

DISCUSSION: None further

RESULT: Motion PASSED 5/0

Phil Mezey announced the approval of Mr. DaPonte's appointment to the committee. Ron DaPonte then joined the meeting.

4. Finances (See attachments)

Christina Cascio stated that the sixth month report is over budget by \$34,268, however, the annual projection estimate is showing an approximate \$85K surplus. The cash balance as of 12/31/13 is \$1,786,890 which is representative of 95.8% of our revenue for the entire fiscal year. Robert Geppert stated that the FY 2013 additional reserves fund totaling \$187,604 will be used shortly.

Bill van der Have inquired about the irrigation electric under shared expenses. He stated the neighborhood associations paid for the pump electric but now it has been moved to the Master Association. He asked if all satellites paid by the Master Association. Christina Cascio stated she would ask Marybeth Goldman and report back to the committee.

5. Review Preliminary 2015 Budget

The committee discussed Cypress Grove Phase I and Phase II. Phase I and Phase II have not been conveyed and Phase II was not budgeted for in 2014. Christina Cascio stated she will contact Marybeth Goldman regarding street lighting cost for Cypress Grove Phase I and Phase II.

Phil Mezey expressed concern about increasing costs per ERU too much and said the committee should strive to keep costs as low as possible. The committee discussed moving all of the "Additional Items", totaling \$35,220, in the FY 2015 Proposed Budget to be paid for and completed within the current fiscal year. A final decision will be made at next month's meeting.

The committee discussed how to handle costs such as the cleaning of the boardwalk that do not occur every year, but are not part of the Capital Assets Repair & Replacement Reserves. Ron DaPonte suggested that it would be a good idea to smooth out these types of expenses by setting up a maintenance expense account that could be charged for a portion of such expenses each year. Phil Mezey said that the committee probably had to include the cleaning of the boardwalk in the proposed FY2015 budget but should consider establishing such an account when the FY2016 budget is developed.

Gail Schafer stated the cost of the infrastructure of the roads is built into the cost of homes in Carena so why is a bond needed. Phil Mezey stated they do not pay for the bond; only



13240 Griffin Dr.
Fort Myers, FL 33913

the maintenance. WCI has established a bond, for which they pay, to provide funding for the final lift of asphalt.

Phil Mezey requested Robert Geppert to send Diane Collins additional cost so she can forward it to the committee members.

6. Speed Limit Sign on Veneto Drive - Table

7. Affordable Care Act for Privacy Access Control

Keith Sherman discussed the upcoming increase in costs for Securitas due to the implementation of the Affordable Care Act. These are expenses that Securitas will pass through to its clients and thus they will impact the FY2015 budget. He stated the company has chosen the Bronze Plan which cost between \$5,000-5,500 and Securitas is allowed to charge employees for a \$2,000 contribution which would reduce their cost to \$3,500 per employee. He stated the bottom line is it will cost Pelican Preserve \$1.07 for each hour of security service Securitas provides which equates to \$21,000 annually. He stated if Securitas does not provide healthcare for their employees they will be charged a \$3,000 penalty per employee. The committee discussed this change and decided the proposed budget needs to be adjusted by increasing access control expense.

8. Treeline Security Plan Update

Keith Sherman discussed the recent home invasions occurring in Collier County. He stated the houses being invaded are multi-million dollar and these invasions usually occur on Mondays, Wednesday and Thursdays when the police enforcement is reduced. He stated the intruders are armed and will not hurt residents if they cooperate. He stated they usually enter on foot and leave with the homeowner's vehicle. He stated all five home invasions are related.

Keith Sherman followed up with the committee regarding the security issue along Treeline wall. He stated it is difficult to secure because you need a straight line of sight and the golf cart path is designed with curves. He stated a new technology is being introduced using an infrared screen that is more affordable than cameras, but also requires straight line of sight. It has been used in the industrial and correctional facilities. He suggested committee should wait to see what WCI proposes.

9. Cansec to Kantech Integration

Keith Sherman gave a brief overview on Cansec which utilizes an old technology and is being phased out. He stated the current Cansec can be integrated with Kantech which reads the barcode and sends it to the panel which allows vehicle access. It is more efficient system. He stated Securitas is offering the Kantech system with four ports for \$2,200 and will waive the \$500 set up fee at this time. He stated the installation takes 1-2 hours. Phil Mezey suggested that this expenditure be made this year and that it could be approved as part of the proposed FY2015 budget approval process at the committee's next meeting. Christina Cascio stated she will contact Marybeth Goldman via email regarding this.



