

Naples, Florida, April 11, 1979

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 Court-house Complex with the following members present:

PRESIDENT: Salvatore Scuderi
TREASURER: Elinor Wenzel
SECRETARY: Douglas Brown
Joseph Fernandez

Harmon Turner - Absent

ALSO PRESENT: Jean Swindle, Recording Secretary; Gary Moyer, District Manager; Fred Biery, Post, Buckley Schuh & Jernigan; Tracy Bolesky, Attorney for the Board; Messrs. Obley, Koste, Penn and Bunttemeyer, Coral Ridge-Collier Properties; and George Varnadoe, Attorney for Smith, Young & Blue.

AGENDA

1. Roll Call
2. Approval of minutes of March 15, 1979
3. Public Hearing - concerning adoption of connection charges to defray the cost of subdivision water distribution and wastewater collection facilities.
4. Consideration of District operating policies:
 - a) Water Management
 - b) Water and Sewer Subdivision extension
5. Execution of Construction Trust Fund Agreement, as amended, with the Florida Bank of Fort Lauderdale - Unit 1 Subdivision Improvements
6. Supervisors' Requests
7. Engineer's Report
8. Manager's Report - Trustee-Water & Sewer
9. Treasurer's Report
10. Invoices for approval
11. Adjournment

ROLL CALL

President Scuderi called the meeting to order and noted Mr. Harmon Turner's absence for the record.

MINUTES OF FEBRUARY 14, 1979 AND MARCH 15, 1979 - APPROVED WITH THE FOLLOWING CORRECTIONS

Mr. Doug Brown moved, seconded by Mrs. Wenzel and carried - 4/0 - that

the minutes of February 14, 1979 be approved with the following correction: Page 569, fourth paragraph, the sentence that begins "Naples Daily News in the amounts of \$6.10 and \$3.10." should read, "Naples Daily News in the amounts of \$3.10 and \$3.10." and the minutes of March 15, 1979 be approved with the following correction: Page 576, fourth paragraph, "Board of County Commissioners Secretarial Services in the amount of \$56.64;" should read "\$56.58".

PROPOSED RATES AND CHARGES FOR IRRIGATION WATER, POTABLE WATER AND WASTEWATER SERVICE FOR PELICAN BAY - ADOPTED

Legal notice having been published in the Naples Daily News on March 23, 1979 and March 30, 1979, Public Hearing was held to consider the establishment of water and sewer charges within the District.

Mr. Gary Moyer, Manager, reviewed the Board's previous adoption, a year ago, of a financing plan which included "connection charges" and proposed a formula whereby those developers that will advance monies to the District for the construction of subdivision water/sewer lines can be repaid by the District with those funds, not only derived from the connection fees, but also from the generated revenue within the system. Mr. Moyer continued, that the connection fees were sized to represent the cost of the subdivision water and sewer lines. In February, 1979, the schedule of connection fees was submitted to the Board of County Commissioners for their review with the result being the Board offered no objections per their letter of that same time. He stated that the legal requirements of advertising the public hearing thirty days (30) prior to the Board's consideration of said schedule had been met.

Mr. Fred Biery, Post Buckley Schuh & Jernigan, outlined the connection fee philosophy, supplying each Board member a copy of the proposed rates and charges and stated that the recommendation before the Board today, was the implementation of the connection fees only. Mr. Biery explained that the connection fees had been set up so that the Board would be able to recover the cost for all of the internal water lines, sewer lines and irrigation water lines including any sewer

lift stations within the boundaries of the Improvement District. He gave the proposed budget figure of approximately \$6,015,100 for the above-referenced construction and explained the equitable distribution as being based on two items: (1) the capacity of the line and (2) the area to be serviced - i.e. SF, where it is more costly to construct for single lots as related to MF, high-density construction where it is less costly. In addition, Mr. Biery said, the basic calculations had been prepared using only 80% of the anticipated 9600 units to be built so that the distribution schedule would be even more realizable and equitable. (See attached copy of the proposed rates and charges.)

Following Mr. Scuderi's opening the public hearing for public comment and there being no public participation, Mr. Brown moved, seconded by Mrs. Wenzel and carried, 4-0, that the public hearing be closed.

