

Naples, Florida

February 17, 1988

LET IT BE KNOWN, that the Pelican Bay Improvement District met on this date in Regular Session at 4:00 P.M., in the Naples Federal Savings & Loan Building, Fifth Floor, 5801 Pelican Bay Boulevard, Naples, Florida, with the following members present:

PRESIDENT:	Miles Scofield
SECRETARY:	Sue E. MacAlister (Absent)
TREASURER:	Sylvia A. Moll
	Ramer B. Holtan
	James D. Hake

ALSO PRESENT: Mr. Gary L. Moyer, District Manager; Mr. James P. Ward, Assistant District Manager; Mr. Joe McMackin, Attorney for the District; Mr. Harmon Turner, Consultant to the Board; Messrs. Tom Peek and Steve Means of Wilson, Miller, Barton, Soll & Peek; Messrs. Byron Koste and Walter Carter of Westinghouse Communities of Naples, Inc.; Messrs. Ron Gustason and Ron Wood of Rogers, Wood, Hill, Starman & Gustason; Ms. Marty Bonvechio of the Naples Daily News; Mr. John Petty of the Pelican Bay Improvement District; Representatives of the Pelican Bay Property Owner's Association; PBID Residents and Ms. Jean C. Smith, Assistant Secretary.

AGENDA

1. Roll Call.
2. Approval of Minutes of the Meeting held January 20, 1988.
3. Presentation of Fiscal Year 1987 Financial Statement.
4. Consideration of Engineering Proposal and Subdivision Financing Agreement for Bay Colony Shores, Single Family Subdivision.

AGENDA (CONT.)

5. Consideration of Engineering Proposals:
 - A) To Renew the District's Wellfield Water Use Permit with the South Florida Water Management District.
 - B) To review FDER Wastewater Treatment Plant Construction Permit and Secure an Operating Permit for the Plant.
 - C) To Identify and Analyze Alternatives for WWTP Effluent Disposal.
 - D) To Prepare a Study on the Relocation of the Golf Course Maintenance Facility.
6. Consideration of Unit VIII Plat, The Island and The Strand.
7. Board Discussion of Concerns by Mr. Rudy Small Relative to the Georgetown Lakes.
8. Engineer's Report.
9. Manager's Report.
 - A) Street Lighting Update
10. Confirmation of Invoices and Requisitions.
11. Supervisor's Requests.
12. Adjournment.

ROLL CALL

Mr. Scofield called the meeting to order at 4:00 P.M. and asked the record show Ms. MacAlister absent with all other members present.

MINUTES OF MEETING OF JANUARY 20, 1988 - APPROVED AS CORRECTED

Mr. Holtan moved, seconded by Mr. Hake and approved unanimously, the Minutes of January 20, 1988, subject to the following corrections:

Page 2417 - In the first line of the page the word, "controlled" be amended to "control".

Page 2420 - In the last line of the second paragraph the word, "was" be amended to "would".

Page 2428 - The second paragraph should be amended as follows: "At this time, Mr. Hake moved, seconded by Mr. Holtan and unanimously approved that Metro Construction & Equipment Co. be authorized to proceed with the paving of the roads at the Utility Site as an addition to the Contract".

PRESENTATION OF FISCAL YEAR 1987 FINANCIAL STATEMENT

Mr. Moyer introduced Mr. Ron Gustason with the firm of Rogers, Wood, Hill, Starman & Gustason, who was in attendance to answer any

questions the Board might have regarding the Fiscal Year 1987 Financial Statement or the Management Letter.

Mr. Hake commented that on Page 29, Paragraph Two (2) of the Financial Statement stated that, "the Management of the Pelican Bay Improvement District is responsible for the District's compliance with laws and regulations. In connection with our examination referred to above, we selected and tested transactions and records to determine the District's compliance with laws and regulations". Mr. Hake requested a copy of the transactions and records which were tested for compliance with the laws and regulations or a written statement as to what was done. Mr. Gustason responded that he would put this information together and submit it to District staff for distribution to the Board.

Mr. Hake asked Mr. Gustason to explain what the scope of the Financial Audit is, as stated on Page 32, Item 3, Section (1). Mr. Gustason explained that the Financial Audit encompasses a review of the books and records of the District in all of the funds and account groups that make up the Financial Statements. He advised that the Financial Audit is aimed at analyzing the financial transactions that go into the compilations of the audited Financial Statement. He stated that Florida Law requires the Auditors to look at compliance with various Statutes that affect governmental units and, therefore, Rogers, Wood, et. al. select Statutes which they believe they should look at, run tests based on these Statutes and look at selected transactions to see if the District has complied with these Statutes and to the extent that any violations or problems are discovered they are brought to the attention of the Board.

