

Naples, Florida February 14, 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 Club at Pelican Bay, 707 Gulf Park Drive, Naples, Florida with the following members present:

PRESIDENT: Salvatore Scuderi  
SECRETARY: Douglas Brown

Harmon Turner  
Miles Scofield

TREASURER: Sylvia Moll - Absent

ALSO PRESENT: Gary Moyer, District Manager; James Ward, Assistant District Manager; Messrs. Morris, Caldwell, Penn and Hoegsted, Westinghouse Communities of Naples, Inc.; Messrs. Biery and Eckert, Post, Buckley Schuh and Jernigan; and Jean Swindle, Administrative Aide.

AGENDA

1. ROLL CALL
2. APPROVAL OF MINUTES OF MEETING HELD JANUARY 10, 1983
3. CONSIDERATION OF CONSTRUCTION FINANCING AGREEMENT - WEST BLVD - POTABLE WATER, NON-POTABLE WATER AND SANITARY SEWER SYSTEM
4. CONSIDERATION OF DOCUMENTS RELATING TO THE CONSTRUCTION OF SYSTEM IV AND V WATER MANAGEMENT FACILITIES
  - A. LICENSE AGREEMENT - PERMITTING THE DISTRICT CONSTRUCTION OF SYSTEM IV AND V
  - B. AGREEMENT BETWEEN WESTINGHOUSE AND THE DISTRICT RELATIVE TO THE CONSTRUCTION OF LAKE #6
  - C. PROPOSAL FROM POST, BUCKLEY, SCHUH & JERNIGAN, INC. FOR CONSTRUCTION INSPECTION AND SURVEY SERVICES
5. ENGINEER'S REPORT
  - A. AWARD OF BID - SYSTEM IV AND V WATER MANAGEMENT FACILITIES
  - B. AWARD OF BID - WEST BOULEVARD, POTABLE WATER, NON- POTABLE WATER AND SANITARY SEWER SYSTEM
6. MANAGER'S REPORT
7. CONFIRMATION OF INVOICES
8. SUPERVISOR'S 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 the absence of Ms. Sylvia Moll, Treasurer.

MINUTES OF MEETING HELD JANUARY 10, 1983 - APPROVED WITH CORRECTION

Mr. Scofield moved, seconded by Mr. Brown and carried 4-0 with Ms. Moll absent, that the Minutes of the meeting held January 10, 1983 be approved with the following correction:

Page 1122 - Under corrections in the approval of minutes of December 13, 1982 - Page 1107 - Third paragraph first line - should read "Board's consideration and acceptance".

CONSTRUCTION FINANCING AGREEMENT FOR WEST BOULEVARD POTABLE WATER, NON-POTABLE WATER AND SANITARY SEWER SYSTEM APPROVED IN THE AMOUNT OF \$98,060.25

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Mr. Moyer presented, for the Board's consideration, the Construction Financing Agreement between the District and Westinghouse Communities of Naples regarding the construction of the potable water, non-potable water and sanitary sewer facilities for West Boulevard. He stated the proposed agreement is standard in form but at the suggestion of Mr. Harmon Turner there will be an addition to Paragraph 4 of Page 2 as follows:

4. District shall be responsible for the maintenance of said facilities constructed in accordance with the plans and specifications; shall be entitled to the use of said facilities and to receive all revenue therefrom."

Continuing, Mr. Moyer said this addition will become a part of the District's construction financing agreement standard form. Mr. Moyer concluded his presentation by giving the cost figure of \$98,060.25 for the construction of the utilities facilities for West Boulevard.

Following this presentation, Mr. Turner moved, seconded by Mr. Scofield and carried 3-1, with Ms. Moll absent and President Scuderi voting "Nay", that the Construction Financing Agreement for the construction of the utility facilities for West Boulevard in the amount

of \$98,060.25 be approved with the addition as referenced above.

