

PELICAN BAY SERVICES DIVISION BOARD REGULAR SESSION
MAY 3, 2017

The Pelican Bay Services Division Board met on Wednesday, May 3, 2017, at 1:00 p.m. at the Community Center at Pelican Bay, 8960 Hammock Oak Drive, Naples, Florida 34108.

In attendance were:

Pelican Bay Services Division Board

Scott Streckenbein, Chairman
Mike Shepherd, Vice-Chairman (*by telephone*)
Joe Chicurel
Tom Cravens
Jacob Damouni

Ken Dawson
Bohdan Hirniak
Susan O'Brien
Peggy Pinterich (*absent*)
Dave Trecker (*absent*)
Gary Ventress

Pelican Bay Services Division Staff

Neil Dorrill, Administrator
Marion Bolick, Operations Manager

Mary McCaughtry, Operations Analyst
Lisa Jacob, Associate Project Manager
Barbara Shea, Recording Secretary

Also Present

Charles Bodo, Pelican Bay Foundation
Tim Durham, County Manager's Office
Jim Hoppensteadt, Pelican Bay Foundation

Mary Johnson, Pelican Bay Foundation
Robert Sanchez, PBPOA
Trent Waterhouse, Pelican Bay Foundation

APPROVED AGENDA (AS PRESENTED)

1. Pledge of Allegiance
2. Roll call
3. Agenda approval
4. Approval of 04/05/17 Regular Session meeting minutes
5. Audience comments
6. *Approval of the proposed FY18 budget (*30 minutes*)
7. Administrator's report (*40 minutes*)
 - a. *Lake bank erosion study update
 - b. Update on the intersection of Gulf Park Dr. & US41 and median cut
 - c. Street lighting project update
 - d. Bay Colony Brazilian pepper update
 - e. Dune swale update
 - f. Cobblestones removal update
 - g. Update on Sheriff's special duty patrols
 - h. April financial report
8. Committee reports (*30 minutes*)
 - a. Clam Bay
 - b. Landscape & Safety
 - i. *Request to approve the Landscape Management Plan
 - c. Water Management
 - d. Budget

**Pelican Bay Services Division Board Regular Session
May 3, 2017**

9. Chairman's report (*5 minutes*)
10. Old business
11. New business
12. Adjournment

**indicates possible action items*

ROLL CALL

Dr. Trecker and Ms. Pinterich were absent, Mr. Shepherd was present by telephone, and a quorum was established

AGENDA APPROVAL

Mr. Cravens motioned, Mr. Dawson seconded to approve the agenda as presented. The motion carried unanimously.

APPROVAL OF 04/05/17 REGULAR SESSION MEETING MINUTES

Mr. Cravens motioned, Mr. Dawson seconded to approve the 04/05/17 regular session meeting minutes as presented. The motion carried unanimously.

AUDIENCE COMMENTS

Mr. Trent Waterhouse requested an update on the painting of the irrigation water tanks. Mr. Dorrill commented that the County is moving forward and expects to complete the project in FY17. Mr. Hoppensteadt, Pelican Bay Foundation, reported that county staff has submitted a request to the PBF architectural committee for the tanks to be painted light green. He suggested that Mr. Waterhouse contact Mr. Frank Laney, Pelican Bay Foundation, and/or the county staff contact to ensure that the water tanks are painted an acceptable color to the Chateaumere residents and the PBF.

Mr. Vincent Vespo requested an update on his noise abatement request, which he brought to the PBSB April board meeting. Mr. Dorrill commented on his site visit to the Vespo property, and that staff will evaluate alternatives and bring back options to the board.

Ms. Molly Moffatt commented on the imminent removal and replacement of all of the trees in the parking lot of the Marketplace shopping center at Pelican Bay. Mr. Streckenbein commented that this issue is outside the purview of the PBSB.

APPROVAL OF THE PROPOSED FY18 BUDGET

Mr. Streckenbein summarized the recent work of the budget committee, which by a consensus of 4-1, recommended the proposed FY18 budget being brought to the board, with an increase of \$61 or a 10.3% in the FY18 non-ad valorem assessment. The ad valorem millage rate will remain the same at .0857. The committee's goal was to fund the needs brought forward from all the PBSB committees, while reining in costs wherever possible.

Mr. Shepherd commented on (1) the suppressed levels of PBSB assessments beginning in 2006 and continuing for many years, through and after the recession, (2) the current assessment

returning to the CPI trend line level after 12 years, and (3) the approximate PBSD deferred maintenance balance of \$13 million, which has accumulated over 12 years.