Mr. Jim Dunwiddie expressed his concern regarding the commodity charges for commercial units from October 1, 1986 to May, 1987. He commented that the charges for commercial parcels during this period of time were based on 3 units per acre rather than 5.75 units per acre that was, in his opinion, outlined in the Coopers & Lybrand Report and approved by the Board for implementation October 1, 1986. He advised that the 5./5 units per acre figure was used by staff commencing in May, 1987 after the Coopers and Lybrand Report was reapproved by the Board in May, 1987, together with a Resolution specifically adopting or approving the 5.75 factor. It was his opinion that either the 5./5 units per acre figure and the new rates for the residential units were legal and should have commenced on October 1, 1986 or they were not legal and should have not commenced until May, 1987. He asked that the record show that according to his calculations, there were underbillings which amounted to \$11,482 and based on the 4,400 units in Pelican Bay, including the Hotels, each unit thus absorbed an additional \$2.50-\$3.00.

Mr. Moyer advised that the Coopers & Lybrand Report which was adopted by the Board and was the basis for adopting a Rate Resolution in October of 1986, identified commercial use but did not, within the rate adopted by the Board, state anything about changing the 3 units per acre to 5.75 units per acre for commercial use. In other words, the Resolution the Board adopted in October, 1986, did not address the issue that the equivalent residential units per acre for commercial units would be 5.75 units per acre. He explained that the Resolution identified all of the other rates that were to be charged, however, the District did not have the authority to implement rates which were not contained in the Rate

Resolution. He advised that when this omission was brought to staff's attention, it was made part of the discussions by the Rate Study Committee, and resulted in the adoption of a revised rate schedule (May, 1987) which specifically gave the District the right to charge 5.75 units per acre. He also stated that in October 1986, Mr. Bolesky's opinion was that the rate structure was legal and not withstanding any challenge, the District administered these rates. He advised that staff tries very hard not to arbitrarily make decisions, especially in the administration of rates which have to be adopted by the Board.

It was the consensus of the Board that Mr. McMackin research this matter in order to satisfy the concerns of the Property Owner's Association.

Mr. Jack Portman suggested that the underbillings have a significant impact on the overall well being of the District. He commented that he found four references to the 5.75 units per acre in the Rate Study and he had reviewed the Minutes of the meeting at which the amended rates were adopted and found a footnote which identified 5.75 as the equivalent residential units per acre for commercial parcels. He explained that this matter was brought to the attention of the Board in a letter from the Liaison Committee dated April 13, 1987. He commented that if the \$11,482 were spread to water, sewer and irrigation on the same basis as Exhibit 3 of the Coopers and Lybrand Report the net effect would be a commodity cost to the user for one year of \$.02/1,000 for potable water; \$.02/1,000 for for wastewater and the composite irrigation rate would be increased \$.01/1,000 to \$.31 or 3.3%. He further stated that in his opinion the Golf

Course irrigation charge seemed to have been based on the well water pumped into the lake rather than the total water going to the user. He explained that his Committee had directed the Auditor's attention to these matters, as well as an additional eight other items of concern.

Mr. Moyer explained that the period of time under discussion was October 1986 and May, 1987, and during this period of time, based upon the concerns of Mr. Portman and others in the Property Owner's Association, the Board established a Rate Study Committee and retained the services of Coopers and Lybrand to look at the entire rate structure and Mr. Portman seemed to think that all of this happened immediately in October 1986 and that nothing was done from October 1986 to May of 1987 in adopting the new rates. He advised that this was simply not the case. He advised that many meetings took place at which Coopers & Lybrand was in attendance and there were many issues on both sides. He further explained that in 1978 and 1979 the effluent was not considered a resource of the District but rather a liability that had to be disposed of. He stated that through Mr. Hake's and Mr. Dunwiddie's efforts the District entered into negotiations with the owners of the Golf Course to consider the effluent as a resource and this problem was amicably solved to a point that in May, 1987 the Golf Course began paying for effluent just like everyone else. He explained that matters brought to staff's attention by Mr. Portman have not been ignored, but Mr. Portman did not seem to understand that the Board was bound by certain legal requirements and had to follow certain procedures. Mr. Moyer commented that in regard to the issue of units per acre for commercial parcels, if the Resolution didn't permit staff to implement

rates, then they were not going to be implemented until such time as the Board could take the formal and appropriate action required. He explained that the Board implemented the new rates in a timely fashion, with research and with the consultation of Coopers & Lybrand, all of which was the proper way to run a business.

Mr. Portman raised the question whether or not it was proper to spend public funds on property (the Utility Site) over which the District had no control. Mr. Scofield suggested that this matter was discussed in great detail at the Meeting held at the Utility Site on February 3, 1988 and at this meeting the Board directed the Engineers to take the necessary steps to move forward on this issue. Mr. Portman suggested that the Board at the August 1987, meeting asked if the Site that was to be purchased was adequate to house the expansion to build out. He stated that the Master Plan under which the plant was built showed the buildout capability of the 10 acre site to handle everything and he felt it was the impression of the Board when they adopted the new Engineering Proposal that the 10 acre site was adequate and, furthermore, felt at that time the Board was not apprised of the fact that the District did not own the site and, in fact, that much of the plant and all of the 2.5 MG storage tank was being built completely on grounds that the District had no control over. He further advised that the plant, as it is built, is mostly outside of the 10 acre boundary. He concluded by stating the Property Owner's Association questioned the spending of public funds on private property.

