

Naples, Florida

January 20, 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
TREASURER:	Sylvia A. Moll (Absent)
	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, Art Newman and Steve Means of Wilson, Miller, Barton, Soll & Peek; Messrs. Byron Koste and Walter Carter of Westinghouse Communities of Naples, Inc.; Messrs. Ron Gustason, Ron Wood and David Jansen of Rogers, Wood, Hill, Starman & Gustason; 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 December 16, 1987.
3. Presentation of Fiscal Year 1987 Financial Statement.

AGENDA (CONT.)

4. Consideration of Items for Completion of the Utility Site.
 - A) Change Order No. Three (3) with Metro Construction & Equipment Co. to Complete the Paving Within the Utility Site
 - B) Award of Bid - Utility Site Lighting
 - C) Award of Bid - Utility Site Landscaping and Fencing
5. Consideration of the Department of Environmental Regulation Proposed Consent Order Dealing with the Overflow Occurrences at the Utility Site Lagoon.
6. Presentation of Proposed Bay Colony, a Single Family Development, by Westinghouse Communities of Naples, Inc.
7. Engineer's Report.
8. Manager's Report.
 - A) Street Lighting Update
9. Confirmation of Invoices and Requisitions.
10. Supervisor's Requests.
11. Adjournment.

ROLL CALL

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

MINUTES OF MEETING OF DECEMBER 16, 1987 - APPROVED AS CORRECTED

Mr. Hake moved, seconded by Ms. MacAlister and approved unanimously, the Minutes of December 16, 1987, subject to the following corrections:

Page 2400 - In the last line of the first paragraph the last sentence should be amended to read, "Mr. Hake stated that the access hole on the side of the poles is where most of the problems seem to begin as some of the access holes are taking in water and the bases are covered by dirt, mulch, etc."

Page 2401 - In the first line of the page the word, "would" be amended to, "should".

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 review the Fiscal

Year 1987 Financial Statement with the Board.

Mr. Gustason explained that the Financial Statements previously distributed to the Board excluded the Management Letter and, at this time, he distributed copies of the Management Letter for the Board's review.

Mr. Gustason explained that Page One (1) of the Financial Statement contained Rogers, Wood, Hill, Starman & Gustason's "clean" audit opinion which was expressed without any reservations or qualifications and stated that in their opinion the financial condition of the District was properly stated and that the Financial Statements were properly stated in all respects. He stated that Pages Two (2) & Three (3) and Three (3) & Four (4) of the Statement outlined the assets and liabilities of the District and advised that the assets exceeded the liabilities of the District and the District was in a sound financial condition, with no financial problems. Pages Seven (7) and Eight (8) show the income statements for all the funds of the District and in this statement the actual operating costs of the District are compared to the Budget figures, with the District showing an excess of revenue over expenditures of \$83,793 for Fiscal Year 1987. Mr. Scofield asked how this was possible since the expenditures were \$358,207 more than the revenue. Mr. Gustason explained that the \$358,207 did not encompass the cash carryforward of \$468,724. He advised that generally accepted accounting procedures did not allow the cash carryforward to be put into the Income Statement and this created somewhat of a misnomer in the Financial Statement. Mr. Holtan asked Mr. Gustason to explain where, without taking the cash carryforward into account, the District was "running short". Mr. Gustason explained that the

actual operations of the General Fund showed revenues of \$622,755 and expenditures of \$548,577, with an excess of revenues over expenditures of \$74,178. He further explained that in the Debt Service Fund actual revenues were \$442,552, total expenditures were \$571,332 and current year expenditures exceeded current year revenues by \$128,780. However, he explained that this was planned for and the excess of expenditures over revenues was allowed for by the cash carryforward of \$347,041. He explained that the current year Budget provided for budgeted revenues of \$347,041 and budgeted expenditures of \$579,456 knowing that there was \$347,041 of cash available from the prior year to meet Debt Service expenditures.