Ms. O'Brien's comments included, (1) the proposed FY18 budget increase of 10% is the third double digit increase over the last three years, (2) the proposed FY18 budget includes a large increase of \$740,000 in the capital fund with a remaining balance of \$825,000, (3) a reduction of \$225,000 from the capital fund could result in a reduction in the assessment to a 5.4% increase, (4) changing to a landscaping model which includes RFP's for specific landscaping projects could reduce PBSD's overall labor costs.

Dr. Chicurel commented in favor of the proposed FY18 budget and provided a slide presentation showing before and after photos of renewal projects throughout the community, completed over the last year. He emphasized that we are still "playing catch-up" from the past under-assessed years.

Mr. Cravens commented on the financial consequences of Clam Bay being declared impaired for copper, resulting in the PBSD banning the use of copper sulfate (a very cost effective chemical) to treat algae in our lakes. Resulting increased costs to combat algae include (1) the installation of aerators, (2) the installation of littoral plantings, and (3) the use of more expensive pesticides.

Mr. Dawson commented on the need for the look of the PB neighborhood to match the level of average home sales of \$1.3 million.

Ms. Molly Moffatt commented on the lack of landscape maintenance quality of work and provided photos of recent landscape maintenance she has observed. The photos were added to the record.

Mr. Streckenbein motioned, Mr. Cravens seconded that the PBSD Board adopt a tentative budget for FY2018 to submit to the Board of County Commissioners for their approval. O'Brien motioned, Mr. Hirniak seconded to amend the motion that we take \$225,000 from the balance in the capital fund and use it towards next year's capital fund, reducing the assessment needed by \$225,000. The amendment failed 6-2, with Dr. Chicurel, Mr. Cravens, Mr. Damouni, Mr. Dawson, Mr. Streckenbein, and Mr. Ventress dissenting. The motion carried 7-1, with Ms. O'Brien dissenting.

ADMINISTRATOR'S REPORT

LAKE BANK EROSION STUDY UPDATE

Mr. Dorrill requested board authorization for the final phase of our lake bank erosion study. Under this phase, staff will request (1) an overall summary and ranking of our 47 lakes and (2) a detailed cost analysis, using several possible methods/options of remediation (such as geotubing, geomats, and rip rap), for the ten worst lakes.

Mr. Cravens motioned, Mr. Damouni seconded that the PBSD Board approve the completion of task #3 of the master system for lake erosion analysis at a cost not to exceed \$15,000. After discussion by the board, Mr. Cravens withdrew his motion, and Mr. Damouni withdrew his second.

Ms. Cravens motioned, Mr. Damouni seconded that the PBSB Board approve the completion of task #3 of the master system for lake erosion analysis at a cost not to exceed \$17,000. The motion carried unanimously.

UPDATE ON THE INTERSECTION OF GULF PARK DR. & US41 & MEDIAN

CUT

Mr. Dorrill reported that the County Transportation Dept. has scheduled their quarterly safety meeting for prioritization of capital projects for May 25. Staff has been informed that our proposed Gulf Park Dr. median cut project is projected to receive County funding in 2025. The determination of this committee on May 25 will be reported back to the PBSB board at the June board meeting.

STREET LIGHTING PROJECT UPDATE

Mr. Dorrill reported that the Artis-Naples/Waterside Shops street light project has been completed. In addition, he reported that all of the metal halide bulbs on Gulf Park Drive have been replaced with LED bulbs, resulting in a significant improvement in overall street lighting.

BAY COLONY BRAZILIAN PEPPER UPDATE

Mr. Dorrill reported that two Brazilian pepper/exotics removal projects in Bay Colony have been completed. The third exotics removal project will begin next week, to be cost-shared with Bay Colony. Earth Tech was low bid of \$32,000 on this project.

DUNE SWALE UPDATE

Mr. Dorrill reported that the dune swale project has been completed.

COBBLESTONES REMOVAL UPDATE

Mr. Dorrill reported that our engineer is in the process of preparing construction plans for the cobblestone removal at the three remaining crosswalks on Pelican Bay Blvd. This will be followed by putting the project out to bid.

UPDATE ON SHERIFF'S SPECIAL DUTY PATROLS

Mr. Dorrill commented that staff will contact the County Parks Dept. and Sheriff's Dept. to ensure extra patrols and security details at Clam Pass Park on Friday May 5/Cinco de Mayo. Although the Sheriff's Dept. has reported a recent uptick in burglaries in North Naples, Mr. Dorrill reported that no additional PBSB special patrols will be scheduled.

APRIL FINANCIAL REPORT

Mr. Cravens motioned, Mr. Streckenbein seconded to accept the April financial report. The motion carried unanimously.