Mr. Koste of WCN commented that Pelican Bay is not a static community and the District is constantly evolving and growing. He

commented that at the last meeting the Board discussed the possibility of moving the Golf Course Maintenance Facility to a corner of the site or swapping buildings. He advised that everyone could get all caught up in the technicalities of dotting "i's" and crossing "t's" and everyone should do the best job they could, however, one needed to be a good steward of the money. He stated that if the District didn't know exactly how much area it wanted or needed, WCN would do whatever the District wanted them to do. He advised that WCN is very aware that the District wants to use the Utility Site and that the District is not exactly sure at this point in time how much area they will require. He advised that if a blanket Lease does not currently exist over the entire area to protect the District, WCN would change the Lease to correct it. He also advised that WCN is willing to work with the District in deciding what the real site should be and he assured the Board that WCN has no question in their mind that the District has the right to use the Utility Site and offered that WCN would execute all of the necessary paperwork if the Board so desired.

In conclusion, Mr. Scofield asked Mr. McMackin and the Chairman of the Rate Study Committee, with the help of Coopers & Lybrand if necessary, to research the allegations of the underbillings and to report back to the Board at the next meeting. He commented that the issue of the Utility Site did not bother him because of Mr. Koste's comments and because this matter was currently being addressed by Wilson, Miller, Barton, Soll & Peek, Inc.

CONSIDERATION OF ENGINEERING PROPOSAL AND SUBDIVISION FINANCING AGREEMENT
FOR BAY COLONY SHORES, SINGLE FAMILY SUBDIVISION

Mr. Walt Carter of Westinghouse Communities of Naples, Inc. presented a concept plan of Bay Colony Shores. He advised that Bay Colony Shores would be located at the northwest corner of Pelican Bay Boulevard and Bay Colony Drive and was approximately 67 acres in size and would consist of approximately 67 home sites, approximately one-half acre each.

Mr. Scofield asked whether there would be interconnection between the lakes in the subdivision and whether the lakes would be of the proper slopes and depths. Mr. Carter explained that this project was still in the planning stages, however, these issues would be addressed during the engineering design phase.

At this time, Mr. Hake moved, seconded by Ms. Moll and unanimously approved, the Engineering Design Proposal from Wilson, Miller, Barton, Soll & Peek in the "not to exceed" amount of \$32,000 and the Engineering Design Agreement with Westinghouse Communities of Naples, Inc. for Bay Colony Shores.

CONSIDERATION OF ENGINEERING PROPOSALS

To Renew the District's Wellfield Water Use Permit with the South
Florida Water Management District

Mr. Moyer explained that the Water Use Permit is required by regulations which govern the District's Water and Wastewater Treatment operations. He commented that this permit is necessary to withdraw and use water and is usually issued for a five year duration. He advised that there is some support documentation that is necessary to accompany the permit application and this is the reason for WMBS&P's proposal.

Mr. Scofield questioned the \$12,000 fee. Mr. Peek explained that hydrological information was required, along with background information on the various testing of the wellfield and this information had to be assembled in a particular format and submitted to the South Florida Water Management District. Mr. Peek advised that the existing permit expired at the end of June 1988 and thus it was important to begin this work in a timely manner.

At this time, Ms. Moll moved, seconded by Mr. Hake and approved unanimously acceptance of the Work Authorization from Wilson, Miller, Barton, Soll & Peek, Inc. to renew the District's Wellfield Water Use Permit with the South Florida Water Management District, in an amount not to exceed \$12,000.

To Renew FDER Wastewater Treatment Plant Construction Permit and Secure an Operating Permit for the Plant

Mr. Peek explained that the new Wastewater Treatment Plant can be operated for four months under the Construction Permit and the District is currently operating the plant in this operational mode. Thus, he commented that it was necessary to file for an Operating Permit in order to have the proper permits to operate the plant.

At this time, Mr. Hake moved, seconded by Mr. Holtan and approved unanimously acceptance of the Work Authorization from Wilson, Miller, Barton, Soll & Peek, Inc. to renew the District's Wastewater Treatment Plant Construction Permit and Secure an Operating Permit for the Plant with the Florida Department of Environmental Regulation, in an amount not to exceed \$12,000.

To Identify and Analyze Alternatives for WWTP Effluent Disposal

Mr. Moyer explained that this item was discussed at the January Meeting and was a concern of the Board because of the Consent Order from D.E.R. and involved investigating alternatives to the spray irrigation system on handling the treated effluent once it left the Wastewater Treatment Plant. Mr. Moyer advised that a solution to this problem would help avoid future overflows from the Lagoon into the Golf Course Lake. He stated that WMBS&P needed to look at all of the available alternatives and come back to the Board with their recommendation.

Mr. Holtan asked whether District staff or their Engineers had ever worked with D.E.R. on a solution to this problem. Mr. Moyer replied that to date the alternatives had not been discussed with D.E.R. Mr. Peek advised that D.E.R. would be a party to the conversations during WMBS&P's investigations.

At this time, Mr. Hake moved, seconded by Ms. Moll and approved unanimously acceptance of the Work Authorization from Wilson, Miller, Barton, Soll & Peek, Inc. to identify and analyze alternatives for Wastewater Treatment Plant Effluent Disposal, in an amount not to exceed \$8,000.