At this time, Mr. Jim Dunwiddie commented that part of the Rate Study conclusion was that the District had a Standby Fee to be charged if the total monies received from connection fees did not meet the Debt Service requirements. He commented that he could not tell by looking at the Financial Statement whether or not this was accomplished. Mr. Gustason advised that Page Nine (9) summarized the operations of the Water and Sewer Fund. He commented that after allowing for operating expenses of \$837,088 and net interest costs of \$737,039, the District showed a profit of \$942,933. Mr. Dunwiddie explained that he wanted to know whether the decision reached by the Board that the Developer would have to pay Standby Fees under certain circumstances was triggered or not triggered and what the numbers were. Mr. Gustason offered to provide Mr. Dunwiddie with a breakdown of the "Charges for Services" line item of the Statement which would help answer his question on this matter. Mr. Gustason further

provided the Enterprise Fund operated well within the Budget and in every case met or exceeded the budgeted items.

Mr. Gustason stated that Page Ten (10) of the Financial Statement was a "Statement of Changes In Financial Position for the Enterprise Fund" and summarized sources of working capital and disposition of working capital for the Water and Sewer Fund. He explained that the primary sources of working capital for this fund were from net income and from assets that have been restricted for construction and released upon completion of the construction and put into the system. The primary uses of working capital have been the expenditure of funds for construction of the water and sewer system and the assets being placed into service.

Mr. Gustason stated that Page Eleven (11) of the Financial Statement outlined additions and deletions to the cash account for the Agency Fund (Street Lighting District) and advised that the remaining portion of the Statement contained footnotes which described accounting policies and detailed information with respect to investments, fixed assets, long term debt, etc.

Mr. Holtan commented that the District is supposed to provide good service at a fair cost and asked Mr. Gustason whether the District was making too much money. It was his opinion that if the District was making too much money then it was charging too much. Mr. Moyer explained that in regard to the Water Management Fund the District usually spent what was budgeted, however, staff always tried to bring the expenses in under budget. He explained that the carryforwards are planned and the reason for the carryforward is that a principal and interest payment is due in January

of each year and although the taxes are levied in November they are not due until March. Thus, if everyone chose to wait until March to pay their taxes, the District would have to look to the Reserve Fund and would be in technical default of the Bond Resolution. He commented that in the late 1970's, the District recognized this fact and the fact that the carryforward was a necessity.

In regard to the Water & Sewer Fund, Mr. Moyer advised that the District's system is very dependent upon growth and the connection fees basically carried the system. He commented that last year the District was well ahead of the Budget in terms of connection fees, however, this wouldn't necessarily be the case in Fiscal Year 1988. He explained that the system must be looked at over a period of time and by doing so, the average the number of units connected to the system should be very close to Coopers & Lybrand's projections. Thus, it was his opinion that the District was not making too much money.

Mr. Ron Wood of the auditing firm further addressed Mr. Holtan's concerns. He explained that the Rate Study performed by Coopers & Lybrand did not cover a one year period of time but rather covered several years and anticipated a cycle that the rate increase was to include. It was also his opinion that the Enterprise Fund did not make too much money. He advised it would not be a good idea to institute new rates every year but rather to look at the rates over a longer term than one year.

Mr. Hake suggested that the Board should have a better financial picture at the end of Fiscal Year 1988 as the new rates did not go into effect until the end of Fiscal Year 1987.

Mr. Gustason again apologized for the late distribution of the Management Letter but briefly outlined its contents for the Board. He advised that the Management Letter contained two basic sections; the first section commented on criticisms of a prior year and what became of these comments and the second section outlined any new comments or criticisms which arose during Fiscal Year 1987.

He advised that everything that was mentioned in the prior year Management Letter had been dealt with by the Management of the District and any suggestions which had been made were implemented during Fiscal Year 1987. He further advised Rogers, Wood, Hill, Starman & Gustason had no new comments or new issues to raise with respect to the management of the District for Fiscal Year 1987.

Mr. Gustason concluded his presentation by offering to appear at the February meeting in order to entertain any questions or concerns by the Board regarding the Management Letter or the Financial Statement.

Mr. Holtan asked whether the Financial Statement had to be approved at this meeting. Staff advised that this matter could be continued at the next meeting.

Mr. John Portman asked the Board if he could reserve the right to comment on the Financial Statement until the next meeting. He explained that he had not had the Financial Statement long enough to fully study and digest it. He commented that the District made a lot of money in Fiscal Year 1987 and probably more than should have been made and maybe the District could not track it as well as they should because the District's reporting system did not affect the total overall financial well being of

the District but did affect the control capability of management and the Board to track these things.