At this time, Mr. Moyer distributed a copy of the Resolution that was to be considered by the Board, noting that there had been an addition made which he identified. After Mr. Scuderi's comment that the proposed Resolution goes beyond "setting connection fees", pointing out that a scheme for financing had also been incorporated, discussion followed which covered - (1) the already established policy that the District would reimburse a developer for the construction of water/sewer lines in his subdivision; (2) the legality of the District having to repay the developer; (3) the concept that the developer pay for his own construction of water/sewer lines; (4) the definition of the word "developer" as it appears in the Resolution; (5) the agreement between the District and the developer of Unit 1 Plat Area whereby the developer will be reimbursed; (6) the policy of reimbursement noted as being part of the financial master plan; (7) having the same policy for the small developer as the large developer; (8) the example of Coral Springs and how they employed the same reimbursement policy for the small developer; (9) the necessity of having the connection fees and rate fees be a continuous source of revenue for the District so that the District's indebtedness can be met; (10) the responsibility of the District to own all installations up to the meters; (11) the consumer having to pay two connection charges

one directly and one indirectly and (12) President Scuderi's request for the documentation of the District's responsibility as indicated in the Resolution.

Following the discussion Mr. Fernandez moved to adopt the Resolution as presented. The motion failed for the want of a second.

Mr. Brown then moved to adopt only the connection fee schedule as presented, seconded by Mrs. Wenzel and carried 4-0.

DISTRICT OPERATING POLICIES RE WATER MANAGEMENT/INDIVIDUAL SITE DRAINAGE PLANS-APPROVED POLICY RE WATER AND SEWER SUBDIVISION EXTENSION - DEFERRED UNTIL NEXT MEETING

Due to the previous discussion, the policy regarding the water and sewer subdivision extensions was deferred until the meeting in May, 1979 with President Scuderi requesting that Mr. Moyer bring to that meeting a more detailed expression of the proposed water/sewer subdivision extension policy and again asked that if such documentation exists as to the Board's participation, have that available too.

Mr. Biery presented the document titled, "Pelican Bay Improvement District Design Criteria for Individual Site Drainage Plans, explaining it contained both the hydrologic criteria demanded and the information that is to be shown on the plans. The last heading of the document contains the administrative process for the filing of such plans .

Mrs. Wenzel moved, seconded by Mr. Brown and carried 4-0 that the "Design Criteria for Individual Site Drainage Plans" be approved.

CONSTRUCTION TRUST FUND AGREEMENT, AS AMENDED, WITH THE FLORIDA BANK AT FORT LAUDERDALE - UNIT I SUBDIVISION IMPROVEMENTS - EXECUTION OF AGREEMENT AUTHORIZED

Mr. Moyer reviewed the reasons for the item being on the agenda and stated that paragraphs 8 and 9, which had caused concern to the Board at the last meeting, (these paragraphs dealt with the Trustee acting on any telegrams, verbal commands, etc) have been deleted with the approval of the Florida Bank at Fort Lauderdale. He stated the Agreement has been retyped and it is this document, with the Trustee's signatures, that is to be executed by the President. Mr. Scuderi said he would

take care of the "housekeeping" signing after the meeting.

SUPERVISORS' REQUESTS

None

ENGINEER'S REPORT

Mr. Beiry presented each member of the Board a copy of the current "Project Progress Report" dated April 10, 1979 and stated the report indicates both the proposed and actual progress of the individual contracts as follows:

Contract A	About on-schedule
Contract B	Ahead of schedule
Contract C-1	Starts in August
Contract C-2	Slightly behind schedule
Contract D	Ahead of schedule
Contract E	Ahead of schedule
Contract F	Right on schedule

(See attached progress report)

MANAGER'S REPORT - FIRST PENNSYLVANIA BANK DESIGNATED TRUSTEE FOR WATER/SEWER BOND ISSUE

Mr. Moyer reported his only item for the Board's consideration was the designation of the Trustee for the Water/Sewer Bond Issue, saying the closing for the bond issue is the 25th of April, 1979 and it is anticipated that the same trustee, First Pennsylvania Bank, who was used for the Water Management Bond issue, will be designated for this bond issue. Mr. Moyer stated the First Pennsylvania Bank has agreed to purchase \$530,000 of the water/sewer bonds and after his recent conversation with Mrs. ^{Giulante} ~~Julianti~~ gave the fee schedule that will be employed as follows: \$4,000 initial fee with \$1,500 per year m/1. Mr. Moyer then asked, subject to Mrs. ^{Giulante} ~~Julianti~~'s board approval, for the Board's designation of the First Pennsylvania Bank as Trustee for the approaching Water/Sewer Bond Issue.

Mrs. Wenzel moved, seconded by Mr. Brown and carried, 4-0, that the First Pennsylvania Bank be designated as the Trustee for the pending Water/Sewer Bond Issue.

Mr. Moyer requested that the Board meet on Tuesday, April 24, 1979 in the

See
connections
for the en-
tire paragraph
in minutes
of May 9, 1979
I

the Courthouse complex to complete the signing of all papers concerned with the bond issue, in order that the bonds may be returned to New York within a eight (8) hour period by the firm of Goldman & Sachs. This is to accommodate the closing on the 25th of April, 1979 with the Trustee authenticating the bonds on the same date and Mr. Moyer stated the then negotiable bonds would not be released until monies had been received from Goldman & Sachs. It will be necessary that President Scuderi and Secretary Brown be present at the proposed meeting to sign as officers of the Board.