To Prepare a Study on the Relocation of the Golf Course Maintenance Facility

Mr. Moyer advised that this was a topic of discussion at the January Meeting regarding reconfiguring the Utility Site so the District could get the maximum use out of the Site and one of the suggestions at this meeting was to relocate the Golf Course Maintenance Building.

There being no discussion on this matter, Mr. Hake moved, seconded by Mr. Holtan and approved unanimously acceptance of the Work Authorization from Wilson, Miller, Barton, Soll & Peek, Inc. to prepare a study on the relocation of the Golf Course Maintenance Facility, in an amount not to exceed \$4,000.

CONSIDERATION OF UNIT VIII PLAT, THE ISLAND AND THE STRAND

Mr. Walt Carter of Westinghouse Communities of Naples, Inc. advised that a location map was included in the Agenda Packages which outlined the area that is proposed to be platted. He explained that this property is WCN's only remaining property on the Gulf and is located in the northwestern portion of Pelican Bay. He explained that the Unit VIII Plat is encompassed in the District's System VI Water Management System. Mr. Carter commented that service currently stops at the bridge and the Board has previously authorized WMBS&P to design the water and sewer system for this parcel.

Mr. Ward advised that the plat had been reviewed by WMBS&P who found it to be in substantial conformance with the requirements of the District's Water Management Facilities.

Mr. Scofield asked whether there was sufficient setback from the beach to satisfy DNR. Mr. Carter replied that WCN must satisfy DNR, D.E.R., the Coastal Construction Control Line, Collier County, etc. before any building permit is issued.

At this time Mr. Hake moved, seconded by Ms. Moll and approved unanimously approval of the Unit VIII Plat, The Island and The Strand.

BOARD DISCUSSION OF CONCERNS BY MR. RUDY SMALL RELATIVE TO THE GEORGETOWN LAKES

At this time, Mr. Rudy Small, a Pelican Bay resident, addressed the Board regarding the lakes at Georgetown. He presented a drawing, dated May 1986, from Agnoli, Barber, & Brundage, the Engineers of Record. The drawing outlined the existing top of bank in May of 1986 and the proposed top of bank. The following is a summary of his concerns as outlined in his letter addressed to Mr. Jim Ward, dated January 28, 1988: (1) Mr. Small believes it is not in the best interests of the property owners and taxpayers in Pelican Bay for the District to accept the Georgetown Lakes as being in "substantial compliance" with PBID specifications. Maintenance costs for the lakes is paid for by all of the taxpayers in Pelican Bay, not just those on the lakes; (2) Because the District has no requirements for depth or underwater slope of the lake bottom, developers can fill in lakes, change shorelines and ignore the effect this has on the long term maintenance and visual appearance of the lakes. In the Georgetown lakes there are shallow areas of 6"-8" depth at 10 to 15 feet from the shoreline. This causes the areas to plug with weeds, algae, undesirable aquatic plant life, causing breeding conditions for insects and obnoxious odors. These conditions will cause more maintenance than properly designed lakes would - all at taxpayers expense. It should be the responsibility of the Developers to provide clean, aesthetically pleasing lakes conducive to wildlife development. To allow developers to cut costs at taxpayers expense is wrong; (3) The lake is poorly designed as shown on the drawing by Agnoli, Barber & Brundage, Inc. The pipe connecting the two lakes at the main bodies of water, rather than under the entrance way, is about

400 feet long instead of less than 200 feet required at the proper location. In addition to this design being more expensive than necessary, it is bad water flow management. A proper connection between the lakes would have eliminated two stagnant areas which are very unsightly and which PBID will have to clean out very often to maintain. This is an example of the kind of poor engineering and approval that should be prevented in the future; and (4) PBID should be concerned with much more than just "water retention capacity" in the design and approval of these lakes and PBID should consider minimum maintenance costs, long and short term, wildlife conditions, general appearance and sound engineering designs that are cost effective.

Mr. Small stated that at this point in time he was not sure that anything could be done about the Georgetown Lakes but was sure there was something that could be done about the construction of future lakes, i.e., to establish minimum and maximum slopes, etc. He hoped that the Board would study the things that had been done wrong in the Georgetown Lakes in order to prevent this from happening in future lakes which are built in Pelican Bay.

He remarked that WCN's position on this matter was that the developer could do anything he wanted with the land he purchased as long as he didn't change the water retention capacity. It was Mr. Small's opinion that the Developer ought to be responsible for providing lakes that are clean, orderly, of minimum maintenance and attractive. He suggested that the current work being done on the Georgetown Lakes is entirely cosmetic in nature and the Developer had done nothing below the water line.

Mr. Peek of WMBS&P agreed with many of Mr. Small's concerns in regard to standards that the District might wish to enact for construction of future lakes that become part of the District's Water Management System and he advised that WMBS&P had submitted a letter to District staff whereby they make some recommendations along these lines.

Mr. Peek commented that District staff had asked him to look at the Georgetown Lakes and he had gone back and tried to recreate some of the history of the modifications. He advised that the application by Georgetown to modify the lakes dealt with modifications to the westerly side of the existing northeast lake and the westerly side of the southeast lake. He commented that when the initial work was done it most probably complied with the permission granted, however, when the builders subsequently began construction on the lots, this played a part in the additional modifications. It was WMBS&P's opinion that certain portions of the lake still do not conform to District criteria. He advised that the Board must be aware that there are certain regulations which mandate certain slopes, especially in South Florida. He explained that there will always be weed growth around the littoral zone of the lakes and environmentalists like this weed growth as it is conducive to wildlife.

