

Naples, Florida, November 6, 1974

LET IT BE KNOWN, that on this date the Pelican Bay Improvement District Board held its first meeting with the following members present:

Salvatore Scuderi
Douglas Brown
Viola Barclay
Robert Diefenthaler
Chet Lanning

ALSO PRESENT WERE: Virginia Magri, Deputy Clerk; Mr. Ken vanAssenderp, Attorney at Law; Mr. Werner Buntmeyer, Vice President, Coral Ridge-Collier Properties and Mr. George E. Hodapp, Jr., Vice President, Planning, Coral Ridge Properties, Inc.

SALVATORE SCUDERI NAMED DISTRICT PRESIDENT

After a short discussion it was decided by the members that the first order of business should be the selection of a President. Mr. Lanning nominated Mr. Scuderi and moved that a unanimous ballot be cast for him as President of Pelican Bay Improvement District. Mr. Brown seconded the motion, which upon vote carried.

POWERS, DUTIES AND RESPONSIBILITIES OF BOARD EXPLAINED

Mr. Ken vanAssenderp, Attorney for Coral Ridge-Collier Properties, addressed the Board and recalled that as members of the Pelican Bay Development District the Legislature had given them authority to finance, build, operate, maintain, and adopt management and control plans for two types of community services for the District: 1) Sewer systems and water systems and 2) Water management and control drainage systems.

Mr. vanAssenderp distributed to the members a basic guide outlining their powers, functions and duties. He further explained the time, duration, purpose and intent of the District.

In conclusion, Mr. vanAssenderp told the members that their District is being charged with "providing the landowners with the 'vehicle' to develop properly their land." (Vehicle is defined in the guideline as "District".)

During general discussion it was noted that the development will include 2200 acres; and that the Board is responsible for the total acreage.

Replying to Mr. Lanning's question, the Attorney told the members that they are not personally liable, and that the Board would be insured for any liability that might occur.

FINANCIAL ARRANGEMENTS DISCUSSED AND SALARY SCHEDULE OF MEMBERS ADOPTED

Mr. Buntmeyer informed the Board that Coral Ridge-Collier Properties had agreed to make available "with no strings attached" an initial \$2000.00 without interest to cover meeting, advertising and secretarial expenses. He said it would be necessary to establish an account, which could be any bank in Collier County, and explained the procedure that should be followed as to selecting a Treasurer, paying bills and the like. Compensation for the members was discussed, and Mr. Buntmeyer noted that the maximum they could pay themselves was \$100 per month.

Following discussion of the number of times the Board might have to meet during a month and the amount of "homework" that could be involved, it was agreed that the members should receive the maximum

renumeration for their services.

Thereupon, Mr. Diefenthaler moved, seconded by Mrs. Barclay, that the offer of the \$2,000 from Coral Ridge-Collier Properties be accepted. Upon call for the question, the motion carried by a vote of 4 to 1, Mr. Lanning dissenting with the comment that he would like to have time to think it over.

Mr. Scuderi then moved, seconded by Mr. Diefenthaler and carried, that the District Board members be paid \$100 per month.

DISCUSSION RE MR. BUNTEMEYER'S OFFER OF SERVICE

Mr. Buntmeyer offered his services to the Board, noting that in the beginning he could be of extreme help to them by doing "leg work" and being their liason man. Mr. Lanning said he felt there would be a conflict of interest, to which Mr. Buntmeyer replied that several other Boards of this nature had availed themselves of this services, and that his reputation and works would speak for themselves. In response to Mr. Brown's question about salary and power, Mr. Buntmeyer replied that he would have none. Mrs. Barclay and Mr. Diefenthaler said they felt that Mr. Buntmeyer should provide references, which he said he would be happy to do. It was the general consensus of the members that if Mr. Buntmeyer would submit references, they would consider the matter at the next meeting.

LEGAL SERVICES FOR BOARD CONSIDERED

Mr. vanAssenderp recommended that the Board have an independent local attorney who would study the Bill and be available at all meetings so that if certain decisions are made, he could provide legal counsel. Mr. Scuderi said he would give this consideration and make a recommendation at the next meeting.

PRESIDENT AUTHORIZED TO ACQUIRE DISTRICT SEAL

It was noted that the Legislative Act provided that the District should have a Seal. Mr. Lanning moved, seconded by Mr. Brown and carried, that Mr. Scuderi obtain the Seal.

DISCUSSION RE SECRETARIAL SERVICES

Noting that the Board of County Commissioners had provided the services of a secretary for the first meeting, Mrs. Barclay said she would check into the cost of secretarial service for future meetings.

MEETING DATE ESTABLISHED

The members agreed to meet the first Wednesday of each month at 4:30 P.M.

CORAL RIDGE - COLLIER PROPERTIES DEVELOPMENT MAPS PRESENTED BY GEORGE HODAPP

Mr. George Hodapp presented extensive, detailed maps of the proposed development indicating shopping centers, medical facilities, single and multi-family housing, recreation areas, ecological and ecosystems.

Mr. Buntmeyer suggested that a visit to Coral Springs, Florida, a completed development such as is anticipated here, may be of interest to the members.

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There being no further business, Mr. Lanning moved, seconded by Mr. Diefenthaler and carried, that the meeting be adjourned at 5:45 P.M.

PELICAN BAY IMPROVEMENT DISTRICT


Salvatore Scuderi, President