AWARD OF BID FOR WEST BOULEVARD UTILITY FACILITIES FROM JASCO CORPORATION  
IN THE AMOUNT OF \$98,060.25 - ACCEPTED

After presenting each Board member with a copy of the bid tabulations and the engineer's letter of recommendation, Mr. Jerry Eckert of Post, Buckley, Schuh & Jernigan stated there had been six bids received for the construction of utility facilities on West Boulevard. Mr. Eckert said the engineers recommend approval of the low bidder, Jasco Corporation, with the figure of \$98,060.25.

At this time, Mr. Turner moved, seconded by Mr. Brown and carried 4-0, with Ms. Moll absent, that the low bidder, Jasco Corporation, be accepted for the construction of West Boulevard utility facilities in the amount of \$98,060.25.

LICENSE AGREEMENT PERMITTING THE DISTRICT TO CONSTRUCT SYSTEMS IV AND V  
WATER MANAGEMENT IMPROVEMENTS - APPROVED WITH STIPULATION

Following Mr. Caldwell's identification of the subject area which comprises Systems IV and V, Mr. Moyer stated that the District, in its Bond Resolution, provides that the District will not undertake any expenditure of public monies unless it has licenses and/or easements or dedicated right-of-ways. When the District constructed all the other water management facilities for Pelican Bay - i.e. all detention and lake areas within the Golf Course - a similar agreement was used. Continuing, Mr. Moyer said the proposed agreement carries the same format and has been previously approved by all parties concerned. There was only one word change suggested by Mr. Turner and Mr. Moyer agreed that the word "drainage" throughout the agreement should be changed to read "water management" facilities.

At this time, President Scuderi asked if the Attorney for the District had reviewed the proposed license agreement and when the answer was negative, Mr. Turner moved, seconded by Mr. Scofield and carried 4-0, with Ms. Moll absent, that the License Agreement be approved subject to the approval of Mr. Tracy Bolesky, Attorney for the District.

AGREEMENT BETWEEN WESTINGHOUSE COMMUNITIES OF NAPLES, INC. AND PELICAN BAY  
IMPROVEMENT RELATIVE TO THE CONSTRUCTION OF LAKE 6 - APPROVED

Mr. Moyer stated this item had been discussed in concept at a meeting in December, 1982 and following Mr. Caldwell's identification of the physical location of Lake 6 on an aerial map, Mr. Moyer explained that competitive bids had been taken for the construction of Lakes 1 through 5, excluding Lake 6 and additionally, competitive bids had been taken for an alternate plan which would include Lake 6. Attached for the Board's information was an analysis sheet of the two bids. The figures show that the cost to the District to construct Lakes 1 through 5 and excluding Lake 6 will result in a loss of \$18,328.74 due to the unit prices involved in each bid. Mr. Moyer stated that the proposed agreement between WCN and the District will allow WCN to construct Lake 6 and will provide for the District maintaining in its Construction Trust Account monies in the amount of \$164,804.52 (which represents the difference between Alternate B and Alternate A, less the loss to the District of \$18,328.74). Such monies will be held for use by WCN in the construction of other water management facilities such as installation of drainage pipes; catch basins, drainage control structures, etc.

Discussion followed which covered the District's original water management design that calls for the excavation of retention areas rather than lake areas; the cost and responsibility of the construction of the entire water management design of Pelican Bay being solely the District's; the purpose of the proposed agreement being the coordination of the expenditure of monies by WCN for the construction of Lake 6 and the District's responsibility

of same; the fact that it would cost the District \$164,804.52 to construct Lake 6 to the required depth of the District's original water management design and the monies which will be held in the District's Construction Trust Fund are funds from bond proceeds.

At this time, Mr. Turner moved, seconded by Mr. Brown and carried 4-0, with Ms. Moll absent, that the Agreement regarding the construction of Lake 6 be approved with the stipulation that the word "drainage" be changed to read "water management" throughout the entire document.