In conclusion, he stated that in the general philosophy of lake construction he concurs with many of the opinions of Mr. Small and advised that two things will occur that will help impede future construction such as this. First, the County is in the process of revising their excavation ordinance which will have some increased standards and secondly, WMBS&P has written a letter in which they suggest the District

take certain actions to help insure that modifications to District lakes are done in a more controlled fashion.

Mr. Koste of WCN explained that the original Georgetown lakes were dug by Westinghouse at a time when they had no intention of the lakes becoming part of the Water Management System. Mr. Koste advised that WCN made the mistake of selling the Georgetown property as a parcel and at that point lost control of the lakes. It was his opinion that the Developer of Georgetown had very good intentions and were trying to create a quality community. He stated that Georgetown made the mistake of hiring the low bidder to perform the lake modifications and Mr. Koste believed the contractor was part of the problem. Because of the long delay in completing construction of the lake, he also believed that erosion of the banks was part of the problem. He explained that the easement had been staked in order to determine whether there was any encroachment into the District's easement. He advised that the original contractor was now back doing additional work, however, the work seemed to be progressing in a slow fashion.

Following further discussion, Mr. Scofield suggested that District staff, WCN, the District's Engineers and the Engineers for Georgetown get together to try and work out a reasonable solution to this problem and he advised Mr. Small and the Georgetown property owners in attendance that the District would not accept maintenance of the lakes until the problem was solved to everyone's satisfaction.

ENGINEER'S REPORT

Mr. Peek distributed WMBS&P's letter to the Board regarding

their recommendations for acceptance of future lakes into the District's Water Management System and stated he had nothing else to report at this time.

MANAGER'S REPORT

Mr. Moyer advised that the District was expecting receipt of sixteen replacement poles for the residential area from Sterner Lighting in the immediate future. He explained that this shipment was in response to a meeting held in Pelican Bay with representatives from Sterner and SESCO and at which time Sterner looked at the poles and the corrosion problem.

Mr. Scofield asked whether Sterner had made any recommendations so as to prevent any additional corrosion problems. Mr. Ward explained that at the meeting Sterner had made no recommendations and he also advised that, to date, District staff had received no written response to the District's letter written to Sterner in January, 1988.

Mr. Koste commented that it was his opinion that Sterner had, in fact, responded to the District's letter because of the fact that they came to Pelican Bay and met with District staff.

Mr. Hake commented that Sterner had not replied in writing to the District's letter in which the District asked for specific advice in order to help solve the corrosion problem. Mr. Koste asked whether the District had shared their test results with Sterner. Mr. Ward replied that the test results were not forwarded to Sterner. Mr. Koste questioned whether this was appropriate. Mr. Hake responded that he felt it was appropriate for the District to forego sharing its test results with Sterner. Mr. Koste suggested that the District might wish to volunteer this information to

Sterner in order to expedite a solution to the problem. Mr. Hake advised Mr. Koste that the Board was acting under the advice of Mr. McMackin and when it came time to notify Sterner it would be done.

Mr. McMackin suggested that certain research had been done by Mr. Hake into the chemical composition of the poles and the Board had received certain theories regarding the chemical composition of the poles and if Sterner, under the Sunshine Law, requested this information they might or might not have a right to receive it. He suggested that the information the District has received to date is purely speculative and it is the feeling of the Committee that Sterner's opinion as to what is wrong with the poles could be colored by another experts opinion; that it is possible that the District's expert is incorrect and it is possible that Sterner has another theory as to what is wrong with the poles. It was Mr. McMackin's opinion that this was a reasonable opinion for the Committee to take.

CONFIRMATION OF INVOICES

Water/Sewer Operating Summary and Invoices For January 1988 - Approved As Presented

At this time, Mr. Holtan moved, seconded by Mr. Hake and carried unanimously, that the Water/Sewer Operating Summary and Invoices for January, 1988, be approved as presented.

Water Management Operating Summary and Invoices For January 1988 - Approved As Presented

Mr. Dunwiddie asked why the District spent \$2,400 for outboard motors on boats which are no larger than 15' long. Mr. Scofield suggested that this was a very good price for two 15 H.P. motors. It was Mr. Portman's opinion that a 15 H.P. motor seemed to be overpowered to push

a small boat. Mr. Petty explained that the 15 H.P. motor is powering a 16 foot boat as well as a 100 gallon chemical tank which weighs approximately 800 pounds and two people and, in addition, the boat must maintain a certain speed in order to achieve the proper chemical dilution rate. Mr. Petty advised that fifteen (15) horsepower would be considered the minimum horsepower to perform the required tasks. Mr. Portman asked whether the old motors were traded in for the new motors. Mr. Petty explained that the District still owned the old motors.

At this time, Mr. Hake moved, seconded by Ms. Moll and carried unanimously, that the Water Management Operating Summary and Invoices for January, 1988, be approved as presented.

