

Naples, Florida, April 11, 1983

LET IT BE KNOWN, that the Pelican Bay Improvement District met on this date in Regular Session at 4:30 P.M. in the Sand Bar located at the Pelican Bay Beach facility, Naples, Florida with the following members present:

PRESIDENT: Salvatore C. Scuderi
SECRETARY: Douglas G. Brown

TREASURER: Sylvia A. Moll

Harmon Turner
Miles Scofield

ALSO PRESENT: Gary Moyer, District Manager; James Ward, Assistant District Manager; Mr. Ross Obley, Mr. Dave Caldwell and Ms. Alice Carlson, Westinghouse Communities of Naples, Inc.; Mr. Jerry Eckert, Post, Buckley, Schuh & Jernigan; Mr. Goerge Varnadoe, Young, van Assenderp, Varnadoe and Benton; Tracy Bolesky, Attorney for the District and Jean Swindle, Administrative Aide.

AGENDA

1. ROLL CALL
2. APPROVAL OF MINUTES OF MEETING HELD FEBRUARY 14, 1983
3. CONSIDERATION OF ENGINEERING DESIGN AGREEMENT FOR THE PREPARATION OF AN UPDATE TO THE MASTER PLAN FOR PELICAY BAY
4. CONSIDERATION TO AFFIRM THE AMOUNTS DUE WESTINGHOUSE COMMUNITIES OF NAPLES, INC. FOR ENGINEERING WORK BY STOTLER - STAGG
5. ENGINEER'S REPORT
6. MANAGER'S REPORT
7. CONFIRMATION OF INVOICES
8. SUPERVISORS REQUESTS AND AUDIENCE PARTICIPATION
9. ADJOURNMENT

ROLL CALL

President Scuderi called the meeting to order at 4:30 P.M. and asked the record show all members of the Board present.

MINUTES OF MEETING HELD FEBRUARY 14, 1983 - APPROVED WITH CORRECTION

Mr. Turner moved, seconded by Mr. Scofield and carried unanimously, that the minutes of the meeting held February 14, 1983 be approved with the following correction:

Page 1138 - Last paragraph on the page - Item #2 should read
"Certificates to all permitting agencies"

ENGINEERING DESIGN AGREEMENT FOR PREPARATION OF UPDATE OF THE MASTER PLAN FOR PELICAN BAY - APPROVED AS PRESENTED

Mr. Moyer presented for the Board's consideration the proposed Engineering Design Agreement between Westinghouse Communities of Naples, Inc. and the District which will permit the District's engineers, Post, Buckley, Schuh & Jernigan to proceed with the preparation of an update of the water and wastewater Master Plan for Pelican Bay development. Continuing, he identified on the attached Scope of Services those work items which will be accomplished with the proposed update - i.e.:

1. Identify the required water and wastewater services to the north one-half of the property.
2. Identify the alternatives available to the District in providing raw water to the subject area.
3. Determine if the necessary raw water can be drawn from the existing wellfield or if a new wellfield is demanded.
4. Investigate the possibility of using the water resources directly underneath the property.

Additionally, this study will provide similiar information regarding the sewer responsibility of the District for the area - i.e.

1. Identify the future growth that will take place in the District.
2. Determine the line sizes that will be necessary to convey the wastewater from the north one-half of the property to the wastewater treatment plant

3. Prepare a review of the operating part of the District's water/sewer system.

Mr. Moyer repeated that the primary purpose of the update is to identify those facilities that are needed for the property north of Gulf Park Drive including the Northwest fill area. He stated the developer is proceeding with filling the Northwest fill area and shortly there will be some development activity in the area making it necessary for the District to now take steps to identify what the District will have to provide in the way of water transmission and wastewater collection lines.

In concluding his presentation, Mr. Moyer said the District does not have funds available to do this necessary update so has requested Westinghouse Communities of Naples to advance the monies to the District in accordance with the Engineers' estimate of \$16,000. The District is agreeing to repay the sum of \$16,000 from the next bond issue as the District's staff considers this expenditure to be a planning and capital facility. As noted in the agreement, this debt does not carry any interest.