It was the consensus of the Board that the hour of the meeting should be 4:30 P.M. on April 24, 1979 in the Courthouse complex after which all members of the Board are invited to attend a closing dinner.

REPORT FROM ATTORNEY TRACY BOLESKY RE TEMPORARY EASEMENT - AUTHORIZATION TO SIGN GIVEN -

Mr. Bolesky reported that following a conversation with Mr. Bill Blackwell, Attorney for Collier Development Corporation, the easement that had been wrongly recorded has now been corrected. In addition, Mr. Bolesky presented a temporary easement document from the Collier Development Corporation which covers a 10 foot wide piece of property and lies adjacent to the present easement that the District now has. This temporary easement will permit ingress and egress during construction and will be for that period of time only, Mr. Bolesky said. He asked that the President and the Secretary be authorized to sign the said document.

Mrs. Wenzel moved, seconded by Mr. Fernandez and carried, 4-0, that the President and the Secretary be authorized to sign the temporary easement from the Collier Development Corporation.

At this time, Mr. Bolesky stated that he had filed two petitions regarding the sales tax with the Attorney General and that the Attorney General, on the first petition, has filed a motion to dismiss. Mr. Varnadoe reported that the Attorney General's office has 10 to 15 similiar cases but there has been no definitive answer forthcoming on any of the cases.

TREASURER'S REPORT - APPROVED AS SUBMITTED

Mr. Brown moved, seconded by Mr. Fernandez and carried, 4-0, that the Treasurer's report be approved as submitted.

Mrs. Wenzel, Treasurer, also submitted the following invoices:

Legal Services (March 15, 1979 to April 11, 1979)	
Attorney Bolesky	\$2,152.50
Naples Daily News (March 30, 1979-Notice of PH)	
To establish water/sewer fees	11.56
Accountant Rogers, Silvia, Robbins, Moon & Co.	
(Conference with Mr. Bolesky & bookkeeping for February, 1979)	290.00
BCC Secretarial Services	
(For March 14, 1979)	48.90

Mr. Brown moved, seconded by Mr. Fernandez and carried 4-0 that the invoices as submitted be paid.

President Scuderi asked that Attorney Bolesky be referred to as the Attorney for the District rather than the District Attorney.

INVOICES - APPROVED AS SUBMITTED

Mr. Moyer presented the list of invoices which he identified as certifications and stated they are payable from certain trust funds. (See attached list) He said that Mr. Turner had reviewed all the invoices with the exception of the last two invoices for Post Buckley, Schuh & Jernigan - one for general consultation and one for plat II design & surveys developer reimbursement. Mr. Moyer suggested that these two invoices be approved conditionally at this meeting, letting Mr. Turner review them at a later date.

President Scuderi questioned the item of \$5,000, payable to Houston, Faircloth, Cooper & Easthope and Mr. Moyer explained the above-referenced firm are the attorneys for the Barnett Bank in the consideration of the bond anticipated notes, saying that the note-purchase agreement specifies that the District will pay the closing costs on the notes. Included in the closing costs is an attorneys' fee not to exceed \$5,000 and Mr. Moyer concluded, this is the item in question. Mr. Bolesky verified that these are the correct terms of the agreement.

Mrs. Wenzel moved, seconded by Mr. Brown and carried, 4-0, that the invoices be approved as submitted with the two invoices for PBS&J to be approved conditionally until Mr. Turner has an opportunity to review them.

At this time, Mr. Fernandez questioned the action taken on the Resolution regarding the "connection fees" and requested the secretary to read back the motions taken. He questioned the wording of the Resolution and expressed concern as to whether or not, the District could collect the "fees" without the acceptance of the entire Resolution. Mr. Moyer explained that the District could collect such fees but that the question that has not been addressed is what the District will do with the surplus monies and how such monies will be handled. When Mr. Fernandez asked Mr. Moyer if he were going to bring in yet another proposal for the Board's consideration, Mr. Moyer answered in the negative, saying he would have the same Resolution but would have some more information to backup his findings.

ADJOURNMENT

Mr. Brown moved, seconded by Mrs. Wenzel and carried, 4-0, that the meeting be adjourned at 5:55 P.M.

* * * * *

President Scuderi, at the request of Mr. Moyer and for good cause, reopened the meeting at 6:00 P.M. so that a supplemental Resolution to the Bond Resolution could be reviewed by the Board. Mr. Moyer stated that the supplemental Resolution, which identifies the terms and the conditions of the Water/Sewer Bond Resolution, has only a changed date which will conform it to the bonds - those dates being March 1, 1979 and September 1, 1979.