CONFIRMATION OF REQUISITIONS

At this time the following Certificates Of Payment were presented for approval by the Board:

<u>CERTIFICATE NO.</u>		<u>CONTRACTOR</u>	<u>AMOUNT</u>
1985 Bond Proceeds Convert Irrigation Tank To Potable Tank	No. 159	Wilson, Miller, Barton, et. al	\$ 799.50
1985 Bond Proceeds WWTP - Construction	No. 160	Metro Equipment & Construction	7,498.00
1985 Bond Proceeds Laboratory Equipment	No. 161	Fischer Scientific	3,975.21
1985 Bond Proceeds WWTP - Construction Services	No. 162	Post, Buckley, Schuh & Jernigan	3,809.05
Oakmont, Phase II, Unit VII, Construction Contract D-25	No. 2	Mitchell & Stark Construction Co.	77,518.87
Oakmont, Phase II, Unit VII, Design Contract D-25	No. 3	Wilson, Miller, Barton, et. al	1,266.30
Northwest Fill Area Design	No. 2	Wilson, Miller, Barton, et. al	60.00
		TOTAL AMOUNT ALL INVOICES	\$ 94,926.93

Following presentation of the Certificates of Payment, Ms. Moll moved, seconded by Mr. Holtan and unanimously approved, the Certificates of Payment, as presented.

SUPERVISOR'S REQUESTS

Mr. Holtan advised that at the last meeting he informed the Board that he would be visiting the D.E.R. in Fort Myers regarding the Consent Order and advised that he subsequently did visit D.E.R., along with Mr. Jim Dunwiddie and Mr. Jack Portman. He advised that D.E.R. had given him copies of their Enforcement Record as well as their settlement computation worksheets. At this time, Mr. Holtan asked that these documents be made a matter of record and copies to appear on the advance agenda for the March 1988 meeting.

Mr. Hake advised that he was in receipt of a letter from Mr. Wagner regarding the high pitch of the gear box at the Wastewater Treatment Plant. He stated that in the Minutes of January 1988, it was reported by Mr. Petty that the manufacturer had stated that a screaming gear box was normal, however, Mr. Hake did not agree with the statement of the Manufacturer. He commented that the gear box on the right side of the unit does not scream and therefore there has to be something significantly different about the gear box on the left side that does scream. He suggested that the manufacturer be put on notice that the District will not accept this gear box until some reasonable explanation is given for the noise. He stated that the residents are still complaining about the noise and although they appreciate District staff's efforts to date in trying to alleviate the noise, it is still very bothersome.

Mr. Holtan stated that he did not care what is causing the problem and that the District should get a new gear box as the residents should not have to listen to this noise.

At this time, Mr. Hake moved, seconded by Mr. Holtan and unanimously approved that District staff put the Contractor and the manufacturer on notice that the gear box will not be accepted in its present condition.

Mr. Holtan asked whether Metro Construction has paid for their portion of the Consent Order. Mr. Ward stated that they had signed the Change Order and their portion of the fine (approximately \$10,000) would be a deduct to their Contract.

Mr. Scofield commented that during the last meeting which took place at the Utility Site he felt everyone was well represented. Mr. Ward commented that he had recently attended a subsequent meeting with WMBS&P and their landscaping architect to define the scope of services from this meeting and WMBS&P was now proceeding with the preparation of the revised landscaping plans.

Mr. Scofield summarized the following decisions which were made at the meeting at the Utility Site:

1. WMBS&P was directed to determine the final boundary of the Utility Site.
2. It was decided to leave the road at the Utility Site in its current location with no improvements to the existing road.
3. The paving of the roads was discussed.

4. Decisions were made on the landscaping, i.e., certain landscaping was to be omitted and certain landscaping would be added to camouflage the tanks.
5. Decisions were made on the type of fence, the color of the fence and the landscaping of the fencing.
6. It would be looked into whether the existing street lighting poles which were removed from the medians could be put to use at the site according to the lighting plan as originally proposed.

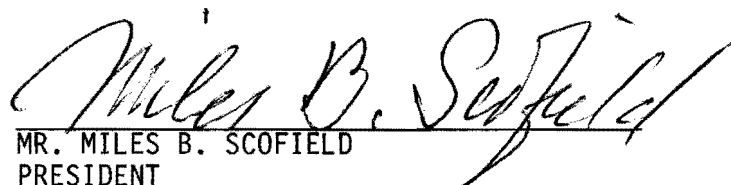
Mr. Hake suggested that if for any reason District staff received a call from or a request from Sterner Lighting for access to the poles, there was no reason why they should not have access to the poles, however, in discussions with Mr. McMackin, it was his opinion that the poles should not leave the site.

Mr. Peter Wege, a Pelican Bay Resident, commented that he is the founder of a center for environmental study, which has been a very successful national program for air, water and waste disposal, etc. He asked whether the District had any long range planning for environmental impact. He advised that the United States is in dire need of long range planning for water above and below ground and that one needs, within the next few years, to think about going to a tertiary system throughout the United States in order to save our freshwater. He suggested the establishment of a long range planning committee of WCN, the homeowners, etc. to study the long range planning for water.

