

Naples, Florida, June 18, 1980

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

PRESIDENT: Salvatore Scuderi
SECRETARY: Douglas Brown
TREASURER: Elinor Wenzel - Absent

Joseph Fernandez - Absent
Harmon Turner

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

AGENDA

1. ROLL CALL
2. APPROVAL OF MINUTES OF MEETING HELD MAY 14, 1980
3. PRELIMINARY REVIEW & DISCUSSION ON STREET LIGHTING BUDGET
4. CONSIDERATION OF SUBLEASE ON OFFICE SPACE
5. STATUS REPORTS
 - a) ENGINEERING
 - i. Construction
 - ii. Certificates of Payment
 - b) LEGAL
 - i. Street Lighting District
 - ii. Naples Cay
6. SUPERVISORS' REQUESTS & AUDIENCE PARTICIPATION
7. MANAGER'S REPORT
8. TREASURER'S REPORT
9. APPROVAL OF INVOICES
10. ADJOURNMENT

ROLL CALL

President Scuderi asked that the record show there was quorum of three with Ms. Wenzel and Mr. Fernandez absent.

MINUTES OF MAY 14, 1980 - APPROVED AS PRESENTED

Mr. Turner moved, seconded by Mr. Brown and carried 3-0, with Ms. Wenzel and Mr. Fernandez absent, that the minutes of May 14, 1980 be approved as presented.

PRELIMINARY REVIEW AND DISCUSSION ON STREET LIGHTING BUDGET

Mr. Moyer stated that in each members' agenda packet there was backup material which explains and presents cost figures for a preliminary street lighting budget for the FY 1981. The District has an agreement with Collier County for the management and operation of a street lighting system in Pelican Bay and part of that agreement is the submittal to the County, by the end of July, 1980, a proposed budget for such a system. The time frame of July is somewhat ahead of the District's normal budgeting process, (when the District has to certify to the County Property appraiser by the end of August) so in order to comply, Mr. Moyer said he had prepared a preliminary street lighting budget based on current costs and projected costs. Following a review of the submitted material, Mr. Moyer requested the authorization to advertise a public hearing on the proposed street lighting system budget on July 30, 1980 - the next regular meeting of the Board.

Mr. Turner moved, seconded by Mr. Brown and carried 3-0, with Ms. Wenzel and Mr. Fernandez absent, that the District Manager be authorized to advertise for public hearing the proposed street lighting system budget for July 30, 1980.

CONSIDERATION OF SUBLEASE ON OFFICE SPACE

Mr. Moyer presented each member of the Board a copy of the proposed

sublease agreement for the District's office space, saying the item had been discussed at last month's meeting. When President Scuderi asked if there was any other available space, Mr. Moyer replied he had contacted Naples Federal and had been told they had nothing in their current phase of construction but might have something in the Tower Building which will not be completed until next spring. He said the District needs the office space before eight months have passed but should space become available, the District could always negotiate. Discussion followed which covered the prohibition of subleasing; the possibility of getting written permission to sublease; the cost of \$5.63 per square foot for 400 square feet of space; lessor being responsible for all interior maintenance including air conditioner as identified in the attached agreement and the need to have someone available in an office doing the District's business.

Mr. Turner moved, seconded by Mr. Brown and carried 3-0, with Ms. Wenzel and Mr. Fernandez absent, that the submitted proposal be accepted with the stipulation that the question of subleasing be resolved.

STATUS REPORTS

ENGINEERING

Mr. George McIntyre presented the following Project Progress Report:

PROJECT PROGRESS REPORT June 17, 1980

Progress Updated to June 16, 1980

Contract A
Wellfield

Project Complete
Record Drawings Complete

Scheduled Progress 100%
Actual Progress 100%

Contract B
Transmission Main

Project Complete
Record Drawings Complete

Scheduled Progress 100%
Actual Progress 100%

Contract C-1 Water Plant	Installation Substantially Complete, Startup & Test should start the week of June 23, 1980	Scheduled Progress 100% Actual Progress 86%
Contract C-2 Storage and Treatment	Plant Complete, Sewage Plant Tested, RO Plant checkout will start the week of June 23, 1980, Electrical checkout by Fisher-Porter & Westinghouse is still in progress, anticipated completion of checkout in two weeks, plant should be ready for operation by Mid-July	Scheduled Progress 100% Actual Progress 99.8% Elapsed Time % 161%
Contract D Water & Sewer	Project Complete, Record Drawings 100% Complete	Scheduled Progress 100% Actual Progress 100%
Contract E Grading and Drainage	Project Complete Record Drawings Complete	Scheduled Progress 100% Actual Progress 100%
Contract F Grading and Drainage	Progress Complete Record Drawings Complete	Scheduled Progress 100% Actual Progress 100%

Phase I Roadway lighting is supposed to be complete next week except cleanup

Contract D-2, Ridgewood & Laurel Oak, Water & Sewer started June ¹⁴~~12~~, 1980 and progress is good.