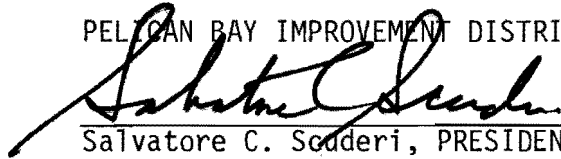
Mrs. Wenzel moved, seconded by Mr. Brown and carried, 4-0, to adopt the supplemental Resolution that amends the Bond Resolution by the changing of the dates to March 1, 1979 and September 1, 1979.

Pelican Bay Improvement District
April 11, 1979

ADJOURNMENT

Mrs. Wenzel moved, seconded by Mr. Brown and carried, 4-0, that the meeting be adjourned at 6:10 P.M.

PELICAN BAY IMPROVEMENT DISTRICT BOARD



Salvatore C. Scoderi, PRESIDENT

Pelican Bay Improvement District

Collier County Courthouse
Naples, Florida 33942

Board of Supervisors

Salvatore C. Scuderi
President

Douglas G. Brown
Secretary

Mrs. Elinor A. Wenzel
Treasurer

W. Harmon Turner
Joseph Fernandez

April 9, 1979

Mr. Salvatore C. Scuderi,
President
Pelican Bay Improvement District
Collier County Courthouse
Naples, Florida 33942

Re: PBID Meeting on April 11, 1979

Dear Mr. Scuderi:

As I will be unable to attend the April meeting, I would like to pass on some comments for the Board's consideration.

Agenda Item #3: I have reviewed the document and find it in order and recommend approval thereof.

Agenda Item #4: If possible, could it be postponed until next meeting? There is an area that is unclear to me and I would like to have more time to research it.

The requisitions, totalling \$1,522,397.56 have been reviewed with the Engineers and the Developer and appear in order, subject to the District Attorney advising the Board that W/S Admin. #4 for \$5,000 was authorized and was part of the closing costs as approved by the Board for the W/S Anticipation Notes.

Again, I'm sorry I cannot attend.

Sincerely,



W. Harmon Turner

WHT/ms

PROPOSED RATES AND CHARGES
FOR
IRRIGATION WATER, POTABLE WATER AND WASTEWATER SERVICE
PELICAN BAY

Connection Fees

<i>SF</i> Group I -	\$1,480 Per Unit
<i>Township</i> Group II -	\$ 830 Per Unit
<i>Low Density MF</i> Group III -	\$ 665 Per Unit
<i>High Density MF</i> Group IV -	\$ 625 Per Unit
Commercial-	\$4,465 Per Acre

Meter Fees

Residential	Commercial
Group I - \$400 Per Unit	<u>Meter Size</u> <u>Charge</u>
Group II - \$230 Per Unit	5/8 and 3/4 -Inch \$ 400
Group III - \$180 Per Unit	1 -Inch \$ 525
Group IV - \$140 Per Unit	1 1/2 -Inches \$ 750
	2 -Inches \$1,025
	3 -Inches \$1,500
	4 -Inches \$2,175
	6 -Inches \$3,375
	8 -Inches \$4,900

Monthly Service Charges

	<u>Rate/1,000 Gallons</u>	<u>Minimum Charge Per Connection</u>
Irrigation/Fire Flow	\$0.41	4,000 Gallons
Potable Water	\$1.40	5,000 Gallons
Wastewater	\$1.80	5,000 Gallons

Monthly Standby Charges (Optional)

Group I -	\$8.50
Group II -	\$7.00
Group III -	\$6.35
Group IV -	\$5.90
Commercial-	\$0.28/1,000 gallons (estimated usage)

PELICAN BAY IMPROVEMENT DISTRICT
DESIGN CRITERIA FOR
INDIVIDUAL SITE DRAINAGE PLANS

The following design criteria, rules and regulations shall apply to the design and construction of individual site drainage systems within the boundaries of the Pelican Bay Improvement District (referred to herein as the DISTRICT).

A. HYDROLOGIC CRITERIA

1. All internal drainage systems shall be designed to offer protection from the ten (10) year frequency storm.
2. Building sites within Parcel A and Parcel B of the plat of Pelican Bay, Unit I, shall store the first one inch (1") of runoff on site.
3. The surface water, underground collection system, shall be so designed that the elevation of the hydraulic gradient during a ten (10) year storm is never higher than the grade elevation at any inlet in the system.