Pelican Bay Improvement District
February 17, 1988

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned. Time: 6:15 P.M.


MR. MILES B. SCOFIELD
PRESIDENT
PELICAN BAY IMPROVEMENT DISTRICT

PELICAN BAY IMPROVEMENT DISTRICT
WATER/SEWER INVOICES
JANUARY 1988

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Aubrey Rogers	Wellfield Security	\$ 184.44
B-B Builders	R.O. Plant Supplies	346.90
B & H Sales	Meter Supplies	410.22
Blanchard Machinery	Fire Hose & Nozzle	174.75
Brayton, Kathy	W/S Portion Travel Reimbursement & Office Supplies	22.86
Capital Controls Co.	Freight - Chlorinator	42.28
City of Naples	Water Service 12/01/87 - 01/04/88	15,671.60
Coast Pump & Supply	R.O. Plant Supplies	24.72
Collier County Clerk of Court	Recordation Fees	58.10
Coral Springs Improvement District	W/S Portion January Health & Dental Insurance	638.47
Coral Springs Improvement District	Utility Billing Postage	91.70
D&D Machine & Hydraulics	Rent Pump - Oxidation Ditch Start-up	1,986.00
Federal Express Corp.	W/S Portion December Courier Service	33.37
Ferguson Underground	Irrigation Supplies	133.60
Fisher Scientific	Laboratory Supplies	1,493.34
Florida Department of Environmental Regulation	Renew Licenses - Petty	50.00
Florida Power & Light	W/S Portion December Electric	9,745.43
Florida Power & Light	W/S Portion January Electric	2,863.18
Golden Gate Rent-All & Sales	Rent Spray Washers - STP	120.60
Gulf Shore Associates	W/S Portion February Rent & Maintenance	842.97
Inacomp Computer Center	W/S Portion Maintenance Agreement	456.00
J.C. Drainfield Repair	Pump D-14 Lift Station	250.00
J.N. Environmental	December W/W Analyses	377.50
Johnson Paints, Inc.	Paint	275.00
Lanier Business Products	Earphones - Dictaphone	25.00
Naples Daily News	Legal Advertising	57.04
Naples Well Drilling	Five (5) Groundwater Monitoring Wells	1,550.00
North Trail Auto Parts	Vehicle Maintenance Supplies	14.09
PB&S Chemical	Chlorine	4,027.00
Park Tire Center	Tire Repair - Ford Ranger	2.50
Petty, John	Travel Reimbursement	160.00
Quarles & Brady	W/S Portion November Legal Fees	562.44
Robbins Telephone Answering Service	W/S Portion January Answering Service - R.O. Plant	36.32

PELICAN BAY IMPROVEMENT DISTRICT
WATER/SEWER INVOICES
JANUARY 1988

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<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
S.A.S., Inc.	Recondition Lift Station Pumps	4,149.18
Sadez & Sons	Chairs	199.50
Sears & Roebuck Co.	Radial Saw & Blades	543.72
Sir Speedy	Stationery	138.45
Southwest Electric Supply	Electrical Supplies	101.28
Sunshine Ace Hardware	R.O. Plant Supplies	209.27
Tri-W Rental	Rent Generator	15.00
U.S. Postmaster	Postage Stamps	88.00
Unisys Corporation	W/S Portion Computer Printer Ribbons	120.96
United Telephone	W/S Portion January Telephone	335.70
W.H. Turner	W/S Portion December Consultation Services	125.00
Weavers Office Supply	W/S Portion December Office Supplies	134.49
Westinghouse Communities of Naples, Inc.	W/S Portion December Gasoline & Postage	106.49

PELICAN BAY IMPROVEMENT DISTRICT
WATER MANAGEMENT INVOICES
JANUARY 1988

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Brayton, Kathy	W/M Portion Travel Reimbursement & Office Supplies	\$ 22.87
Collier County Clerk of Court	Recordation Fees	57.55
Coral Springs Improvement District	W/M Portion January Health & Dental Insurance	638.49
Federal Express Corp.	W/M Portion December Courier Service	33.38
Florida Power & Light	Crayton Road Sprinkler Clock	9.00
Gulf Shore Associates	W/M Portion February Rent & Maintenance	842.97
Inacomp Computer Center	W/M Portion Maintenance Agreement	456.00
Jacaranda Landscape	1987 R-0-W Retainage	28,069.46
Jacaranda Landscape	December R-0-W Maintenance	15,773.87
Jacaranda Landscape	Replanting Program	8,460.00
Mercury Marine	Boat Motors	2,480.00
Naples Daily News	Notice of Public Meeting	17.02
PBID W/S Account	R-0-W Maintenance 12/15/87 to 01/15/88	1,904.27
Park Tire Center	Repair Tire Ford Ranger	2.50
Quarles & Brady	W/M Portion November Legal Services	562.44
Robbins Telephone Answering Service	W/M Portion January Answering Service - R.O. Plant	36.33
Sadez & Son	Chairs	199.50
Sir Speedy	Stationery	138.45
Spectrum Laboratories	December & January Lake Samples	462.00
U.S. Postmaster	Postage Stamps	88.00
Unisys Corporation	W/M Portion Computer Printer Ribbons	120.96
United Telephone	W/M Portion January Telephone	237.51
W.H. Turner	W/M Portion December Consultation Services	125.00
Weavers Office Supply	W/M Portion December Office Supplies	134.40
Westinghouse Communities Of Naples, Inc.	W/M Portion December Fuel & Postage	106.49