Mr. Turner asked if this study would include the possibility of the District's sewer system tying into the County's plan to which Mr. Moyer replied in the negative, saying the engineers will tell the District, based upon its past growth history and a projection of the future, when it will be necessary to enlarge the District's sewer plant. Depending upon the time frame, the District will then have to proceed and identify its alternatives - i.e. whether to tie in with the County on a regional basis or whether to expand the District's onsite facilities. At that time, costs will have to be assigned to such endeavor. Mr. Moyer did say that the work product from this study can be utilized in any future determinations.

Discussion followed which covered the alternative of the District tying into the County's plan as always being considered as part of the Master Plan subject, of course, to the cost of such a move; the need to have a decision regarding the subject alternative made by 1984-85; Mr. Obley's remark concerning the District's possible tying into the County's plan which suggested that such a move should be considered in a political priority light as well as a cost determination and the necessity of gathering the pertinent information now.

At this time Mr. Turner moved, seconded by Mr. Brown and carried unanimously, that the Agreement authorizing the Engineers to proceed with the Master Plan update for Pelican Bay's water/sewer system, be approved.

AFFIRMATION OF AMOUNTS DUE WESTINGHOUSE COMMUNITIES OF NAPLES, INC.
FOR ENGINEERING WORK BY STOTLER-STAGG - POSTPONED UNTIL LEGAL OPINION
IS OBTAINED

Mr. Moyer presented for the Board's consideration the 1975 agreement/invoices between the District and Stotler-Stagg engineering firm. In order to provide background regarding the 1975 agreement made with the engineering firm, Stotler-Stagg, Mr. Moyer stated Coral Ridge-Collier Properties and Pelican Bay Improvement District had jointly signed the document which outlined the payment for such services rendered would come from the Corporation and in turn be repaid by the District through bond proceeds. The following invoices were paid to Stotler-Stagg by Coral Ridge-Collier Properties (Westinghouse Communities of Naples, Inc.) and have since been carried on the Corporation's books as an account receivable.

Water Management Plan and Feasibility Report	\$53,485.29
Water Services Plan and Feasibility Report	21,066.60
Sanitary Sewer Plan and Feasibility Report	16,708.61

Continuing, Mr. Moyer said the above-referenced invoices have been

researched by the District's staff and have been found to be valid. He requested that the Board affirm the amounts as shown above and stated the water management plan and feasibility report invoice of \$53,485.29 can be promptly paid from the District's Water Management Construction Trust fund while the water services and sanitary sewer plans and feasibility reports invoice of \$21,066.60 and \$16,708.61 respectively will, of necessity, have to be carried as an account payable on the District's books.

Discussion followed which included Mr. Scuderi's question concerning the difference between the requested amount of \$53,485.29 for water management services and the minimum of \$50,000.00 shown in the agreement with Mr. Moyer's answer stating that at the February 9, 1977 and June 8, 1977 Board meetings the engineering figure was amended and approved to cover the present amount of \$53,485.29; the need for having a copy of the Amendment to the Agreement as indicated in the above-referenced meetings' minutes; the question of "statute of limitation" being involved; the possibility of a problem regarding the "unilateral amendment"; the use of some of the Stotler-Stagg material by the District's present engineers, Post, Buckley, Schuh & Jernigan and the request by the Board that the District's attorney, Tracy Bolesky, reviewed the Agreement and determine to what extent the District is responsible for payment of monies to Westinghouse Communities of Naples, Inc.

