

Naples, Florida, November 6, 1978

LET IT BE KNOWN, that the Pelican Bay Improvement District Board met on this date at 4:30 P.M. in Special Session 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

ABSENT: Robert Diefenthaler

ALSO PRESENT: Debbie Pantano, Recording Secretary; Tracy Bolesky, Attorney; Gary Moyer, District Manager; Fred Biery, Post, Buckley, Schuh & Jernigan; George Varnadoe, Attorney for Smith, Young, & Blue; Byron Koste and Charles Penn, Coral Ridge-Collier Properties.

AGENDA

1. Roll Call
2. Discussion re re-advertising of bids for Contracts A and C2
3. Approval of minutes of meeting of October 9, 1978
4. Treasurer's Report
5. Adjournment

ROLL CALL

President Scuderi noted that Mr. Diefenthaler was absent and called the meeting to order.

DISCUSSION RE BIDS

Legal notice having been published in the Naples Daily News on November 2, 1978 evidenced by Affidavit of Publication filed, Mr. Moyer explained this is a Special Meeting for which the purpose is to inform the Board that two of the contract bids submitted had been estimated over the budget, namely, Contracts A and C2 (wellfield

that the minutes of October 9, 1978 be approved as corrected.

At this point, the District Manager stated he will be in contact with the new members of the Board after they are appointed in reference to setting a date for the next meeting.

TREASURER'S REPORT

Mrs. Barclay noted the receipt of a bill from the Naples Daily News in the amount of \$3.10 and from Bowman Office Supply in the amount of \$182.92.

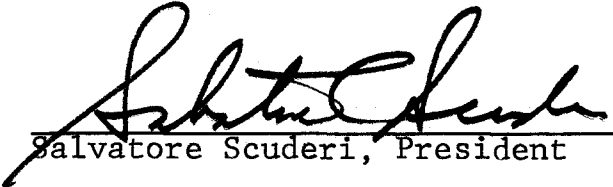
Mr. Turner moved, seconded by Mr. Brown and carried unanimously, that the bills be authorized for payment.

Mr. Turner stated he has given the developer a bill for his services rendered for October in the amount of \$100.00.

ADJOURNMENT

Mr. Turner moved, seconded by Mr. Brown and carried unanimously, that the meeting be adjourned at 5:00 P.M.

PELICAN BAY IMPROVEMENT DISTRICT BOARD



Salvatore Scuderi, President

Naples, Florida, November 20, 1978

LET IT BE KNOWN, that the Pelican Bay Improvement District Board met on this date at 4:30 P.M. in Regular Session in Building "F" of the Collier County Courthouse Complex with the following

members present: Salvatore Scuderi
Harmon Turner
Douglas Brown
Elinor A. Wenzel
Joseph Fernandez

ALSO PRESENT: Debbie Pantano, Recording Secretary; Tracy Bolesky, Attorney for the Board; Gary Moyer, District Manager; Werner Buntmeyer, Byron Koste and Charles Penn, Coral Ridge-Collier Properties; Fred Biery, Post, Buckley, Schuh & Jernigan; and George Varnadoe, Attorney for Smith, Young & Blue.

AGENDA

1. Roll Call
2. Approval of minutes of October 26 and November 6, 1978 meetings
3. Reorganization
4. Update by Developer on Pelican Bay project
5. District Manager's Report
6. Update on Bids
7. Addendum to Engineer's Agreement
8. Pelican Bay Lighting District
9. Update on Bond Purchase
10. Treasurer's Report

ROLL CALL

Mr. Scuderi noted that all members were present and he called the meeting to order.

Mr. Turner moved, seconded by Mr. Brown and carried unanimously 5/0, that Mr. Scuderi be retained as President temporarily until the officers are elected.

MINUTES OF OCTOBER 26 AND NOVEMBER 6, 1978 MEETINGS - APPROVED
AS SUBMITTED

Mr. Turner moved, seconded by Mr. Brown and carried unanimously 5/0, that the minutes of October 26 and November 6, 1978 Special Sessions be approved as submitted.

REORGANIZATION

Mr. Turner nominated Mr. Scuderi to be re-elected as President of the Board.

There being no other nominations, Mr. Turner moved, seconded by Mr. Brown, that nominations be ceased. The motion carried unanimously 5/0.

Mr. Turner moved, seconded by Mr. Brown, that a unanimous vote be cast to re-elect Mr. Scuderi as President of the Board. The motion carried unanimously ~~5/0~~: 4-0 1 ABSTENTION *B*

Mr. Brown nominated Mrs. Wenzel to be elected as Treasurer.

Mr. Turner moved, seconded by Mr. Brown, that nominations for Treasurer be ceased and Mrs. Wenzel be elected unanimously as Treasurer of the Board. The motion carried unanimously 5/0.

Mrs. Wenzel nominated Mr. Brown to be re-elected as Secretary.

Mr. Turner moved, seconded by Mrs. Wenzel, that nominations for Secretary be ceased and Mr. Brown be unanimously elected as Secretary of the Board. The motion carried unanimously 5/0.

UPDATE BY DEVELOPER ON PELICAN BAY PROJECT

Mr. Buntmeyer, for the benefit of the new members on the Board, gave a brief overview of the background of the project's progress up to date and referred to a visual map to point out the various zoning classifications to be included in the Pelican Bay Subdivision.