In response to a question by Mr. Holtan, Mr. Moyer explained that the Board of Supervisors or District Management did not have the right to tell the Auditor what to write in their Management Letter. He advised that the Management Letter is the Auditor's independent opinion regarding the operations of the District. Mr. Gustason further commented that what his firm chooses to put in the Management Letter is at their discretion, however, what the Board or Management chooses to put in the Financial Statement is at their discretion. He advised that if, after the Board reviewed the Financial Statement, they had any reservations about something in the Statement the matter could be discussed. He explained that the findings as outlined in the Management letter were also open to discussion and stated that if a point is raised that Rogers, Wood, Hill, Starman & Gustason feels is a reasonable comment and should be put in the letter it could be discussed and if it turned out that the information they were using to base their comments on was incorrect, the comment could be amended.

It was the consensus of the Board that the Fiscal Year 1987 Financial Statement be rescheduled for the February meeting until such time as they had a chance to review the Management Letter.

CONSIDERATION OF ITEMS FOR COMPLETION OF THE UTILITY SITE

Change Order No. Three (3) with Metro Construction & Equipment Co., to
Complete the Paving Within the Utility Site

Award of Bid - Utility Site Lighting

Award of Bid - Utility Site landscaping and Fencing

Mr. Moyer explained that these items were a continuation of the items discussed at the December 1987 meeting. He further explained that this item dealt with the location of the service road, the lighting for the road and the proposed landscaping for the Utility Site. He advised that bids were received for all of these items. At the last meeting District staff and the Engineers were directed to look at some alternatives to the landscaping and grading plan and Mr. Means of WMBS&P was in attendance to discuss these alternatives.

Mr. Moyer recommended to the Board that the first matter of priority was to address the threshold issue of how intensely landscaped the Utility Site should be and once this decision had been made, the types of plant material, etc., could be discussed. He advised the Board that the District was currently in a start-up phase of the the Wastewater Treatment Plant and there have been some start-up problems which may or may not be major problems and it was his recommendation that the District withhold spending the monies budgeted for landscaping until such time as the Wastewater Treatment Plant was working according to the designed plans and specifications. He further recommended that these items be discussed in order to give more input to the Engineers, however, to ultimately table this item until a future meeting and after the start-up of the Wastewater Treatment Plant was completed.

Mr. Holtan suggested that the first matter of priority should be to determine the purpose of the landscaping, i.e., is it to beautify the site or to screen the site from the residential units. Mr. Moyer commented that the original intent has always been to screen the Utility Site from the residential units.

Mr. Scofield was discouraged that the Engineers had gone to such great lengths with the plans for the Utility Site landscaping and improvements without first having received any input from the Board. He agreed with Mr. Moyer in that the first matter of priority was to get the Wastewater Treatment Plant working and the next step would then be for the Board to provide their input before WMBS&P spent any additional time, effort and money to revise the plans.

Mr. Hake commented that as a result of an interim meeting which had taken place with Mr. Ward, Mr. Means, Mr. Newman, and himself, he had taken it upon himself to contact the Dorchester Condominium Association, the Grosvenor Condominium Association, the Chateaumere Condominium Association and the Hyde Park Condominium Association; the Associations most directly affected by the appearance of the Utility Site. He advised that he had recently received a letter from the Dorchester Condominium Association which indicated that, "they had polled the residents that could see the plant from their windows and none of them felt that money should be expended for landscaping the utility site if it was simply to improve the appearance of the plant, as they could barely see it and that they would prefer that the money was used to reduce rates if that was possible". He also was in receipt of a letter from the Chateaumere Condominium

Association which outlined various items they felt needed further attention and clarification. These items included such things as odor and noise originating from the Utility Site; the need for a continued effort to screen the Utility Site by landscaping around the perimeter of the site; a coordinated painting program that de-emphasized the buildings and their roofs and refuse stored in a more orderly manner in areas which were not visible to Chateaumere residents.

Mr. Hake suggested that if one looked at the Site from the roofs of the Dorchester, Chateaumere and Grosvenor, the gray door of the old Purification Plant was predominant and if the color of the door was changed to the same color as the building it would be less noticeable.