10. Front Entrance Lighting – Table

Phil Mezey stated Marybeth Goldman gave us several options. Bill van der Have did not see an issue with the existing setup. John Grega agreed but felt the monument up lighting is not bright enough on Treeline and Colonial and the Treeline to Pelican Preserve Blvd monument is only lighted in the center and in not its entirety. Phil Mezey suggested this be tabled for the next meeting.

11. Ameriscape – Table

RG reminded the committee that the process takes about five months.

12. Ponds Update

Robert Geppert stated that a meeting was held today and the issue with Shenandoah was solved. He stated it was agreed to pay the discounted invoice which totaled \$5,500. He stated District is moving forward with Aviano repair and currently have two bids and will go with Tetra Tech's recommendation. He state the Ponds Group is waiting for the City of Fort Myers to issue the permit for LK 26 and LK 29 and hopefully this will happen by the next meeting. He stated Morris Riley will be going out for bids for the aeration installation. Phil Mezey asked the turnover situation with WCI and how can we force them to do the right thing. Robert Geppert stated on all new communities WCI is doing it correctly.

13. Capital Assets Working Group Update

John Grega advised that the Asset Work Group had an informal meeting on 03/25/14. The website, www.PPAssets.info that Bill van der Have developed was updated by Bill on 03/23/14 and again prior to PPAC meeting. The Pelican Preserve Advisory Committee and the Asset Work Group is accepting District Council's March 1, 2014 email that "The District owns and possesses infrastructure within its easements and can posses SFWMD operating permits and County and City permits to operate, maintain, repair and reconstruct its SWMS regardless of whether it holds an easement or possesses fee simple title."

Based on the information developed by the Asset Work Group and the new website, Marybeth Goldman advised during the work group meeting that the Community Development District and Facilities Operation and Maintenance Agreement dated 12/18/08 may need to be revised and updated in order to agree with some of the recorded documents.

During the work group meeting Scott Connell gave an update on Tetra Tech's 11/14/13 memorandum titled Surface Water Management Permit Certification and Transfers to Operating Entity. Tetra Tech's goal is to identify problems within the system through inspection and to work towards final regulatory certification and transfer. The Asset Work Group plans to include any documentation of the transfer on the Pelican Preserve Assets website.

The Asset Work Group request that the Ponds Committee advise if they feel new recorded documents are needed in order to be in agreement with current findings. Bob Geppert



13240 Griffin Dr.
Fort Myers, FL 33913

advised that he did not think any additional recorded documents would be needed at this time.

If agreed by PPAC, the Asset Work Group would like the website to have links with the Master Association, Alliance, Ponds and the GSCDD websites. Minutes of the PPAC meetings can also be included.

14. Digital File Showing Pelican Preserve Assets

Bill van der Have displayed his website PPASSETS.info and in particular the GSCDD Lake Maintenance Plan Map, prepared by Tetra Tech, supplied to him and the other committee members by Scott Connell, has missing information in the placard titled Pelican Preserve - Lakes, under the Owner column. He stated that this information is available from the Lee County public Records.

Also the Maintenance Responsibility column has four lakes (LK-31-PP, LK-33-PP, LK-34-PP, LK-38-PP) shown as being maintained by the Pelican Preserve Community Association; should say to be maintained by Gateway Services District. He also stated that a spread sheet presented by Bob Geppert at the previous PPAC meeting has similar missing information which is available on the PPASSETS.info website. He also displayed where he will be keeping an index to and copies of the PPAC minutes on the PPASSETS.org website.

John Grega stated what Bill van der Have has done is a work in progress. He stated this needs to be linked to the District website along with the Master Association and Alliance Group. Phil Mezey stated we would need to ask if this is allowed.

Phil Mezey requested Diane Collins to send the final version of the minutes to the committee and Bill van der Have can add it to his website as well.