PELICAN BAY IMPROVEMENT DISTRICT
WATER AND WASTEWATER OPERATING SUMMARY
JANUARY 1988

	FISCAL YEAR 1988 BUDGET	MONTH TO DATE			YEAR TO DATE		VARIANCE FAVORABLE (UNFAVORABLE)
		BUDGET	ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	BUDGET	ACTUAL	
<u>CHARGES FOR SERVICES</u>							
Connection Fees	\$1,065,790	292,380	51,690	(240,690)	525,520	187,310	(338,210)
Meter Use Fees	28,250	3,500	750	(2,750)	15,500	4,250	(11,250)
<u>USER REVENUE</u>							
Water	584,976	48,595	41,916	(6,679)	178,640	162,098	(16,542)
Sewer	436,662	35,973	32,340	(3,633)	135,366	126,808	(8,558)
Irrigation	559,359	45,392	43,424	(1,968)	173,090	169,466	(3,624)
<u>TOTAL REVENUE</u>	<u>\$2,695,037</u>	<u>425,840</u>	<u>170,120</u>	<u>(255,720)</u>	<u>1,028,116</u>	<u>649,932</u>	<u>(378,184)</u>
<u>PROFESSIONAL FEES</u>							
Engineering	\$ 18,000	3,000	3,126	(126)	5,500	5,267	233
Legal	17,000	500	562	(62)	3,500	3,511	(11)
Audit	8,500	0	0	0	2,500	2,500	0
Trust	6,050	0	0	0	0	0	0
<u>SYSTEM OPERATING EXPENSES</u>							
Office	40,056	1,488	2,597	(1,109)	8,952	10,824	(1,872)
Billing	2,352	196	92	104	784	417	367
Insurance	40,000	0	0	0	37,512	37,512	0
Payroll	143,158	11,012	9,437	1,575	49,554	47,114	2,440
Transportation	8,668	722	111	611	2,888	551	2,337
Water Quality	17,825	1,485	378	1,107	5,940	1,106	4,834
Repairs & Maintenance	68,090	5,674	13,009	(7,335)	22,696	27,280	(4,584)
Electric	126,263	10,252	12,609	(2,357)	38,402	41,769	(3,367)
Chemicals	55,906	4,595	4,027	568	16,874	11,729	5,145
City of Naples Water	258,259	21,790	15,672	6,118	76,618	43,880	32,738
Meters	6,848	571	0	571	2,284	2,836	(552)
Contingencies	20,000	1,667	0	1,667	6,668	0	6,668
<u>TOTAL EXPENSES</u>	<u>\$ 836,975</u>	<u>62,952</u>	<u>61,620</u>	<u>1,332</u>	<u>280,672</u>	<u>236,296</u>	<u>44,376</u>

PELICAN BAY IMPROVEMENT DISTRICT
WATER MANAGEMENT
OPERATING SUMMARY
JANUARY 1988

	<u>MONTH TO DATE</u>				<u>YEAR TO DATE</u>		
	<u>FISCAL YEAR 1988 BUDGET</u>	<u>BUDGET</u>	<u>EXPENSES</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>	<u>BUDGET</u>	<u>EXPENSES</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>
MEETING EXPENSE							
Supervisors Fees	\$ 6,000	500	500	0	\$2,000	2,000	0
Legal Notification	800	67	17	50	268	218	50
PROFESSIONAL FEES							
Engineering	15,000	1,000	1,009	(9)	4,750	3,551	1,199
Legal	8,000	1,000	562	438	4,000	3,511	489
Audit	8,500	0	0	0	2,500	2,500	0
Trust	1,500	0	0	0	0	0	0
SYSTEM OPERATING EXPENSE							
Office	36,556	1,488	2,366	(878)	8,952	10,192	(1,240)
Payroll	143,158	11,012	9,497	1,515	49,554	43,003	6,551
Transportation	4,334	361	111	250	1,444	539	905
Lake Maintenance	35,802	2,984	2,480	504	11,936	9,761	2,175
Swale Maintenance	4,000	333	0	333	1,332	689	643
Water Quality	7,560	500	462	38	2,000	1,771	229
Insurance	14,303	0	0	0	13,592	13,592	0
Rights-Of-Way	259,113	21,593	22,510	(917)	86,372	69,832	16,540
Replanting Program	20,000	8,460	8,460	0	8,960	8,779	181
Water Connection	19,531	0	0	0	0	0	0
Water Use	11,099	925	1,913	(988)	3,700	6,226	(2,526)
Renewal & Replacement	6,000	500	0	500	2,000	0	2,000
Contingencies	12,000	1,000	0	1,000	4,000	0	4,000
TOTAL EXPENSES	<u>\$ 613,256</u>	<u>51,723</u>	<u>49,887</u>	<u>1,836</u>	<u>207,360</u>	<u>176,164</u>	<u>31,196</u>