The letter from Chateaumere went on to suggest that an organizational chart with related responsibilities would be helpful as their seemed to be confusion when it was necessary to identify a governing person. They also felt that as the Community grows it is important that all property owners understand their system of government; that PBID and its costs are a total mystery to most current property owners and this needs to change.

He further suggested that a letter from the Grosvenor should be forthcoming and in discussions with the Hyde Park Condominium Association they indicated they had objections to the appearance of the Utility Site because the recent removal of certain trees by WCN now made it possible for them to see the Utility Site.

Mr. Hake also indicated he had played golf with Mr. Keith Nesbitt, a resident of the Sanctuary, who was an Industrial Engineer and an

owner of a sheet metal firm. Mr. Hake told the Board that Mr. Nesbitt had visited the Utility Site to investigate the "noisy" motor and to try and determine what the problem was with the motor. Mr. Nesbitt suggested to Mr. Hake that the motor was running hot and he felt that it was either misaligned or had a bad bearing or a bad gear inside the gear box.

Mr. Scofield commented that the Condominium Associations seemed to want to play dumb on how the District was run and suggested that these Associations join the Pelican Bay Property Owner's Association, a very well informed Association, in order to gain additional knowledge of their Community. Mr. Hake also indicated he had taken exception to the remarks from the Chateaumere Condominium Association and had indicated to Mr. Young, the President, that a member of the Board of Supervisors lived in Chateaumere and that the Property Owner's Association had been very active in the matters of the District and had made reports to the property owners in each of their last four or five newsletters.

At this time, Mr. Scofield called for suggestions from the Board regarding the Utility Site landscaping and lighting. Mr. Scofield suggested the possibility of using the street lighting poles which had been removed from the medians for lighting the Utility Site. Mr. Hake questioned the need for any lighting at all. It was the general consensus of the Board to defer this matter until such time as the Wastewater Treatment Plant was running properly.

Mr. Moyer advised that the matter of the roadway needed to be addressed as the Contractor was still working on site; however, they would be leaving the Site in the near future as their work was rapidly coming to

completion. At this time he asked for the Board's comments regarding the Utility Site roadway and its location and the Change Order from Metro Construction for the construction of the proposed road.

Mr. Hake asked what portion of the roadwork was covered under Metro Construction's existing contract. Mr. Means explained Metro's current contract called for limerocking certain portions of the roads within the Utility Site, including the access roads to the Chlorine Building and the High Service Pump Building, and constructing a limerock road around the oxidation ditch. He advised that any repairs to the existing road because of construction of the force main or the paving of the roadways was not covered in Metro's contract. Mr. Hake asked how much it would cost for Metro Construction to rework the existing roadway. Mr. Means advised that he had estimated these costs at approximately \$3,000. It was his recommendation that asphalt be put on top of the limerock as limerock had a tendency to break apart after a short period of time.

Mr. Scofield commented that he had recently driven over the existing roadway and found it useable. Mr. Means suggested that at the very least the roadway be widened so there could be two-way traffic and that the roadways be paved. Mr. Holtan asked whether there was enough traffic on the existing road to require paving. Mr. Means replied that it was not really a matter of the amount of traffic but rather that bear limerock had a tendency to get a washboard effect and break up after a short period of time and the result would be numerous potholes.

Mr. Hake stated that he had also recently driven on the existing roadway and the roadway had sufficed for everything for the last eight to

ten years and he saw no reason to do anything at all to the roadway.

Mr. Scofield asked where the 14" inch force main was located in relation to the road. Mr. Means explained that this line was located at the current edge of the pavement. Mr. Hake suggested that if the roadway was extended two feet, the pipe would end up under the road. Mr. Means explained that the pipeline was designed to bear traffic and was buried under 30" of cover.

At this time, Mr. Hake recommended that the District stay with the existing roadway and that the roadways within the Utility Site be covered with asphalt and suggested that this issue could be readdressed when the plant was up and running.