ENGINEER'S REPORT

Following Mr. Jerry Eckert's presentation, Mr. Scuderi moved, seconded by Mr. Brown and carried unanimously that the following Certificate of Payments be approved:

Pelican Bay Improvement District
 April 11, 1983

CERTIFICATE NO.		CONTRACTOR	AMOUNT
Bridge-Way Utilities - Construction Services	No. 6	Post, Buckley, Schuh & Jernigan	\$ 668.00
Bridge-Way Utilities - Construction Services	No. 7	Post, Buckley, Schuh & Jernigan	\$ 867.07
Sand Pointe Utilities - Construction Services	No. 1	Post, Buckley, Schuh & Jernigan	\$ 1,657.40
Sand Pointe Utilities - Construction Services	No. 2	Post, Buckley, Schuh & Jernigan	\$ 1,787.07
Unit V Water & Sewer - Design	No. 4	Post, Buckley, Schuh & Jernigan	\$ 362.48
Unit V Water & Sewer - Construction Services	No. 1	Post, Buckley, Schuh & Jernigan	\$ 2,972.61
Unit V Water & Sewer - Construction Services	No. 2	Post, Buckley, Schuh & Jernigan	\$ 5,023.19
Las Brisas Utilities - Construction Services	No. 3	Post, Buckley, Schuh & Jernigan	\$ 3,320.30
Las Brisas Utilities - Construction Services	No. 4	Post, Buckley, Schuh & Jernigan	\$ 1,183.80
West Blvd. Utilities - Design Services	No. 2	Post, Buckley, Schuh & Jernigan	\$ 3,321.39
West Blvd. Utilities - Construction Services	No. 1	Post, Buckley, Schuh & Jernigan	\$ 2,394.57
W/M Systems IV & V - Construction & Survey	No. 1	Post, Buckley, Schuh & Jernigan	\$ 3,129.25
W/M Systems IV & V - Construction & Survey	No. 2	Post, Buckley, Schuh & Jernigan	\$ 4,986.49
Contract D-8	No. 3	Cadenhead & Son Construction Co.	\$ 8,409.51
Contract D-9	No. 2	Cadenhead & Son Construction Co.	\$ 28,714.19
Contract D-10	No. 1	Mitchell & Stark Const. Co., Inc.	\$ 18,740.70
Contract D-11	No. 1	Mitchell & Stark Const. Co., Inc.	\$ 45,005.40
TOTAL AMOUNT ALL INVOICES			\$132,543.42

CHANGE ORDER #4 FOR J.L. SHERMAN - CONTRACT D-3B - BEACH FACILITIES - IN THE AMOUNT OF -\$51.70 - APPROVED - PAYMENT OF \$3,532.97 TO J.L. SHERMAN AS RELEASE OF RETAINAGE - APPROVED

Mr. Jerry Eckert presented for the Board's consideration Change Order No. 4 in the amount of -\$51.70 for J.L. Sherman, Inc. on his contract to construct the water lines from Pelican Bay Boulevard to the boardwalk and sanitary lift station. Once the Change Order is approved, the contractor will receive his retainage monies, now two years old, in the amount of \$3,532.97.

Mr. Scofield moved, seconded by Mr. Brown and carried unanimously, that Change Order #4 for J.L. Sherman, Inc. in the amount of -\$51.70 be approved.

Mr. Scofield moved, seconded by Mr. Brown and carried unanimously, that the payment of retainage monies in the amount of \$3,532.97 to J.L. Sherman, Inc., be approved.

MANAGER'S REPORT

Mr. Moyer presented for the Board's consideration a License Agreement between the District and Collier County for the construction of water management facilities in Systems IV and V. He stated that a portion of the low-lying areas which will be used and constructed as water management retention areas is encroaching on the Collier County library property and will require the approval of the subject agreement in order that the necessary water management construction can proceed without delay. Once the construction is completed, the District's engineer will be able to determine the correct legal description of the property involved and a correct easement will be obtained from Collier County. He asked that the Board approve the proposed License Agreement subject to the review and approval by the District's attorney, Mr. Tracy Bolesky.

Mr. Turner moved, seconded by Mr. Brown and carried unanimously that

the License Agreement between the Pelican Bay Improvement District and Collier County be approved subject to the review and approval of the District's attorney, Mr. Tracy Bolesky.