B. INFORMATION TO BE SHOWN ON PLANS

1. Existing and proposed ground elevations sufficient to accurately establish surface flow of storm water and drainage boundaries. Sufficient topography and design information concerning areas adjacent to the proposed project shall be shown to assure that such areas shall not be adversely affected. All elevations shall be on National Ocean Survey, NOS Datum.
2. Location sketch showing the proximity of the site to established Pelican Bay Improvement District facilities.
3. Drainage boundaries for proposed conduit and inlet design.
4. Size of each drainage area in acres.
5. Proposed land use.
6. Existing drainage facilities with invert and top elevations at each manhole and inlet and flow lines of culverts and ditches.
7. Proposed drainage facilities, including conduits, inlets, manholes, retention basins and others as required. Proposed grades and invert elevations at each manhole and inlet and flow lines of culverts and ditches.
8. A legend showing and stating meaning of all symbols used on the plan.

9. Drainage maps and plans shall be prepared with a large scale in as much detail as necessary with the scale ranging from one inch (1") equals ten feet (10') for small projects up to one inch (1") equals fifty feet (50') for large projects.
10. All pertinent existing and proposed property, right of way, and easement markers and lines shall be properly identified, dimensioned and referenced.
11. Minimum pipe used within the surface water collection system shall be fifteen inches (15") in diameter on equivalent area or such other diameter as may be approved by the District engineers.
12. Inlets shall be spaced at such intervals and in such a manner as to allow for the acceptance of one hundred per cent (100%) of the design runoff.
13. The pipes shall be sloped and the structures channeled to develop sufficient scouring to minimize sediment.
14. The pipe materials used shall meet the requirements set forth in Sections 943-948 inclusive of the 1977 or current edition to the Florida Department of Transportation Standard Specifications for road and bridge construction. Only concrete pipe or other pipe materials approved by the District may be used in tidal or salt waters.
15. All drainage pipes shall be fitted with headwalls, endwalls, inlets, or other appropriate terminating and intermediate structures, approved by the District engineer.

C. ADMINISTRATIVE

1. Site drainage and grading plans shall be prepared in accordance with the provisions of Chapter 471, Florida Statutes, governing the practice of professional engineers. The seal, signature, and title block of the engineer preparing the plans shall be shown thereon.
2. The owner, developer or owner's agent shall submit five (5) copies of the proposed drainage plans with all of the above information either shown thereon or attached thereto to the Manager of the Pelican Bay Improvement District. Upon review and acceptance by the District, one copy will be returned along with a written notice that the owner may proceed.
3. The District may, from time to time, adopt a schedule of fees which will cover the cost to the District of plan review and inspection of work during construction. The owner of the individual land tract will be obligated to pay such fees or charges in the manner and at the time established by the District.

APPROVED AND ACCEPTED:
PELICAN BAY IMPROVEMENT DISTRICT

Salvatore C. Scuderi
President

ATTEST:

Douglas G. Brown
Secretary

Dated: _____

Re: Design criteria for individual site drainage plans.

TREASURER'S REPORT
FOR THE PERIOD MARCH 16, 1979 THROUGH APRIL 11, 1979
PELICAN BAY IMPROVEMENT DISTRICT
NAPLES, FLORIDA

	MARCH 16, 1979 THROUGH APRIL 11, 1979	YEAR TO DATE
CASH BALANCE - BEGINNING OF PERIOD	\$ 4,180.35	\$ 16,625.17
CASH RECEIVED - Coral Ridge Properties	15,000.00	27,000.00
	\$ 19,180.35	\$ 43,625.17
 EXPENDITURES		
MEETING EXPENSES	\$ 500.00	\$ 3,400.00
OFFICE EXPENSES	5.68	219.00
SECRETARIAL EXPENSES	51.00	611.55
ATTORNEY'S FEES	3,305.77	16,528.27
CONSULTANT FEES	2,229.32	2,229.32
ACCOUNTING SERVICE	100.00	720.00
CLASSIFIED ADVERTISING	20.19	193.62
TRAVEL EXPENSES	31.78	253.48
DISTRICT MANAGER	816.68	7,350.00
	\$ 7,060.42	\$ 31,505.24
 CASH BALANCE - END OF PERIOD		
CASH IN BANK	\$ 12,099.93	
PETTY CASH	20.00	
	\$ 12,119.93	\$ 12,119.93