15. Future Meeting Schedule for the Board of Supervisors

April 24, 2014 – Christina Cascio
May 8, 2014 – Phil Mezey
May 22, 2014 – Ron DaPonte
June 5, 2014 – Ron DaPonte
June 19, 2014 – Christina Cascio

16. Committee Member Requests and Audience Comments

Phil Mezey gave an update regarding the last two Board of Supervisors meetings on March 20 and March 26, 2014.

1. Intent to re-engage with Rizzetta
2. Elect new Chair and Vice Chair
3. Mr. Neubauer still remains on the Board
4. Rizzetta withdrew
5. Interview with Severn Trent

Scott Connell stated negotiations between Severn Trent between the Chairman and District Counsel were continuing. He stated a final agreement will be discussed at the April 24,

Gateway Services Community Development District
Office: 239.561.1313 Fax 239.561.1350

<http://www.gatewaydistrict.org>



13240 Griffin Dr.
Fort Myers, FL 33913

2014 meeting. He stated the official start date would be June 1, 2014. Scott Connell stated he met with Bob Koncar, Regional District Manager and Calvin Teague, District Manager within the last week.

Phil Mezey stated the Board approved the reserve transfer regarding the \$105,213.

John Grega stated the Board meeting he attended where Severn Trent presented it was mentioned that their financial system is real time.

Gail Schafer discussed the two positions on the Board of Supervisors for which the terms will end in November. She asked the committee if they had any recommendations. John Grega stated the Alliance Group has a committee who recommends names regarding this matter.

Don Schafer stated with the Affordable Care Act it will not only impact Securitas but many other vendors such as landscaping vendor. He thought it is necessary to look at this since the upcoming budget is in process.

17. Set Next Committee Meeting Date

The next meeting dates are scheduled for May 7, 2014 and June 12, 2014 at 2 pm.

18. Adjournment of the March 13, 2014 Meeting at 4:30 p.m.

MOTION TO:	To approve adjournment of the March 13, 2014 meeting.
MADE BY:	Bill van der Have
SECONDED BY:	John Grega
DISCUSSION:	None further
RESULT:	Motion PASSED 5/0

PELICAN PRESERVE COMMUNITY ASSOCIATION/GSCDD RETAINER DRAWS
For the Six Months Ended March 31,2014

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u> <u>Fav (Unfav)</u>	<u>Annual</u> <u>Budget</u>
SHARED EXPENSES				
Landscape Contract	45,321	37,021	(8,300)	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	59,601	55,296	(4,305)	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	9,501	7,625	(1,876)	18,300
Entry Feature Repairs & Maint.	15,533	6,667	(8,867)	16,000
Sub-total Entry Feature Expenses	25,034	14,292	(10,742)	34,300
Street Lighting - Electric	765	-	(765)	
Street Lighting - Maintenance	3,922	2,500	(1,422)	6,000
Sub-total Street Lighting EI/R&M	4,687	2,500	(2,187)	6,000
Utility Cart Maintenance & Fuel	871	833	(38)	2,000
Total Shared Expenses	90,982	79,879	(11,103)	191,710
 RESIDENT'S EXPENSES				
Landscape Contract	57,565	56,833	(731)	136,400
Mulch/Pine Straw	16,173	11,458	(4,715)	27,500
Annuals	11,637	12,317	680	29,560
Plant Replacements	9,125	5,417	(3,708)	13,000
Tree/Sod Replacement	5,280	7,342	2,062	17,620
Tree Trimming	3,092	11,958	8,866	28,700
Sub-total Landscape Expenses	102,872	105,325	2,453	252,780
Irrigation Electric	3,017	3,417	400	8,200
Irr. Repairs & Maintenance	7,867	2,500	(5,367)	6,000
Sub-total Irrigation Expenses	10,884	5,917	(4,967)	14,200
Feature Fountains Utilities	7,202	10,000	2,798	24,000
Feature Fountain Repair/Main.	3,228	1,333	(1,895)	3,200
Sub-total Feature Fountain Expenses	10,430	11,333	903	27,200

PELICAN PRESERVE COMMUNITY ASSOCIATION/GSCDD RETAINER DRAWS
For the Six Months Ended March 31,2014

RESIDENT'S EXPENSES (Cont'd)