HIRING ANOTHER EMPLOYEE FOR WATER MANAGEMENT DUTIES - APPROVED
ADVERTISING FOR ONE TRUCK TO BE USED MAINLY IN WATER MANAGEMENT DUTIES - APPROVED

Mr. Moyer asked the Board to approve the hiring of another employee for the increased water management duties of the District at this time. He stated this employee would relieve Plant Supervisor Bob Parmelee of some of the services concerned with water management and allow more of his time to be spent on the RO plant production. This position was considered in the make-up of the District's current budget and will not place a burden on the District's finances.

Mr. Turner moved, seconded by Ms. Moll and carried unanimously that employment of another employee for water management duties be authorized.

Additionally, Mr. Turner moved, seconded by Mr. Brown and carried unanimously that the District be authorized to advertise for bids for one truck to be used in the performance of the above-referenced water management duties.

WATER SEWER OPERATING SUMMARY FOR FEBRUARY AND MARCH, 1983 TOGETHER WITH INVOICES FOR CORRESPONDING PERIOD - APPROVED AS PRESENTED

Mr. Scofield moved, seconded by Mr. Brown and carried unanimously that the following Water/Sewer Operating Summary and Invoices for February and March, 1983, be approved as presented:

PELICAN BAY IMPROVEMENT DISTRICT
WATER/SEWER OPERATING SUMMARY

	BUDGET FY 1983	BUDGET	ACTUAL FEBRUARY 1983	VARIANCE	BUDGET
REVENUE:					
Connection Fees	\$299,147	\$ 12,810	\$ 1,660	\$(11,150)	\$ 4,800
Meter Use Fees	33,625	8,690	460	(8,230)	1,320
USER REVENUE:					
Water	164,294	12,256	10,551	(1,705)	12,300
Sewer	111,592	8,325	6,707	(1,618)	8,350
Irrigation	69,519	5,657	5,365	(292)	5,700
TOTAL REVENUE	678,177	47,738	24,743	(22,995)	32,400
PROFESSIONAL FEES					
Engineering	12,000	1,000	1,000	-0-	1,000
Legal	6,000	500	-0-	500	500
Audit	2,200	-0-	-0-	-0-	2,200
Trust	2,000	-0-	-0-	-0-	2,000
SYSTEM OPERATIONS					
Office & Billing	9,143	762	361	401	762
Payroll & Benefits	72,683	6,057	4,127	1,930	6,057
Insurance	9,101	758	-0-	758	758
Transportation	2,400	200	260	(60)	200
Water Quality Analysis	5,000	417	-0-	417	417
Repairs & Maintenance	18,618	1,551	2,032	(481)	1,551
Electric	75,645	6,110	5,270	840	6,122
Chemicals	42,397	3,269	3,048	221	3,276
Contingencies	5,900	-0-	-0-	-0-	3,900
CAPITOL					
Meters	23,554	96	-0-	96	160
TOTAL	\$286,641	\$20,720	\$ 998	\$ 4,622	\$28,903

(5)
4,569
5,871,266
1,171
(2,309)

1,536
\$121,268
12,616
\$14,269

Pelican Bay Improvement District
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PELICAN BAY IMPROVEMENT DISTRICT
CONFIRMATION OF INVOICES
WATER AND SEWER