Respectfully Submitted,

Elinor A. Wenzel
Treasurer

LIST OF INVOICES FOR APPROVAL
AT APRIL 11, 1979 PBID MEETING

<u>Certificate No.</u>	<u>Contractor</u>	<u>Amount</u>
W/S - Administrative No. 4	Houston, Faircloth, Cooper Easthope	\$ 5,000.00 (Prepaid)
W/S - Administrative No. 5	Hawkins, Delafield & Wood	\$ 5,952.00 ✓
W/S - Administrative No. 6	PBS&J	\$ 1,876.57 ✓
W/S - Engineering No. 2	PBS&J	\$ 15,408.44 ✓
W/S - Contract B	Gator Utilities Service	\$ 396,842.66 ✓
W/S - Contract C-2	Biltmore Construction Co.	\$ 173,419.20 ✓
CRCP - Administrative No. 1	Fl. Bank at Ft. Lauderdale	\$ 200.00
CRCP - Engineering	PBS&J	\$ 8,574.34
CRCP - Contract D	Gator Utilities Service	\$ 390,791.85
WM - Administrative No. 6	Hawkins, Delafield & Wood	\$ 28,279.16 ✓
WM - Engineering No. 3	PBS&J	\$ 14,330.74
WM - Contract E	Charley Toppino & Sons, Inc.	\$ 358,672.27
WM - Contract F	Wadsworth Golf Construction	\$ 122,950.33
304-001.00A - General Consultation - Meetings	PBS&J	\$ 361.94
304-012.00 & 304-012.20 - Plat II Design & Surveys	Developer Reimbursement PBS&J	\$ 4,201.37
Total All Invoices		\$1,526,860.87

A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE PELICAN BAY IMPROVEMENT DISTRICT,
COLLIER COUNTY, FLORIDA

WHEREAS, the Board of Supervisors of the Pelican Bay Improvement District (the "District") on March 15, 1979 adopted a resolution entitled "A Resolution of the Board of Supervisors of the Pelican Bay Improvement District, Collier County, Florida, Determining Details of its \$4,530,000 General Obligation Water and Sewer Revenue Bonds, Series 1979" (the "Resolution"); and

WHEREAS, the Resolution contained an error as to dates and it is the desire of the Board of Supervisors of the District to correct these errors.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT, AS FOLLOWS:

Section 1. Section 2 of the Resolution is hereby amended to read as follows:

Section 2. Date and Interest Payment Dates.
The Bonds shall be dated March 1, 1979 and interest on the Bonds shall be payable on September 1, 1979 and thereafter on March 1 and September 1 in each year.

Section 2. Section 3 of the Resolution is hereby amended to read as follows:

Section 3. Principal Amount and Rates of Interest.
The Bonds shall be issued in the principal amount of \$4,530,000. Term Bonds in the principal amount of \$530,000 bearing interest at the rate of seven and thirty hundredths per centum (7.30%) per annum, shall be due March 1, 1991. Term Bonds in the principal amount of \$4,000,000 bearing interest at the rate of seven and eighty hundredths per centum (7.80%) per annum shall be due March 1, 2004.

Section 3. Section 5 of the Resolution is hereby amended to read as follows:

Section 5. Optional Redemption. The Bonds are subject to redemption at the option of the District at any time on and after March 1, 1989, either as a whole, or in part in inverse order of maturity (and by lot if less than all of a maturity is to be redeemed), at the following Redemption Prices plus accrued interest to the date of redemption:

<u>Period</u> <u>(Both Dates Inclusive)</u>	<u>Redemption Prices</u> <u>(Expressed as a Percentage)</u>
March 1, 1989 to and including September 30, 1990	103%
March 1, 1991 to and including September 30, 1992	102
March 1, 1993 to and including September 30, 1994	101
March 1, 1995 and thereafter	100

Section 4. Section 6 of the Resolution is hereby amended to read as follows:

Section 6. Sinking Fund Installments. The Bonds due March 1, 1991 are subject to redemption by lot on any March 1 on and after March 1, 1982, respectively, at the principal amount plus accrued interest to the date of redemption thereof, from mandatory Sinking Fund Installments which are required to be made in amounts sufficient to redeem on March 1 of each year the principal amount of such Bonds specified for each of the years shown below.

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
1982	\$35,000	1987	\$55,000
1983	35,000	1988	60,000
1984	40,000	1989	65,000
1985	45,000	1990	70,000
1986	50,000	1991	75,000

The Bonds due March 1, 2004 are subject to redemption by lot on any March 1 on and after March 1, 1983, respectively, at the principal amount plus accrued interest at the date of redemption thereof from mandatory Sinking Fund Installments which are required to be made in amounts sufficient to redeem on March 1 of each year the principal amount of such Bonds specified for each of the years shown below:

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
1983	\$50,000	1990	\$ 70,000	1997	\$240,000
1984	50,000	1991	75,000	1998	255,000
1985	55,000	1992	165,000	1999	275,000
1986	55,000	1993	175,000	2000	295,000
1987	60,000	1994	190,000	2001	320,000
1988	60,000	1995	205,000	2002	345,000
1989	65,000	1996	220,000	2003	375,000
				2004	400,000

Section 5. Section 7 of the Resolution is hereby amended to read as follows:

Section 7. Use of Proceeds. From the proceeds of the Bonds the following amounts shall be paid to the Trustee for deposit as follows:

To pay the principal amount of the Notes	\$ 3,960,250.06
To pay accrued interest on Notes	86,042.64
Deposit to Reserve Fund	435,450.00
Deposit to Temporary Interest Fund	<u>48,257.36</u>
Total Bond Proceeds	<u>\$ 4,530,000.00</u>

Section 6. This resolution shall take effect immediately.