DISTRICT MANAGER'S REPORT

Mr. Moyer explained the engineers had prepared a financing plan which anticipates a rate structure consisting of user rates and connection fees paid by the property owner to pay back any advances of funds made by the developer. He stated an Agreement has been drafted between the developer and the District to make available funds for the construction of water and sewer facilities. Mr. Moyer distributed copies of the draft for the Board to review and suggested the Board advertise for a public hearing in December for the adoption of proposed connection fees of the rate structure. He also stated he may have to request a Special meeting before the Regular meeting in December if a bond purchase proposal is offered.

Mr. Moyer stated that bids will be received on December 14, 1978 for the two contracts which were recently rejected by the Board for the utility plant and the well-field and may also be considered at the Special meeting, if desired by the Board.

Mr. Buntmeyer briefly explained the process involved in acquiring rights-of-way to the properties pertaining to the water management improvements noting that instruments will be drafted before the next Board meeting for their consideration.

Mr. Turner moved, seconded by Mrs. Wenzel and carried unanimously 5/0, that the Board hold their Regular meetings on the second Wednesday of each month at 4:30 P.M.

After a brief discussion, the Chair directed that the Regular meeting be held on December 13, 1978 and a Special meeting be scheduled for December 20, 1978.

UPDATE ON BIDS RECEIVED FOR WATER MANAGMENT FACILITIES

Mr. Biery explained that bids were received for three projects, a total of 7 contracts, on the Water Management system, the Water

and Sewer system, and the Subdivision lines. He noted that two of the contracts had to be rejected and re-advertised for bids to be opened on December 14, 1978. He submitted the following recommendations for awarding the contracts:

Water Management work outside the Golf Course (Contract E) be awarded to Toppino & Sons, Inc.;

Water Management work inside the Golf Course (Contract F) be awarded to Wadsworth Construction Co. (Total amount of Contracts E & F - \$1,946,330);

Pipe line and Subdivision line work be awarded to Gator Utilities with a \$68,000 deduct. (Combined total of B & D -- \$1,385,797.75)

He stated that the awarding of the bids is contingent upon the completion of the financial matters and the acquisition of necessary easements. Mr. Biery then distributed copies of a letter to the Board outlining the changes made in the two contracts which had been re-bid.

ADDENDUM TO ENGINEER'S AGREEMENT

Mr. Moyer stated he has drafted an Addendum to the Agreement between the District, the Developer and the Engineer for professional services to construct the water management, water and sewer facilities and to compensate the Engineer for the services rendered and, also, to reimburse the Developer for any funds previously advanced to the District for such expenditures. He distributed copies of said Addendum to the Board for their consideration.

DISCUSSION OF PELICAN BAY LIGHTING DISTRICT

Mr. Moyer suggested the Board consider the feasibility of establishing the District as the managing and operating entity of a special lighting district. He noted this would require the Board

to prepare a budget each year for the lighting district subject to approval by the Board of County Commissioners.

Mr. Turner moved, seconded by Mrs. Wenzel and carried unanimously 5/0, that the Board approve the concept of the Pelican Bay Street Lighting District as outlined by the District Manager and the Attorney and Manager be authorized to work out such an agreement with the Board of County Commissioners.

UPDATE ON BOND PURCHASE

Mr. Moyer stated that Goldman Sachs will hopefully have a bond purchase offer no later than the 27th of December. He also stated if the offer is made prior to that date, he will request a Special meeting to have the Board consider the offer.

TREASURER'S REPORT

Mr. Turner requested Mr. Koste be authorized to familiarize Mrs. Wenzel with their auditing procedure.

Mr. Moyer stated he is working on the bonding of the Treasurer.

Mr. Turner moved, seconded by Mr. Brown and carried unanimously 5/0, that Mr. Fernandez be authorized to sign checks for the District in the absence of the Treasurer. The President instructed Mr. Moyer to also check into the matter of bonding Mr. Fernandez.

At this time, President Scuderi noted the receipt of a letter from Chairman John A. Pistor advising him the names of the newly appointed Supervisors.

Per request of Mr. Brown, Mr. Turner moved, seconded by Mrs. Wenzel and carried unanimously 5/0, that the Secretary be authorized to order new stationery for the District.

Mrs. Wenzel stated she has travel vouchers as well as the following invoices:

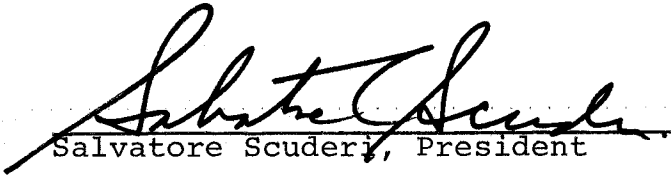
Naples Daily News --	\$3.10
Attorney fees --	\$3,667.50

Mr. Turner moved, seconded by Mr. Brown, that the bills be paid as submitted. The motion carried unanimously 5/0.

ADJOURNMENT

Mr. Turner moved, seconded by Mr. Brown and carried unanimously 5/0, that the meeting be adjourned at 5:50 P.M.

PELICAN BAY IMPROVEMENT DISTRICT BOARD



Salvatore Scuderi, President