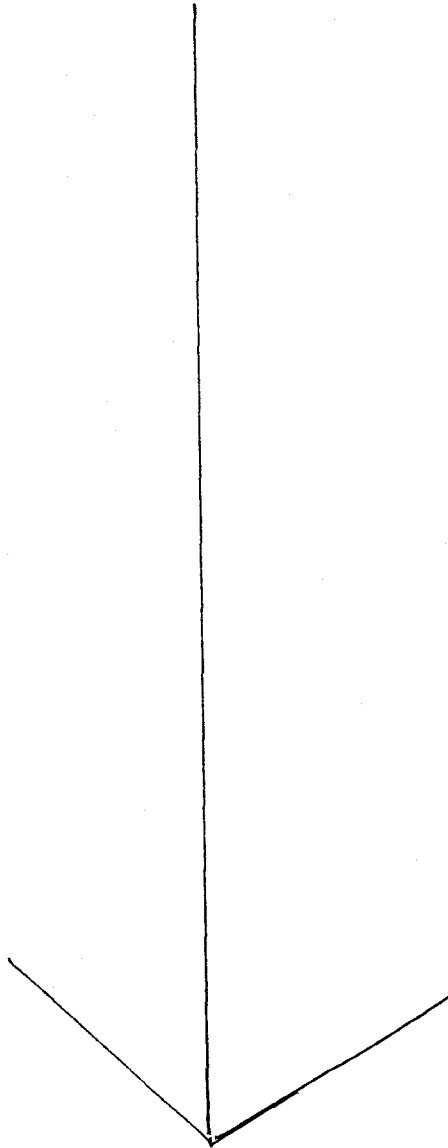
<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
PBS&J	February & March retainer	\$2,000.00
Rogers, Wood and Hill	FY 1982 Audit fees	2,200.00
Tracy Bolesky	Legal fees	510.00
First Pennsylvania Bank	Trust fees	2,000.00
Weaver's Office Supplies	Office expenses	60.64
Westinghouse Communities of Naples	February & March rent & utilities	275.95
United Telephone	February & March telephone	363.86
General Ins. Underwriters	Notary Insurance	8.00
Coral Springs Improvement District	Oct.1, 1982 thru Mar. 82 computer schedule	1,410.00
Qualicom	Beeper Service	59.00
University of Florida	RO Plant operations course	100.00
Fla. Water & Pollution Control	District membership fees	12.00
Hoffman's	Office supplies	35.52
First Pennsylvania Bank	Bond redemption legal advertising	194.24
Phillips Petroleum	Gasoline	291.87
Amflo Auto Parts	Truck parts	56.29
North Trail Auto	Truck parts	36.28
Tamiami Ford	Truck repair	43.20
J.N. Environmental	Water quality analysis	170.00
Missimer & Assoc.	Wellfield monitoring program	330.00
FPL	February & March electric	11,114.84
PB&S Chemicals	February & March chemicals	5,374.13
Electronics	High service pump repairs	8,209.24
B & H Sales	Water/sewer plant supplies	807.53
Juno Industries	Water/sewer plant supplies	277.93
Bob Dean Supply	Pressure guage water/sewer plant	22.05
Builders Mart	Water/sewer plant supplies	23.10
Fischer & Assoc.	Water/sewer plant chlorine analyzer	147.31
Gulf Coast Sanitary Supplies	Water/sewer plant supplies	99.50
Hydraulic Hose & Equip.	" " " " (Air valve)	39.21
Paul's Glass & Aluminum	" " " " (Plexi-glass)	4.00
Leeds & Northrup	" " " " (Electro transistor)	188.59
Neptune Water Meter	Meter repair parts	44.07
DuAll Machine	Water/sewer plant repairs	236.10
Pat Paterson	Water/sewer plant window installation	85.05
SW Electric Supply	Water/sewer plant supplies	106.82
Sunshine Pipe	" " " "	58.27
Linda Graff	Reimbursement for damaged shirts	59.85
Coral Springs Improvement District	Tractor rental	600.00
Creel Ford Tractor	Backhoe repairs	80.80

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WATER MANAGEMENT OPERATING SUMMARY FOR FEBRUARY AND MARCH, 1983 TOGETHER
WITH INVOICES FOR CORRESPONDING PERIOD - APPROVED AS PRESENTED

Mrs. Moll moved, seconded by Mr. Brown and carried unanimously that the following Water Management Operating Summary and Invoices for February and March, 1983 be approved as presented:



PELICAN BAY IMPROVEMENT DISTRICT
WATER MANAGEMENT OPERATING STATEMENT

	BUDGET FY 1983	BUDGET	ACTUAL	VARIANCE				
		FEBRUARY 1983						
MEETING EXPENSE								
Supervisors Fees	\$6,000	\$ 500	\$ 500	-0-				
Travel Reimbursement	300	25	27	(2)				
Legal Notification	250	21	8	13				
PROFESSIONAL FEES								
Engineering	11,200	1,660	1,660	-0-				
Legal	6,000	500	-0-	500				
Audit	2,200	-0-	-0-	-0-				
Trust	1,500	1,500	1,500	-0-				
SYSTEM OPERATIONS								
Office	4,907	409	285	124				
Payroll	66,673	5,556	3,660	1,896	5,556			
Employee Benefits	13,340	1,112	190	922	1,112			
Transportation	13,400	208	40	168	208			
Swale Maintenance	19,500	778	984	(206)	778	81		
Water Quality Analysis	8,000	667	467	200	666	819		
Insurance	6,373	-0-	-0-	-0-	109	1,103		
Right of Way Maintenance	138,724	12,501	6,500	6,001	12,501	-0-		
Water Use Fees	65,963	333	269	64	333	18,307		
Contingencies	7,900	641	-0-	641	642	38,253		
Renewal & Replacement	6,000	500	-0-	500	500	3,640		
						3,000		
TOTALS	\$378,230	\$26,911	\$16,090	\$10,821	\$26,856	\$16,083	\$10,773	\$111,136
								\$79,349

Pelican Bay Improvement District
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PELICAN BAY IMPROVEMENT DISTRICT
 CONFIRMATION OF INVIOCES
 WATER MANAGEMENT

PAYEE

DESCRIPTION

AMOUNT

Sparkey's Maintenance	Row Maintenance	13,001.32
Florida Power & Light	January 1983 - February 1983	
Naples Daily News	Row Irrigation Electric	6.20
PBS & J	Advertising	17.00
PBS & J	February & March - Lake Monitoring	1,257.62
Purolator Courier	February & March - Retainer Fees	1,200.00
University of Florida	February & March - Office Expenses	19.00
Weaver's	Aquatic Guide Manual	5.00
Coral Springs Improvement District	Office Supplies	60.64
Westinghouse	Reproduction & Postage	4.14
United Telephone	February & March - Rent & Utilities	275.90
Hoffman's	February & March - Telephone Expenses	86.92
Big Cypress Service Company	Office Expenses	14.43
Coastline Equipment	February & March - Water Quality Analysis	1,122.00
Aquatic Systems	Mo-trim Parts	91.50
Pelican Bay Improvement District w/s acct.	February & March - Lake Treatments	930.00
First Pennsylvania Bank	Row Irrigation	730.76
Smith Leshar	Trust Fees	1,500.00
Gene's Fifth Avenue Florist	Officer's Bond	109.00
		64.75

Pelican Bay Improvement District
 April 11, 1983

SUPERVISORS' REQUESTS AND AUDIENCE PARTICIPATION

In answer to Mr. Turner's question regarding the sales tax, Mr. George Varnadoe replied that negotiations are still being conducted by the attorneys representing the two cases now before the Supreme Court. The Pelican Bay Improvement District's case is still being held in abeyance until a decision has been handed down.

Mr. Scofield asked that all agenda items together with the back-up materials and documents/exhibits be plainly marked by using the item number on each piece of information.

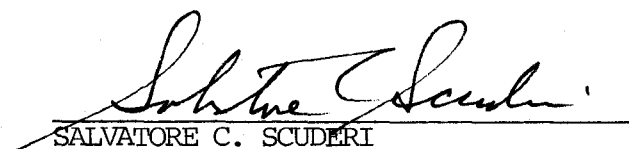
In answer to Mr. Brown's question regarding Sparky's Maintenance service, Mr. Moyer replied that it was not going as well as the District had expected but the District will continue to monitor and help as much as possible.

Additionally, Mr. Moyer identified Aquatic Systems as being the contractor that now maintains the water management areas for the District.

Mr. Turner stated he had given the Developer a bill for \$300.00.

ADJOURNMENT

Mr. Brown moved, seconded by Mr. Scofield and carried unanimously that the meeting be adjourned as there was no further business to come before the Board - Time: 5:45 P.M.



SALVATORE C. SCUDERI
PRESIDENT
PELICAN BAY IMPROVEMENT DISTRICT