AWARD OF BID TO RYAN INCORPORATED IN THE AMOUNT OF \$225,103.48 FOR THE CONSTRUCTION OF LAKES 1 THRU 5, DRAINAGE SYSTEM IV & V, ALTERNATE "A"

Following the presentation of the bid tabulation sheet and the engineer's letter of recommendation regarding the construction of Lake 1 thru 5 by Mr. Moyer, Mr. Scofield moved, seconded by Mr. Brown and carried 4-0, with Ms. Moll absent, that Ryan, Incorporated be awarded the contract in the amount of \$225,103.48 for the construction of Lakes 1 thru 5, Drainage System IV & V, Alternate "A".

PROPOSAL FROM POST, BUCKLEY, SCHUH & JERNIGAN FOR CONSTRUCTION INSPECTION AND SURVEY SERVICES REGARDING THE CONSTRUCTION OF LAKES 1 THRU 6, DRAINAGE SYSTEM IV & V, ALTERNATE "A" IN THE AMOUNT OF \$35,000 - APPROVED WITH STIPULATION

Following Mr. Moyer's presentation of the engineer's proposal for construction inspection and survey services for excavation of Lakes 1 thru 5 and includes such services for Lake 6, there was discussion wherein Mr. Eckert identified his firm's responsibilities as being:

1. Computation of quantities
2. Certification of all permitting agencies
3. Complete contract administration
4. Initial layout which will includes final surveys
5. Legal descriptions of final lakes as constructed

At this time, Mr. Scofield moved, seconded by Mr. Brown and carried 4-0, with Ms. Moll absent, that PBS&J's proposal for the Construction Inspection

Survey Services for the construction of the Drainage System IV & V, Alternate "A" in the amount of \$35,000 (Survey Services: \$17,400 and Construction Observation & Contract Administration: \$17,600) be approved with the stipulation that a detailed statement for services rendered accompany each request for payment.

SUPERVISOR'S REQUEST AND AUDIENCE PARTICIPATION

In response to Mr. Turner's inquiry as to how the District's Master Plan update was progressing, Mr. Moyer replied that he had met with Mr. Fred Biery and Mr. Jerry Eckert of PBS&J to discuss the scope of services that will be provided. Mr. Eckert is currently putting together a proposal which will be brought before the Board at the March, 1983 meeting.

Mr. Scofield asked if there would be "economic substantiation" included in the proposal and Mr. Moyer answered in the negative, explaining that by the time the District would be using such an economical analysis (which would be sometime in the future when the District would go to the bond market) it would be outdated and the process would have to be repeated in order to be timely. This update will include the identification of the facilities needed and the cost of such facilities, leaving the detailed economical feasibility study to be done at a more appropriate time. Mr. Moyer concluded his remarks with the statement that the Master Plan update will be an expensive study and there will, of necessity, have to be some meetings with the developer concerning the required monies.

CONFIRMATION OF INVOICES

Mr. Turner moved, seconded by Mr. Scofield and carried 4-0, with Ms. Moll absent, that the following Water and Wastewater Operating Summary and Invoices be approved as presented:

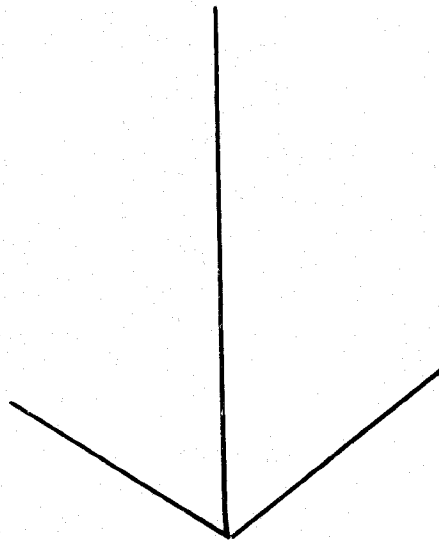
JANUARY, 1983  
PELICAN BAY IMPROVEMENT DISTRICT  
WATER & WASTEWATER  
OPERATING SUMMARY

