

Naples, Florida, May 11, 1977

LET IT BE KNOWN, that the Pelican Bay Improvement District Board met in regular session at 4:35 P.M. in Building "F" of the Collier County Courthouse Complex with the following members present:

PRESIDENT: Salvatore Scuderi
TREASURER: Viola Barclay
SECRETARY: Douglas Brown
Harmon Turner
Robert Diefenthaler

ALSO PRESENT: Virginia Magri, Recording Secretary; Mr. Tracy Bolasky, Attorney; Mr. Werner Buntmeyer, Vice-President, Coral Ridge-Collier Properties; Messrs. Charles Penn and Gary Armstrong, Coral Ridge-Collier Properties; Mr. Fred Greene, Gee & Jenson; Mr. Tom Peek, Wilson, Miller, Barton, Soll & Peek; and Mr. Stanley Hole, Stanley Hole & Associates.

AGENDA

1. Call to Order
2. Roll Call
3. Minutes of Prior Meetings
4. Stottler-Stagg unpaid bills
5. Engineers for Project
6. Developer - Phase 1
7. Resolution - Bonds
8. Old Business
9. New Business

MINUTES OF APRIL 13 AND 27, 1977 - APPROVED

Mr. Turner moved, seconded by Mrs. Barclay and carried unanimously, that the minutes of April 13 and 27, 1977 be approved.

STOTTLER-STAGG UNPAID BILLS

Mr. Turner reported that he has been in contact with Stottler-Stagg and tried to set up a meeting but has been unsuccessful to date; however, a meeting is now scheduled for May 24th and he will report back to the Board at the next meeting.

ENGINEERS FOR PROJECT - POST, BUCKLEY, SCHUH & JERNIGEN SELECTED FOR NEGOTIATIONS

Mr. Turner recalled that the Board appointed a committee and they have made a thorough study of the proposals submitted by the 12 applicants and they went through a procedure of evaluating the applicants based on what they thought would qualify them to carry out the job to everybodys satisfaction. He said that among those items considered were technical experience, qualifications of personnel, experience in similar projects, size of staff and support staff, experience in Florida, proximity of their nearest workable office to the project, bonding recognition of the engineers and current workload.

Attorney Bolesky submitted Opinion 77-1, as requested at the previous meeting, stating that he has come to the conclusion that there is no statute that would prohibit the Board from employing the same engineer as employed by the developer, nor can he find any conflict of interest as prescribed by statute in the above cited relationship. Mr. Bolesky said that it would appear that any possible conflict of interest would be through the ethical considerations of the engineer himself.

Mr. Diefenthaler expressed the feeling that he would like to see a local firm get the job, noting that there are two local firms involved. Mr. Scuderi pointed out that there are no local firms; that the local firms would be associates of the prime contractor.

Mr. Buntmeyer said that all firms being considered are excellent, and that they probably would not have a great problem working with any one of them; however, he pointed out that they have done business with Gee & Jenson and found them to be a very good engineer over a period of years; and, always able to keep their chores separated from the interests that they represent. He said that they do have a specific knowledge of this project.

Mr. Scuderi said that, based on his legal experience, he feels that it is much better to deal with a single firm rather than a joint venture or associates.

Mr. Turner said that he feels the list given to the Board by the committee is a good list; therefore, he moved that they negotiate with Gee & Jenson with Wilson, Miller, Barton, Soll & Peek as associates. Mrs. Barclay seconded the motion which was defeated 2/3, Messrs. Brown, Diefenthaler and Scuderi voting in the negative.

Mr. Scuderi moved that they negotiate with Connell Metcalf. Motion died for lack of a second.

Mr. Turner moved that they negotiate with Post, Buckley, Schuh and Jernigan with Stanley Hole & Associates. Mrs. Barclay seconded the motion which carried 4-1, Mr. Scuderi dissenting.

SCOPE OF WORK OUTLINED

Mr. Buntmeyer advised that before they can start negotiations they must have a scope of work and he proposed that Mr. Armstrong give a brief presentation on what they consider as the first phase of development and what they have in mind.

Mr. Armstrong advised that on April 19th they received PUD and DRI approval from the Board of County Commissioners, after meeting with all necessary agencies. He distributed PUD documents to the Board members.

Mr. Armstrong displayed maps of an area to be considered for Phase I, advising that the area envisioned at this time runs around the perimeter of the golf course and then to the south. He said that basically it gives a variety of land use that is approved in the PUD document. He noted that the scope of work means implementation of drainage facilities, and water and sewer facilities. Mr. Buntmeyer said that at the next meeting they will be able to give a more complete picture.

Mrs. Barclay recalled that at the previous meeting Mr. Hole expressed dissatisfaction with the depth of the proposed lakes and questioned if this has been corrected. Mr. Armstrong said that the lakes may conceivably be changed in size and such and are still subject to approval of SFWMD.

Replying to Mr. Scuderi, Mr. Buntmeyer said that in view of the time and money spent it would behoove them to start construction immediately; however, they cannot give a time schedule at this time.