Mr. Byron Koste of WCN suggested that a bigger problem lay at the curve of the road when one proceeded from the west and entered the Utility Site. He advised that this curve was a blind curve because of the R.O. Building and was the most dangerous portion of the road and the reason he felt the ultimate realignment of the road was a good idea. He explained that there was an abundance of early morning traffic with the Golf Course Maintenance personnel exiting the site and PBID personnel and equipment entering and leaving the site. He advised that this was a safety issue that was of great concern to him. He commented that the current width of the road is unacceptable, that WCN is the current landowner and could not tolerate this unless PBID would hold WCN harmless. He stated that the Golf Course Maintenance Facility must coexist with PBID and he was surprised that the District would encourage unsafe roads. He encouraged the Board to act to bring the road back to its original cross section and to

investigate alternatives to improve the visibility at the curve.

Mr. Holtan asked why Mr. Koste was asking the District to improve WCN's property. Mr. Koste replied that this was the Board's choice and they could either pay for the Utility Site or choose not to pay for it. However, WCN was still the landowner and also used the road for access to the Golf Course Maintenance Facility and in his opinion the road was unsafe.

Mr. Hake asked whether there was any history of any accidents which had taken place at this curve during the last eight years. Mr. Koste commented that if there was a need to have someone hurt before the Board became concerned then everyone was in the wrong business. He stated that everyone's goal should be to prevent people from getting hurt. Mr. Hake suggested that if anyone was dumb enough to drive around the curve at 20 or 30 mph then maybe they didn't deserve to work for either WCN or PBID. Mr. Koste suggested that he was merely trying to discuss the width of the road and not discussing the destruction of anyone's property or encouraging people to do things that were dumb. He suggested that the District has set certain standards for Pelican Bay which have been used in the past and if the Board of Supervisors decided to change the rules in mid-stream and that a road didn't have to conform to any set standards, then the standards should be changed for everyone not just PBID.

Mr. Hake suggested that a 4x6 mirror be placed at the curve so drivers could see on-coming traffic and maybe WCN would share in the costs, as they owned the property.

Mr. Koste stated that the width of the road was an entirely

separate issue, as the width of the road beyond the curve had changed and was narrower than was considered safe. Mr. Scofield asked the width of the current road. Mr. Means responded that he did not know the current width of the road but was proposing a twenty-foot cross section. Mr. Scofield suggested that he traveled the road that morning and there was ample room for two-way traffic. Mr. Koste stated that if an accident were to occur on this road, PBID and WCN were both at risk because the road was a sub-standard road. Mr. Hake commented that the road is the same road that has been there for the last eight years and WCN built a sub-standard road to begin with. Mr. Koste advised Mr. Hake that the width of the road had changed. Mr. Hake suggested that he had not seen any saw cuts along the edge of the road and it was as wide as it has been for the last eight years. Mr. Petty advised that approximately two feet of the road was cut off when the pipeline was installed and you could not see any saw cuts because construction had altered the edge of the roadway. He commented that the current roadway is narrower than it was prior to construction of the pipeline. In response to Mr. Scofield's comments, Mr. Koste advised that today there is no clear limerock or base and it is difficult for one to judge the true width of the road.

After further discussion, Mr. Scofield suggested that the Board revisit this issue after the start-up of the Wastewater Treatment Plant was completed.

Mr. Koste asked to address another issue of concern; that of the view of the Utility Site from the high-rises and mid-rises. Mr. Koste suggested that he was confused over the Board's policy of landscaping the

Utility Site and since WCN was in the position of having to represent what Pelican Bay was, is, and will be and as the Board's policies seem to be constantly changing he needed to know the current policy of the Board. He stated that when the storage tank was designed, WCN had worked with District staff to arrive at a solution to the normal type of storage tank. This was done so the visual aesthetics would be improved from the mid-rises, high rises and Georgetown. He advised that during the design stage of the storage tank WCN worked with District staff on a plan that would soften the vertical walls of the storage tank and at that time WCN was asked to contribute fill to use as berming so there would be a proper pedestal for the softening of the landscaping. He advised that certain representations had been made to adjoining property owners and it was WCN's clear understanding that this landscaping plan would be implemented subject to running out of funds.

After additional discussion, Mr. Hake advised Mr. Koste that the Board would take a good, hard look at this matter after the Wastewater Treatment Plant was running properly. Mr. Koste advised that he had no problem with this but still desired to know the policy of the Board regarding the landscaping of the Utility Site. He stated that WCN did not need any additional surprises and if it was the intent of the Board to consider not implementing a landscaping plan for the vertical walls of the storage tank, he would like to know. He advised that WCN was at risk if they gave false representations to potential buyers and he put the Board on notice that WCN was very concerned that if they now changed their policy on this issue, the District might suffer damages.