PASSED AND APPROVED this 11 day of April, 1979.

ATTEST:

131 Douglas G. Brown
Secretary, Board of Supervisors,
Pelican Bay Improvement District

151 Salvatore Scuderi
President, Board of Supervisors,
Pelican Bay Improvement District

[SEAL]

NOTICE OF PUBLIC HEARING

THE BOARD OF SUPERVISORS OF THE PELICAN BAY IMPROVEMENT DISTRICT WILL HOLD A PUBLIC HEARING ON MARCH 14, 1979, AT 4:30 P.M., IN THE COUNTY COMMISSION CHAMBERS, BUILDING "F", COLLIER COUNTY COURTHOUSE COMPLEX, NAPLES, FLORIDA, FOR THE PURPOSE OF ESTABLISHING THE FOLLOWING WATER AND SEWER CHARGES WITHIN THE DISTRICT:

CONNECTION CHARGES

Group 1 - Residential	\$ 1,480/unit
2 - Residential	830/unit
3 - Residential	665/unit
4 - Residential	625/unit
Commercial	4,465/acre

THE ABOVE REFERENCED RESIDENTIAL HOUSING TYPES, BEING GROUPS 1 THROUGH 4, ARE MORE FULLY DESCRIBED IN THE PLANNED UNIT DEVELOPMENT ORDER FOR PELICAN BAY. THE STATED CONNECTION CHARGES ARE AVAILABLE FOR PUBLIC REVIEW AT THE COUNTY CLERK'S OFFICE, BUILDING "F", COLLIER COUNTY COURTHOUSE COMPLEX, NAPLES, FLORIDA.

Pelican Bay Improvement District

Collier County Courthouse
Naples, Florida 33942

April 3, 1979

Board of Supervisors

Salvatore C. Scuderi
President

Douglas G. Brown
Secretary

Mrs. Elinor A. Wenzel
Treasurer

W. Harmon Turner
Joseph Fernandez

Board of Supervisors
Pelican Bay Improvement District

Reference: Meeting scheduled for April 11, 1979

Dear Board Members:

The regular meeting of the Board of Supervisors will be held Wednesday, April 11, 1979, at 4:30 p.m., Building "F", Collier County Courthouse Complex.

The following is the advance agenda for this meeting:

1. Roll Call
2. Approval of minutes of the March 15, 1979 meeting
3. Public Hearing - concerning adoption of connection charges to defray the cost of subdivision water distribution and wastewater collection facilities.
4. Consideration of District operating policies:
 - a) Water Management
 - b) Water and Sewer Subdivision extension
5. Execution of Construction Trust Fund Agreement, as amended, with the Florida Bank at Fort Lauderdale - Unit I Subdivision Improvements
6. Supervisors' Requests
7. Engineer's Report
8. Manager's Report *Trustee - Water & Sewer*
9. Treasurer's Report
10. Invoices for approval
11. Adjournment

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Item 3: Is a scheduled public hearing to consider connection charges to be collected by the District to defray the costs of providing water distribution and wastewater collection facilities. This portion of the District's rate structure is recommended in the Financing Plan which was previously adopted by the Board. In summary, the idea is to determine at the outset the anticipated total cost for subdivision type utility facilities based on the number of units in the project and the amount of area each type of unit occupies. The Engineers have developed a schedule by equitably distributing the cost to each resident and commercial type of use. The charges are recommended to be:

Group 1	\$1,480/unit
2	830/unit
3	665/unit
4	625/unit
Commercial Development	4,465/acre
Institutional Development	4,465/acre

Enclosed, for your review, is a Resolution of Adoption of the connection charges which I will have Attorney Bolesky review prior to the meeting. The only addition that has been made to the resolution is to consider institutional structures on the same basis as commercial units. The Financing Plan does not directly identify institutional uses but I believe they should be accounted for and their use characteristics will be similar to commercial businesses.

Mr. Fred Biery of Post, Buckley, Schuh & Jernigan, will present to the Board the methodology of deriving the connection charges.

Item 4: Is a review and discussion by the Board of two recommended policies - the first, dealing with the District's criteria for developers of tracts and parcels within Pelican Bay, to connect to the water management system. This policy is included in your package for review and is entitled DESIGN CRITERIA FOR INDIVIDUAL SITE DRAINAGE PLANS, which was prepared by the District's Consulting Engineers.