ALTERNATIVE CAR CARRIER OFF-LOADING SITE FOLLOW-UP

Mr. Dorrill commented that he will follow up on making contact with the management of the Pavilion shopping center on Vanderbilt Beach Rd., to discuss this site as a potential location for car carrier off-loading.

COMMITTEE REPORTS

CLAM BAY REPORT

Ms. O'Brien summarized her May 2017 Clam Bay update included in the agenda packet and specifically noted: (1) Earth Tech's March mangrove monitoring confirms Tim Hall's assessment that the mangrove die-off area has lessened and signs of new growth can be observed, (2) water level loggers indicate that water levels have receded, (3) the April tidal gauge data shows ratios back up to preferred levels, (4) Dr. Tomasko's first quarter WQ report confirms that Clam Bay total phosphorus results look very good, (5) Earth Tech's observations and photos of this year's hand-dug channel maintenance (performed by J.A. Aquatics) will be utilized to help target areas for 2018 maintenance work, and (6) the FWC Commissioners did not support designating Outer Clam Bay as a manatee protection zone; the PBF has filed a request for an administrative hearing to appeal this decision.

LANDSCAPE & SAFETY REPORT

Dr. Chicurel reported that the Landscape & Safety Committee met on April 18 and the following items were discussed and acted upon.

1. Sgt. Thad Rhodes and Cpl. Tom Folden of the CCSO were in attendance and reported that there is an uptick in burglaries in high end communities (especially in single family homes) during the hours of 7:00 – 11:30 PM. Sgt. Rhodes reviewed preventative measures homeowners can do to lessen the threat: (1) lock all doors and sliders, (2) use security systems and alarms when leaving home, (3) "see it – say it" – call the non-emergency sheriff's telephone number if you see anything suspicious (252-9300), and (4) keep lights on (landscape accent, interior, security). The CCSO is stepping up the use of every asset available to prevent break-ins.

2. Mr. Bolick, Operations Manager, reported that there is just about enough PBSO generated mulch to lay down on all secondary road areas.

3. The process to secure the painting of the water tank on the operations site is ongoing. The color must be a dark green or of such a color as to camouflage the tank as best as possible.

4. Mr. Dorrill, PBSO Administrator, reported that staff is exploring a flushing system with the County to alleviate particulate debris in the non-potable water supply.

5. A final version of the Landscape Management Plan was approved unanimously for full board approval. This will give our landscape supervisors and workers clear direction as to what the PBSO and community expect our landscaping to look like.

6. Resident requests to plant trees between the sidewalk and Pelican Bay Blvd. in front of Crown Colony from Marker 36 to Gulf Park Drive were heard and discussed. The consensus of the committee was that we want to hear from the Crown Colony Village Association, but also, that we are not opposed to planting trees. The type, exact number, and priority of the project will be discussed at a later date. Staff will advise.

REQUEST TO APPROVE THE LANDSCAPE MANAGEMENT PLAN

Dr. Chicurel motioned, Mr. Cravens seconded that the PBSB Board accept the text of the Landscape Management Plan written in consultation with PBSB staff and unanimously approved by the Landscape and Safety Committee. Mr. Cravens motioned, Dr. Chicurel seconded to amend the motion to exclude the wart fern under ground cover, guava under bushes, and asparagus fern under bushes and to include sabal palms under palms. After discussion, Mr. Cravens, with the approval of Dr. Chicurel, withdrew "wart fern" from the motion to amend the motion. The motion and the amendment to the motion carried unanimously.

After discussion by the board, it was agreed that the wart fern needs further study of its status as an "exotic" by the Landscape & Safety Committee.

WATER MANAGEMENT REPORT

Mr. Cravens had nothing to report from the Water Management Committee.

BUDGET REPORT

Mr. Streckenbein had nothing further to report from the Budget Committee.

CHAIRMAN'S REPORT

Mr. Streckenbein commented on the recent survey of committee interest sent out to board members. A new list of PBSB committees with respective members will be provided to board members by the end of the week.

By consensus, the board agreed to cancel the August regular session board meeting.

OLD BUSINESS

None

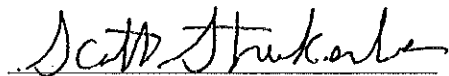
NEW BUSINESS

Mr. Cravens reported that turtle season began on May 1, with two nests observed in Collier County.

Mr. Robert Sanchez announced that the PBPOA and Mangrove Action Group have scheduled a joint meeting on May 17 for a presentation on "PEM" (pressure equalization module), an alternative method to control beach erosion. He encouraged the PBSB board members and all PB residents to attend.

ADJOURNMENT

The meeting was adjourned at 2:32 p.m.



Scott Streckenbein, Chairman

Minutes approved [] as presented OR [] as amended ON [6/7/17] date