Street Lighting - Electric	12,112	11,321	(791)	27,170
Street Lighting Repairs & Maint.	9,542	7,173	(2,369)	17,215
Sub-total Street Lighting El/R&M	21,654	18,494	(3,161)	44,385
Boardwalk Main./Repairs	731	2,500	1,769	6,000
Neighborhood Monument Maintenance	2,683	2,083	(600)	5,000
Sidewalk/Road Repairs	6,831	10,500	3,669	25,200
Access Control/Roving Patrol	151,541	132,133	(19,407)	317,120
Gatehouse El/Janitorial/Repairs	2,725	3,750	1,025	9,000
Gate Repairs	3,107	2,042	(1,065)	4,900
Supplies/Passes	4,517	1,750	(2,767)	4,200
VOIP/Hosting/Support	3,562	2,583	(979)	6,200
Sub-total Gatehouse Expenses	13,910	10,125	(3,785)	24,300
			0	
Leased Golf Cart	872	833	(39)	2,000
			0	
Total Resident's Expenses	322,408	299,244	(23,165)	718,185
			0	
Total Expenses	413,391	379,123	(34,268)	909,895

JAN - MAR 2014 YTD EXPENSE VARIANCES (MARCH IN BOLD & ITALICS)

SHARED EXPENSES

LANDSCAPE CONTRACT - 3RD 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.

STREET LIGHTING-MAINTENANCE - TREELINE BLVD - BULBS & BALLASTS, \$1406.30

RESIDENTS EXPENSES

LANDSCAPE CONTRACT COSTS - UNDER BUDGET DUE TO NO CYPRESS GROVE ROAD CHARGES AS YET. ANNUALS INCLUDE 1ST OF 2 PLANTINGS.

FERTILIZER APPLICATION - 3RD OF 4 ANNUAL

ALL OTHER LANDSCAPE COSTS WILL COME UP TO BUDGET OVER THE COURSE OF THE YEAR.

MULCH/PINE STRAW - 1ST APPLICATION

PLANT REPLACEMENTS - SEVILLA CUL DE SAC, \$532.00; 4 WAY STOP AT AVILA/SEVILLA, \$2910.; PP BLVD UP TO CG, \$3000; SOUTH SIDE OF 1ST TIBERIO ENT, \$1335.

TREE/SOD REPLACEMENT - PELICAN PRESERVE BLVD SOD REPLACEMENT, \$3300
4 WAY STOP AT AVILA/SEVILL, \$360.00; PP BLVD TO CG, \$720

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

VENETO/VICENZA- BULBS, \$197; PP BLVD- BULBS & BALLASTS, \$1398.

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.

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

SUPPLIES/PASSES - 500 BARCODES, \$1875. WILL BE OFFSET BY CHARGING \$10/PASS
TO RENTERS - APPROX. \$1,000.

13. Capital Assets Working Group Update

John Grega advised that the Asset Work Group had an informal meeting on 03/25/14. The website, www.PPAssets.info that Bill VanderHave developed was updated by Bill on 03/23/14 and again prior to PPAC meeting. The Pelican Preserve Advisory Committee and the Asset Work Group is accepting District Council's March 1, 2014 email that "The District owns and possesses infrastructure within its easements and can possess SFWMD operating permits and County and City permits to operate, maintain, repair and reconstruct its SWMS regardless of whether it holds an easement or possesses fee simple title."

Based on the information developed by the Asset Work Group and the new website, Marybeth Goldman advised during the work group meeting that the Community Development District and Facilities Operation and Maintenance Agreement dated 12/18/08 may need to be revised and updated in order to agree with some of the recorded documents.

During the work group meeting Scott Connell gave an update on TetraTech's 11/14/13 memorandum titled Surface Water Management Permit Certification and Transfers to Operating Entity. TetraTech's goal is to identify problems within the system through inspection and to work towards final regulatory certification and transfer. The Asset Work Group plans to include any documentation of the transfer on the Pelican Preserve Assets website.

The Asset Work Group request that the Ponds Committee advise if they feel new recorded documents are needed in order to be in agreement with current findings. Bob Geppart advised that he did not think any additional recorded documents would be needed at this time.

If agreed by PPAC, the Asset Work Group would like the website to have links with the Master Association, Alliance, Ponds and the GSCDD websites. Minutes of the PPAC meetings can also be included.