Mr. Biery presented one other item for general information regarding the project's water wells, stating that the original development plan had called for 5 wells but it had been the consensus of those involved, that 4 wells would, for the time being, suffice. Now because of the extended dry spell together with the need for a great deal of irrigation, it has become apparent that an additional water supply is and/or will be needed. He asked for permission to submit to the Board at next month's meeting, the necessary information regarding the construction of two additional wells.

Following discussion, it was the consensus of the Board, that Mr. Biery proceed with the preparation of a report regarding the funding, the cost, the time for construction, etc for an additional 2 water wells in the project.

CERTIFICATES OF PAYMENT

Mr. Brown moved, seconded by Mr. Turner and carried 3-0, with Ms. Wenzel and Mr. Fernandez absent, that the certificates of payment as listed below, be approved:

PELICAN BAY IMPROVEMENT DISTRICT

June 18, 1980

CERTIFICATE NO.

W/S - Contingencies	No. 22	Wilson, Miller, Barton, Soll & Peek, Inc.	\$ 918.75
W/S - Contract C-1	No. 5	Permutit Company	\$ 17,594.70
Roadway Lighting - Construction	No. 3	Collier Electric Company	\$ 7,920.00
Utility Extension Ridgewood, Loral Oak, & Gulfpark Drive	No. 2	Post, Buckley, Schuh & Jernigan, Inc.	\$ 6,105.67
304-002.00B		Financial & Management Support PBSJ	\$ 1,893.49
		TOTAL AMOUNT ALL INVOICES	\$ 34,432.61

LEGAL

Attorney Tracy Bolesky reported that the ordinance amending the Pelican Bay Street Lighting District to include certain areas had been adopted by the Board of County Commissioners at their regular meeting of June 17, 1980.

Additionally, Attorney Bolesky repeated his written opinion, as it related to the request of Naples Cay project to purchase service from the District, saying, that Section 52 of the Special Act is very specific about the District

not being allowed to sell services to anyone outside of its boundaries.

Following discussion, Mr. Turner moved, seconded by Mr. Brown and carried 3-0, with Ms. Wenzel and Mr. Fernandez absent, that based upon the Attorney's opinion, the District can not sell water nor sewer services outside of the District's boundaries.

SUPERVISORS' REQUESTS AND AUDIENCE PARTICIPATION

Sales Tax Refund : Attorney George Varnadoe reported on the three "sales tax cases" that are currently in the First District Court of Appeals, saying that one case had been orally argued and held while the other two had not yet been argued. He said the courts are agreeable to the District filing for a tax refund now but going no farther into the processing than that. At this time, Mr. Turner moved, seconded by Mr. Brown and carried 3-0, with Ms. Wenzel and Mr. Fernandez absent, that a formal request be submitted for a sales tax refund.

Legislation extending the present Board's term: Mr. Moyer stated that the bill submitted to the Legislation extending the present Board's terms of office to November, 1982 had passed. President Scuderi asked that a copy of said bill be furnished each member of the Board.

MANAGER'S REPORT

Mr. Moyer reported that the final documents for both bond issues had been received from bond counsel and upon receipt of same, payment of their fees was authorized.

Coral Ridge Collier Properties request for use of the District's berm:

Mr. Charles Turner presented for the Board's consideration a schematic drawing that would incorporate the use of the District's berm area, saying that the developer would incorporate the top of the berm into part of the boardwalk facility for approximately 3,000 feet. There was discussion regarding the berm area being used both as a electrical vehicle road and pedestrian path, using the map that was furnished by Mr. Turner. Following such discussion Mr. Harmon Turner moved, seconded by Mr. Brown and carried 3-0, with Ms. Wenzel and Mr. Fernandez absent, that the Board approve the plan in concept and authorized the respective attorneys to formulate an accommodating agreement.

TREASURER'S REPORT

Mr. Turner moved, seconded by Mr. Brown and carried 3-0, with Ms. Wenzel and Mr. Fernandez absent, that the Water Management Operating Summary be accepted as presented. (See attached)

Mr. Turner moved, seconded by Mr. Brown and carried 3-0, with Ms. Wenzel and Mr. Fernandez absent, that the Water & Wastewater Operating Summary be accepted as presented. (See attached)

Mr. Turner moved, seconded by Mr. Brown and carried 3-0, with Ms. Wenzel and Mr. Fernandez absent, that the bills for water & sewer and general drainage, be authorized for payment as presented. (See attached)

Mr. Brown moved, seconded by Mr. Turner and carried 3-0, with Ms. Wenzel and Mr. Fernandez absent, that the following bills for Attorney Bolesky be approved for payment:

Invoice dated June 4, 1980	General Legal Services (1/26/80 thru 4/25/80)	\$750.00
Invoice dated June 4, 1980	Water & Sewer Legal Serv (1/26/80 thru 5/12/80)	117.00
Invoice dated June 4, 1980	Water Mgmt. System (2/26/80 thru 3/25/80)	112.50
Invoice dated June 4, 1980	Street Lightg District	397.50

It was the consensus of the Board that the meeting for July be held July 30, 1980.

Mr. Turner stated he had submitted a bill to the developer in the amount of \$350.00.