The second policy deals with water distribution and wastewater collection line extensions. Accompanying the policy are drafts of two agreements - one being the ENGINEERING DESIGN AGREEMENT and the other the CONSTRUCTION FINANCING AGREEMENT.

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Item 4. (Continued)

These agreements are similar to agreements with Coral Ridge-Collier Properties, Inc., for the engineering design and construction advances for the Unit I area which we are currently constructing. The two agreements are an integral part of the recommended policy which I would like to use when developers request information on connecting to the District's system. Mr. Fred Biery and I will make a more detailed presentation for your consideration at the meeting.

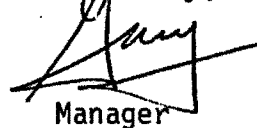
Item 5. Is the execution of the Construction Trust Fund Agreement for the Unit I area. As you may recall, the Board desired to delete Paragraphs-8 and 9 from this agreement at the last meeting. This was done and the Trustee has accepted the agreement as amended.

The remaining items are standard agenda items for the District and will be considered during the meeting. The requisitions to be processed will be provided in tabular form prior to the meeting.

To assist you in reviewing the connection charges and other related procedures, I am enclosing a booklet containing the District's Enabling Act, Bond Resolution and Engineering Reports.

Looking forward to seeing you at the meeting and, in the meantime, should you have any questions please do not hesitate to contact me.

Sincerely,



Manager

GLM/ftc

Naples, Florida, April 24, 1979

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

PRESIDENT: Salvatore Scuderi
TREASURER: Elinor Wenzel
SECRETARY: Douglas Brown
Harmon Turner

Joseph Fernandez - Absent

ALSO PRESENT: Jean Swindle, Recording Secretary; Gary Moyer, District Manager; Fred Biery, Post, Buckley, Schuh & Jernigan; Tracy Bolesky, Attorney for the Board; Messrs. Koste, Penn and Buntmeyer, Coral Ridge - Collier Properties; George Varnadoe, Attorney for Smith, Young & Blue and Ms. Lynn Villos/^{of Hawkins, Delafield & Wood, Bond Attorneys} and Ms. Amy Brown of Goldman, Sachs & Co. 15

\$4,530,000 WATER AND SEWER GENERAL OBLIGATION AND REVENUE BONDS- SERIES 1979
PELICAN BAY IMPROVEMENT DISTRICT - PROPERLY EXECUTED BEFORE CLOSING APRIL 25, 1979

Following the signing of the \$4,530,000 water/sewer general obligation and revenue bond issue, series 1979, for the Pelican Bay Improvement District, by President Scuderi and Secretary Brown, Ms. Amy Brown of Goldman, Sachs & Co gave a review of the procedure that will be followed to secure the proper finalization of the above-referenced bond issue and the sale of same. Ms. Brown stated that all those vitally concerned with this action had signed a statement which verified that none had met together secretly to do anything that would cause this bond issue not to have been correctly done. She continued, that all was in readiness for the morning meeting of April 25, 1979 in the Coral Ridge office, Coral Springs, Florida which will include the attendance of the Trustees and it is at this time, the bonds will be authenticated by the Trustees. Until this authentication takes place, Ms. Brown said, the bonds are not negotiable. Following this step by the Trustees, the representative

of the Barnett Bank who holds all the bond anticipation notes, issued in January, 1979, will make a "wire transfer" of funds from Goldman, Sachs & Co to the Trustees to pay for the subject bonds then from the Trustees to Barnett Bank to pay off the bond anticipation notes. Ms. Brown stated that the surplus monies from the transaction will go into the surplus fund to be used by the District for the construction system. She concluded that the entire transaction would be very short.

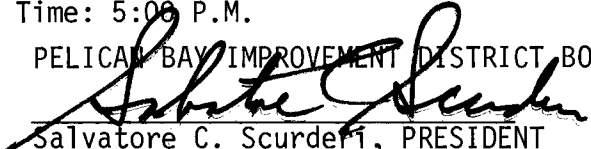
The purchasers were identified as The First Pennsylvania Bank; Kemper Insurance Company, Chicago, Illinois; Interfinancial Corporation, Atlanta, Georgia.

Mr. Moyer asked that the record reflect the District's appreciation to the Coral Ridge personnel for their fine presentation of the project to those financial institutions - i.e. Allstate Insurance - who were to invest in the bonds

Each member of the Board was given a copy of the official statement for the subject bond issue and invited to a closing dinner at the Naples Bath and Tennis Club following adjournment of the meeting.

There being no further business to come before the Board, the meeting was adjourned by order of the Chair.- Time: 5:00 P.M.

PELICAN BAY IMPROVEMENT DISTRICT BOARD


Salvatore C. Scurdafi, PRESIDENT