	BUDGET (FOR 1/01/83 THROUGH 1/31/83)	ACTUAL	VARIANCE	BUDGET (FOR 10/1/82 THROUGH (1/31/83)	ACTUAL	VARIANCE
<b>REVENUE:</b>						
Connection Fees	\$38,707	\$30,840	( 7,867)	\$99,028	\$94,301	( 4,727)
Meter Use Fees	3,765	4,614	849	13,375	11,694	( 1,681)
Water Revenue	12,208	10,701	( 1,507)	41,316	39,960	( 1,356)
Sewer Revenue	8,292	6,694	( 1,598)	27,602	25,300	( 2,302)
Irrigation Revenue	5,674	7,024	1,350	17,171	20,592	3,421
<b>TOTAL</b>	<b>\$68,646</b>	<b>\$59,873</b>	<b>(\$8,773)</b>	<b>\$198,492</b>	<b>\$191,847</b>	<b>(\$6,645)</b>
<b>PROFESSIONAL FEES</b>						
Engineering	1,000	1,000	-0-	4,000	4,000	-0-
Legal	2,000	2,160	( 160)	2,000	2,160	( 160)
<b>SYSTEM OPERATING EXPENSE</b>						
Office & Billing	762	464	298	3,048	2,214	834
Payroll & Benefits	6,057	5,702	355	24,228	21,024	3,204
Insurance	385	353	32	1,901	1,973	( 72)
Transportation	200	171	29	800	738	62
Water Quality Testing	417	480	( 63)	1,668	2,597	( 929)
Repair & Maintenance	1,551	828	723	6,204	5,679	525
Electric	6,109	9,299	( 3,190)	23,341	22,075	1,266
Chemicals	3,254	1,727	1,527	11,492	7,119	4,373
Contingencies	500	-0-	500	2,000	-0-	2,000
<b>CAPITAL</b>						
Meters	9,902	-0-	9,902	13,896	1,536	12,360
<b>TOTAL</b>	<b>\$32,137</b>	<b>\$22,184</b>	<b>\$ 9,953</b>	<b>\$94,578</b>	<b>\$71,115</b>	<b>\$23,464</b>

WATER & WASTEWATER  
 INVOICES  
 JANUARY, 1983

Missimer & Associates	330.00	Well monitoring
United Telephone Service	290.36	Telephone Service
FPL	5,172.37	Power bills for RO plnt, wellfields 1 & 2, booster pump
Phillips Petrol.	75.60	½ December billing
WCN, Inc.	104.61	½ rent; utilities
Benson Ins. Agcy	353.50	½ Workman's comp. insurance
Natl Linen Serv.	187.75	Employees uniforms
Qualicom	31.00	Beeper service
J.N. Environmental	150.00	Wastewater analysis December '82
Weaver's Office Supp.	69.71	½ December '82 billing
PBS&J	3,000.00	General Consultation Service 10/1/82 thru 12/31/82
Plastic Piping Sysms	106.32	RO plant supplies
Electronics, Inc.	215.30	RO plant supplies
Bob Dean, Inc.	120.67	RO plant supplies
N. Trail Auto Prts.	2.60	Oil for RO air compressor
Naples Tire & Serv.	64.58	Truck tire repair
PB&S	949.45	Chemicals
Bob Dean Supply	60.00	RO Plant supplies
Curtin Matheson	86.42	Instrument Repair
PB&S Chemicals	778.00	Chemicals
SW Electric Supp.	85.85	RO Plant supplies
Blrs	4,127.22	Power bills for RO plnt, wellfields 1&2, booster pump
Sunshine Pipe & Supply	49.94	RO Plant supplies
	70.85	RO plant supplies

Mr. Turner moved, seconded by Mr. Brown and carried 4-0, with Ms. Moll  
 absent that the following Water Management Operating Summary and Invoices  
 be approved as presented:



JANUARY, 1983  
 PELICAN BAY IMPROVEMENT DISTRICT  
 WATER MANAGEMENT ACCOUNT  
 OPERATING SUMMARY

	BUDGET (FOR 1/01/83 THROUGH 1/31/83)	ACTUAL	VARIANCE	BUDGET (FOR 10/1/82 THROUGH 1/31/83)	ACTUAL	VARIANCE
<b>MEETING EXPENSE:</b>						
Supervisors' fees	500	500	-0-	2,000	2,000	-0-
Travel Expense	25	25	-0-	100	78	22
Legal Notification	21	6	15	84	28	56
<b>PROFESSIONAL FEES:</b>						
Engineering	1,874	1,874	-0-	3,674	3,674	-0-
Legal	500	1,410	( 910)	2,000	3,942	(1,942)
<b>SYSTEMS OPERATING EXPENSE:</b>						
Office	409	269	140	1,635	1,394	241
Payroll	5,556	3,798	1,758	22,224	17,482	4,742
Payroll taxes & benefits	1,112	1,224	( 112)	4,447	1,831	2,616
Insurance	353	353	-0-	353	353	-0-
Swale Maintenance	778	---	778	1,561	849	712
Water Quality Testing	667	467	200	2,667	1,776	891
Right-of-Way Maint.	12,501	6,513	5,988	38,708	32,397	6,311
Water Connex & Use	38,625	534	38,089	51,815	13,497	38,318
Contingencies	667	---	667	2,667	260	2,407
Renewal & Replcmt	500	---	500	200	-0-	200
<b>TOTALS</b>	<b>\$64,294</b>	<b>\$17,087</b>	<b>\$47,207</b>	<b>\$134,968</b>	<b>\$79,963</b>	<b>\$55,005</b>

PELICAN BAY IMPROVEMENT DISTRICT  
 WATER MANAGEMENT INVOICES  
 JANUARY, 1983

UTS	\$56.00	½ Office #597-1749
FPL	6.97	Crayton Road Sprinkler clock
WCN, Inc.	123.72	½ rent & utilities
NDN	5.60	Legal Advertising
Tracy Bolesky	1,410.00	Legal services 12/1/82 thru 12/29/82
Weavers' Office Supp.	69.71	½ December '82 billing
PBS&J	1,274.27	Lake monitoring
PBS&J	1,800.00	General Consultation services
FPL	6.20	Crayton Road Sprinkler clock
Purolator	20.00	Delivery services

CERTIFICATES OF PAYMENT - APPROVED AS PRESENTED

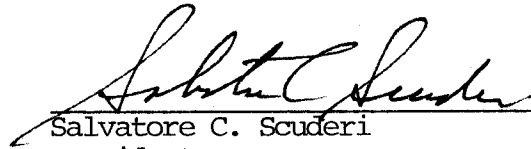
Mr. Scofield moved, seconded by Mr. Brown and carried 4-0, with Ms. Moll absent, that the following Certificates of Payment be approved as presented:

CERTIFICATE NO.	CONTRACTOR	AMOUNT
Bridge-Way Utilities - Construction Services	No. 5 Post, Buckley, Schuh & Jernigan	\$ 2,840.75
Sand Pointe Utilities - Design Services	No. 3 Post, Buckley, Schuh & Jernigan	\$ 1,079.11
Unit V Water & Sewer - Design	No. 3 Post, Buckley, Schuh & Jernigan	\$ 4,389.26
Las Brisas Utilities - Construction Services	No. 2 Post, Buckley, Schuh & Jernigan	\$ 1,282.85
West Blvd. Utilities - Design Services	No. 1 Post, Buckley, Schuh & Jernigan	\$ 3,503.74
Contract D-9	No. 1 Cadenhead & Son Construction Co.	\$ 25,488.09
TOTAL AMOUNT ALL INVOICES		\$ 38,583.80

It was the consensus of the Board that the next meeting be held on March 14, 1983 at the newly opened facility of WCN called the Sand Bar located on the beach at Pelican Bay. A change in the meeting place was suggested by Mr. Charles Morris of WCN and he indicated the Sand Bar is closed to the public on Mondays, making it a suitable meeting place for the Board of Supervisors.

ADJOURNMENT

There being no further business to come before the Board, Mr. Turner moved, seconded by Mr. Brown and carried 4-0, with Ms. Moll absent, that the meeting be adjourned - Time: 5:30 P.M.



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Salvatore C. Scuderi  
President  
PELICAN BAY IMPROVEMENT DISTRICT