ADJOURMENT

There being no further business to come before the Board, the meeting was adjourned by order of the Chair - Time: 5:30 P.M.

PELICAN BAY IMPROVEMENT DISTRICT BOARD


Salvatore C. Scuderi, PRESIDENT

PELICAN BY IMPROVEMENT DISTRICT
 WATER MANAGEMENT OPERATING SUMMARY
Period Ending -June 18, 1980

REVENUE:	<u>Levied</u>	<u>Received</u>
Maintenance Tax Revenue	\$ <u>87,006.00</u>	<u>87,006.00</u>

EXPENDITURES:

	<u>Budget Year to Date</u>	<u>Actual Year to Date</u>	<u>Variance</u>
Meeting Expense	\$ 4,500.00	4,500.00	- 0 -
Office Expense	750.00	111.35	638.65
Secretarial Expense	750.00	657.03	92.97
Legal Fees	4,500.00	3,185.54	1,314.46
Accounting	1,125.00	- 0 -	1,125.00
Advertising	225.00	19.97	205.03
Insurance	3,315.00	80.50	3,234.50
Travel	450.00	149.80	300.20
Administrative	4,875.00	4,875.00	- 0 -
Prof. Engineering Services	4,500.00	10,937.95	(6,437.95)
Payroll	13,312.00	6,750.00	6,562.00
Payroll Taxes/Benefits	1,977.00	413.78	1,563.22
Transportation	1,350.00	641.45	708.55
Swale Maintenance	15,000.00	- 0 -	15,000.00
Water Quality Tests	3,750.00	1,785.40	1,964.60
Contingencies	3,750.00	- 0 -	3,750.00
Trustee Fees	1,125.00	- 0 -	1,125.00
Special Eng. - Tierra Mar	- 0 -	4,500.00	(4,500.00)
	<u>\$65,254.00</u>	<u>\$38,607.77</u>	<u>\$26,646.23</u>

PELICAN BAY IMPROVEMENT DISTRICT
 WATER & WASTEWATER OPERATING SUMMARY
Period Ending - June 18, 1980

REVENUE:	<u>Budget</u> <u>Year to Date</u>	<u>Actual</u> <u>Year to Date</u>	<u>Variance</u>
Meter Fees	\$12,030.00	\$19,282.00	\$ (7,252.00)
Connection Fees	44,070.00	73,134.75	(29,064.75)
Water & Sewer Revenue	5,220.00	1,083.72	2,136.28
Irrigation Revenue	<u>207.00</u>	<u>20,761.82</u>	<u>20,554.82</u>
TOTALS:	<u><u>59,527.00</u></u>	<u><u>114,262.29</u></u>	<u><u>(54,735.29)</u></u>

EXPENDITURES:

Chemicals	417.00	562.17	(145.17)
Electric	22,669.00	9,883.43	12,785.57
Maint/Repairs	4,284.00	392.39	3,891.61
Payroll	27,937.00	11,625.00	16,312.00
Payroll Taxes/Benefits	3,709.00	712.61	2,996.39
Professional Fees:			
a. Engineering	3,780.00	8,231.48	(4,451.48)
b. Legal	1,500.00	1,211.93	288.07
c. Audit	1,500.00	- 0 -	1,500.00
Other Expenses	14,904.00	7,316.23	7,587.77
Meter Costs	<u>- 0 -</u>	<u>5,208.23</u>	<u>(5,208.23)</u>
	<u><u>\$80,700.00</u></u>	<u><u>45,143.47</u></u>	<u><u>35,556.53</u></u>

PELICAN BAY IMPROVEMENT DISTRICT
GENERAL WATER & SEWER REVENUE FUND
CONFIRMATION OF BILLS

<u>PAYEE</u>	<u>SERVICE</u>	<u>AMOUNT</u>
Post, Buckley, Schuh & Jernigan	General Engineering	\$946.75
Post, Buckley, Schuh & Jernigan	General Engineering	2313.03
Neptune Water Meter Company	Water Meters	2516.16
SOUS, Inc.	Meter Parts	14.00
All Florida Leasing	License Tag Renewal	16.00
Coral Springs Imprv. District	Reproduction Postage	18.98
United Telephone System	Telephone	73.03
J.N. Environmental Services	Chemicals	229.16
Coral Springs Imprv. District	Office Supplies & Shipping	25.18
Florida Litho	Water Application Forms	120.00
Reynolds & Reynolds	Bills & Envelopes	338.08

PELICAN BAY IMPROVEMENT DISTRICT
GENERAL DRAINAGE FUND
CONFIRMATION OF BILLS

<u>PAYEE</u>	<u>SERVICE</u>	<u>AMOUNT</u>
Post, Buckley, Schuh & Jernigan	General Engineering	\$946.75
All Florida Leasing	License Tag Renewal	16.00
Board of County Commissioners	Secretarial Services	95.65
Coral Springs Imprv. District	Reproduction Postage	18.99
Naples Daily News	Legal Advertising	3.51
Smith, Leshner Ins.	Dishonesty Bond on Checking Accounts	86.00
Post, Buckley, Schuh & Jernigan	General Engineering	2313.03