

Naples, Florida, July 9, 1975

LET IT BE KNOWN, that on this date the Pelican Bay Improvement District Board met in regular session at 4:30 p.m. with the following members present:

PRESIDENT: Salvatore Scuderi

TREASURER: Viola Barclay

SECRETARY: Douglas Brown
Chet Lanning

Absent: Robert Diefenthaler

ALSO PRESENT: Virginia Magri, Recording Secretary; Mr. Donald Rhodes, Attorney for Pelican Bay; Mr. Harmon Turner, Consulting Engineer for Pelican Bay; Mr. Werner Buntmeyer, Vice President, Coral-Ridge Collier Properties; Mr. Charles Penn, Coral Ridge-Collier Properties, Inc; Mr. Grover Ericksen, Coral Ridge-Collier Properties, Inc; Mr. Jim Smith, Attorney for Coral Ridge-Collier Properties; Mr. Bruce Harner, Engineer with Coral Ridge-Collier Properties and Mr. Charles Moehle, Vice President, Brevard Engineering.

AGENDA

1. Call to Order
2. Roll Call
3. Minutes of prior meetings
4. Contract for engineers
5. New Communities Act
6. Old Business
7. Bills for payment
8. New Business

MINUTES OF JUNE 11, 1975 - APPROVED AS SUBMITTED

Mr. Lanning moved, seconded by Mr. Brown and carried, that the minutes of June 11, 1975 be approved as submitted.

ATTORNEY RHODES INSTRUCTED TO FORMULATE TWO CONTRACTS - ONE WITH STOTTLER-STAGG ASSOCIATES AND THE OTHER WITH THE DEVELOPER

Mr. Turner recalled that at the last meeting he submitted to the Board of Supervisors a progress report on the negotiations with Stottler-Stagg Engineers to serve as consultants to perform the engineering work for the Pelican Bay Improvement District; also, a copy of the proposals, estimates of engineering costs, time and pay scales.

Mr. Turner said that he and Mr. Buntemeyer met with Messrs. Stottler, Vogyt and Moehle, representatives of the engineering firm, on July 8, 1975. At that time, Mr. Turner advised that they discussed engineering work, time and fees, and the engineers indicated that in order to reduce cost and time they will use Gee and Jensen for information, data, and as needed, because Gee and Jensen have made certain studies and written reports that have been paid for and their efforts would not be duplicated.

Mr. Turner said that he and Mr. Buntemeyer, representing the Committee the Board of Supervisors appointed to negotiate with Stottler-Stagg, are now prepared to make a recommendation to the Board. He added that Mr. Rhodes attended one meeting with the engineers but indicated that he saw no need for him until something is worked out for him to formulate a contract.

Mr. Turner said that on the basis of what Stottler-Stagg representatives have said, the Negotiating Committee recommends that Stottler-Stagg be employed as the Consulting Engineers for Pelican Bay Improvement District on the following basis:

They will do all engineering work necessary and prepare the feasibility reports with estimates to a degree of accuracy that will make it possible for the Board of Supervisors to proceed with selling bonds based on these estimates. Bonds to be sold when needed to carry out the work - (We realize that if the economy should not justify immediate development or any other situation should arise to make the developer want to delay, you would not wish to sell bonds until the situation cleared up.)

The costs for the feasibility reports are to be a maximum figure as given by the Engineers as follows:

Water Management	\$50,000
Water Service	22,000
Sanitary Sewers	17,500

The billings will be monthly, based on time worked and at the pay scale submitted which will be in the contract. Each monthly statement will also give an estimated percentage of completion of that particular phase. The total of the monthly billings, including the final bill, will not exceed the maximum figures listed above but could very well be less.

The time involved for each phase listed above will be worked out with the Engineers and be a part of the contract.

We recognize that there are some variables that may affect the final completion such as approvals by various governmental agencies, however, the Engineers should be pretty accurate on the time required to have reports ready for approval by the various agencies realizing that interium contacts will be required.

The Committee recommended that the Board approve the plan and instruct the Board Attorney to work with the attorney for the developers and the Engineers and draw up a contract, having it ready for the next regular meeting.

During discussion Mr. Lanning queried if the Board has a right to question the engineer as to whether they are going to have subcontractors, and if so, who they will be. Mr. Scuderi advised that the Board should not get that involved, adding that if the firm is hired by the Board and the agreement is reduced to contract, it is their job and they are responsible for what they do, and he did not feel that the Board should interfere.

Mr. Lanning expressed concern regarding financing, adding that in three months the engineering firm could do \$50,000 worth of work. Mr. Turner reminded the Board they are to work with the developer, adding that if they go out and borrow money the Board would have to have collateral and therefore, he suggested that the developer pay the bills and be reimbursed later through the sale of bonds. Mr. Lanning questioned if the developer would put something in writing to guarantee the payment of bills.