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Mr. Turner suggested that the developers be asked to periodically brief the Board on their plans for the development. Mr. Buntemeyer said that with the permission of the Board they would do that regularly. The Board concurred.

Reagrding taxes, Attorney Bolesky said that in going through the Act it says that the Board should levy the tax in the same manner that the county levies taxes. He said that he is now in the process of determining how the county levies taxes.

TREASURER'S REPORT FOR THE PERIOD MARCH 10, 1977 THROUGH APRIL 13, 1977 - APPROVED

Mrs. Barclay moved, seconded by Mr. Scuderi and carried unanimously, that the Treasurer's report for the period March 10, 1977 through April 13, 1977 be approved.

TREASURER'S REPORT FOR THE PERIOD APRIL 14, 1977 THROUGH MAY 11, 1977 - APPROVED

Mr. Turner moved, seconded by Mr. Scuderi and carried, that the Treasurer's report for the period April 14, 1977 through May 11, 1977 be approved.

TREASURER'S REPORT

FOR THE PERIOD MARCH 10, 1977 THROUGH APRIL 13, 1977

PELICAN BAY IMPROVEMENT DISTRICT

NAPLES, FLORIDA

	MARCH 10, TO APRIL 13, <u>1977</u>	YEAR TO DATE
CASH BALANCE - BEGINNING OF PERIOD	\$ 1,981.50	\$ 2,642.47
CASH RECEIVED:		
Coral Ridge Properties	<u>- 0 -</u>	<u>8,000.00</u>
	<u>1,981.50</u>	<u>10,642.47</u>
EXPENDITURES:		
Meeting Expenses:		
Board of Supervisors	500.00	3,300.00
Commissioners	-	900.00
Office Expense	130.15	137.70
Secretarial Expense	51.00	235.60
Attorney's Fees	474.58	3,497.52
Consulting Engineer's Fees	-	992.41
Accounting Services	100.00	470.00
Classified Advertising	6.20	75.31
Insurance	69.00	69.00
Travel Expenses	19.52	333.82
	<u>1,350.45</u>	<u>10,011.42</u>
CASH BALANCE - END OF PERIOD		
Cash in Bank	611.05	
Petty Cash	<u>20.00</u>	
	<u>\$ 631.05</u>	<u>\$ 631.05</u>

Respectfully submitted,

Viola S. Barclay, Treasurer

TREASURER'S REPORT

FOR THE PERIOD APRIL 14, 1977 THROUGH MAY 11, 1977

PELICAN BAY IMPROVEMENT DISTRICT

NAPLES, FLORIDA

	<u>APRIL 14, TO MAY 11, 1977</u>	<u>YEAR TO DATE</u>
CASH BALANCE - BEGINNING OF PERIOD	\$ 631.05	\$ 2,642.47
CASH RECEIVED:		
Coral Ridge Properties	<u>2,000.00</u>	<u>10,000.00</u>
	<u>2,631.05</u>	<u>12,642.47</u>
EXPENDITURES:		
Meeting Expenses:		
Board of Supervisors	500.00	3,800.00
Commissioners	-	900.00
Office Expense	2.81	140.51
Secretarial Expense	29.75	265.35
Attorney's Fees	-	3,497.53
Consulting Engineer's Fees	200.00	1,192.41
Accounting Services	-	470.00
Classified Advertising	8.30	83.61
Insurance	-	69.00
Travel Expenses	<u>22.04</u>	<u>355.86</u>
	<u>762.90</u>	<u>10,744.32</u>
CASH BALANCE - END OF PERIOD		
Cash in Bank	1,848.15	
Petty Cash	<u>20.00</u>	
	<u>\$ 1,868.15</u>	<u>\$ 1,868.15</u>

Respectfully submitted,

Viola S. Barclay, Treasurer

BILLS APPROVED FOR PAYMENT

Mrs. Barclay presented the following bills for payment:

\$ 6.20	Naples Daily News
115.00	Rogers, Mood, Wood & Hill
114.84	Board of County Commissioners
835.00	Attorney Tracy Bolesky
	Various mileage slips

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

INTRODUCTION OF MR. JACK RYAN

Mr. Buntmeyer introduced Mr. Jack Ryan, Assistant Vice-President of Spring Lake. He said that he is the project manager and has been very successful in doing the operation there. Mr. Buntmeyer said that Mr. Ryan will be accompanying him or replacing him at future meetings.

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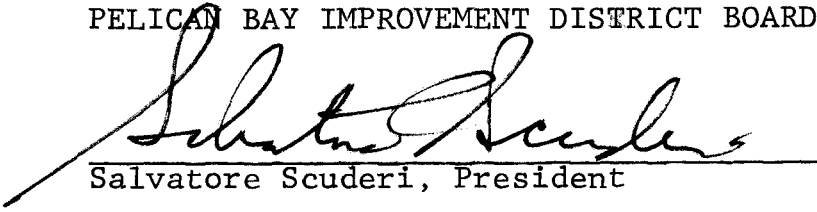
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There being no further business to come before the Board, the meeting was adjourned at 5:15 P.M. by order of the Chair.

PELICAN BAY IMPROVEMENT DISTRICT BOARD


Salvatore Scuderi, President