Mr. Buntmeyer reported that the source of funds would have to be available before the Board could enter into a contract for any kind of work; therefore, he said that there would have to be an agreement in writing that would provide that the developer make these particular funds available for the engineering costs and would make the payments in accordance with the schedule outlined, and would provide that the engineering cost be part of the overall project. Mr. Buntmeyer said that the developer gambles on the cost of engineering fees that he pays out.

Continuing discussion, Mr. Lanning said that he did not agree with Mr. Turner in regards to working with the developer and felt that future purchasers should be the first consideration.

Mr. Lanning questioned the legality of entering into a three way contract between the Board, Developer, and Engineers. Mr. Rhodes advised that there should be two separate contracts. One between the Board and the Developer and the other between the Board and the Engineering firm.

Following advise of legal counsel Mr. Lanning moved that the Board of Supervisors accept the recommendation of the Negotiating Committee and instruct the attorney to formulate the two contracts. Mr. Scuderi seconded the motion which carried unanimously.

NEW COMMUNITIES ACT

Mr. Scuderi reported that although this item appears on the agenda, it will not be discussed at this meeting.

BUDGET

Recalling that the Act provides that a budget be submitted by August 15, Mr. Buntmeyer said that since there is no physical facility to be managed or operated, and it is logical that the Board should continue on a similar basis as in the past. Commenting further, Mr. Buntmeyer offered to prepare a budget for submittal at the next meeting, at which time the Board could discuss it and hopefully it would be adopted. Mr. Buntmeyer advised that this would have to take place in the form of a resolution subsequent to that meeting and there would have to be two advertisements placed in the newspaper calling for a Public Hearing which could take place at the September meeting. Mr. Buntmeyer proposed that Coral Ridge Properties would make funds available for the Board to operate, and said that if this meets with the Board's approval he will get to work immediately with Mr. Turner who could submit the proposed budget for discussion and consideration.

Mr. Scuderi moved, seconded by Mr. Lanning and carried, that Mr. Buntmeyer, in conjunction with Mr. Turner, prepare a budget for submission to the Board at the August meeting.

BILLS APPROVED FOR PAYMENT

Mrs. Barclay submitted the following bills:

Consulting Engineer 3 hours	\$150.00
Telephone calls	4.90
Naples Daily News	3.60
Board of County Commissioners (secretarial)	41.95

Mr. Lanning moved, seconded by Mr. Scuderi and carried, that the bills listed above be approved for payment.

Pelican Bay Improvement District
July 9, 1975

TREASURER' REPORT

Mrs. Barclay moved, seconded by Mr. Lanning and carried,
that the following Treasurer's Report be accepted:

TREASURER'S REPORT

FOR THE PERIOD JUNE 11, 1975 TO JULY 9, 1975 AND YEAR TO DATE

PELICAN BAY IMPROVEMENT DISTRICT

NAPLES, FLORIDA

	<u>JUNE 11, TO JULY 9, 1975</u>	<u>YEAR TO DATE</u>
CASH BALANCE - BEGINNING OF PERIOD	\$ 1,118.89	\$ - 0 -
CASH RECEIVED:		
Coral Ridge Properties	<u>3,000.00</u>	<u>8,000.00</u>
	<u>4,118.89</u>	<u>8,000.00</u>
EXPENDITURES:		
Meeting Expenses	1,500.00	4,217.44
Office Expenses	- 0 -	191.93
Secretarial Expenses	102.25	349.60
Attorney Fees	266.00	420.00
Consulting Engineer Fees	700.00	959.79
Accounting Fees	- 0 -	225.00
Classified Advertising	3.60	20.20
Insurance Expenses	- 0 -	69.00
Travel Expenses	<u>101.78</u>	<u>101.78</u>
	<u>2,673.63</u>	<u>6,554.74</u>
CASH BALANCE - END OF PERIOD		
Cash in Bank	1,425.26	
Petty Cash	<u>20.00</u>	
	<u>\$ 1,445.26</u>	<u>\$ 1,445.26</u>

Respectfully submitted,

Viola S. Barclay, Treasurer

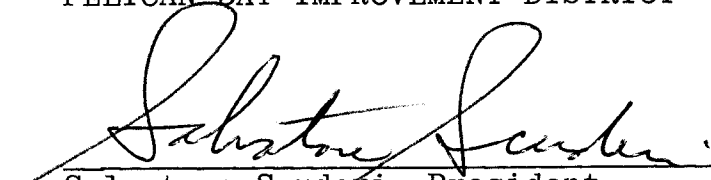
SUPPLIES AUTHORIZED

Mr. Scuderi moved, seconded by Mr. Lanning and carried, that Virginia Magri be authorized to purchase a rack and pend-o-flex folders.

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There being no further business, Mr. Lanning moved, seconded by Mr. Brown and carried, that the meeting be adjourned.
(5:08 p.m.)

PELICAN BAY IMPROVEMENT DISTRICT


Salvatore Scuderi, President