Mr. Holtan asked Mr. Koste what the current policy of the Board was, as it was unclear to him. Mr. Koste replied that the past policy of the Board was that Pelican Bay was a special community and had to be handled in a special way, not the typical way, and that extra efforts would be taken to protect the beauty of Pelican Bay, including the Utility Site as it sat in the middle of Pelican Bay. Mr. Holtan stated that he had the same goal as WCN but commented that the matter of how the Utility Site should be handled was still under discussion. Mr. Hake concurred that this was also of utmost importance to him but the first matter of priority was to get the plant running.

At this time, Mr. Seymour Sekuler, a resident of the Dorchester, stated that WCN had made representations to him and other residents of the Dorchester that there would be no high rises on the other side of Pelican Bay Boulevard and if Chateaumere Royale had not been built, there would be no complaints regarding the appearance of the Utility Site. He commented that the Dorchester and the Grosvenor had no complaints on the appearance of the Utility Site, but had a problem with the fact that Chateaumere Royale was built, however, stated that this was a problem with WCN not PBID.

Mr. Scofield asked Mr. Moyer whether it was necessary to form a Committee to study this issue. Mr. Moyer advised that this issue was not a technical issue, but rather a decision by the Board as to what was best for the community and thus recommended that this issue be handled by the Board rather than by Committee. Mr. Hake commented that this issue would take a joint effort by PBID and WCN as the Utility Site would be encompassed by a

a fence and it would take proper landscaping on both sides of the fence. Mr. Hake stated that the problem with Hyde Park's view of the Utility Site was, in part, created by WCN's removal of trees which now allowed them a window to the Site. Mr. Koste responded that the only trees which had been removed by WCN were those which were very yellow and about to die. He stated that the tree removed by PBID at the northern end of the site provided the window for Hyde Park, however, it had been removed during the excavation process and WCN understood the need for the removal of this tree. Mr. Hake asked whether the trees which had been removed would be replaced. Mr. Koste replied that it was WCN's plan to replace most of the trees.

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.

Following this motion, Mr. Hake asked Mr. Koste whether WCN had ever entertained the idea of moving the Golf Course Maintenance facility from its present location in the center of the site to another area of the site, possibly the northeastern corner of the site. Mr. Koste replied that this issue had previously been discussed and he has always been in favor of pursuing this idea. He explained that the biggest problem is the cost of duplicating the building and this idea could conceivably work if there was a way to trade buildings. Mr. Scofield asked Mr. Ward whether the District had any need for the Golf Course Maintenance Building. Mr. Ward replied that the District needed a storage site and the open area in the northeastern corner was the proposed location of another potable storage

tank and parts of, if not all of, the Golf Course Maintenance Building would have to be removed to make room for a storage tank.

At this time, the Board concurred that Wilson, Miller, Barton, Soll & Peek, Inc. be directed to investigate the possibility of moving the Golf Course Maintenance Facility to another area of the Utility Site.

Mr. Steve Means advised the Board that it was important, at this time, to proceed with the fencing of the Site as the fencing was part of the D.E.R. Permit for construction of the oxidation ditch. He indicated that galvanized fencing was called for, however, WMBS&P would pursue looking into other colors. Mr. Ward advised that the fencing contract was included in the landscaping portion of the bids which were taken and received and asked for Board authorization to rebid the fencing for the Utility Site. He advised that these bids would be brought back to the Board at the next meeting. The Board concurred with Mr. Ward's request. Mr. Koste suggested that the Engineers might wish to take a look at the possibility of a black fence instead of a green fence as black tended to blend in better with the surroundings. Mr. Hake asked whether it would be possible to install test panels of fencing so the panels could be looked at from the tops of the high rises. Mr. Scofield suggested that WCN, staff and the Engineers work together to arrive at the color of the fence. Mr. Ward replied that this would be done.

Mr. Moyer encouraged the Board to proceed with a Workshop Meeting on landscaping and lighting of the Utility Site so that after the plant was running properly, District staff and the Engineers could proceed with the irrigation plans according to direction by the Board. He suggested it

would be a good idea to hold a special meeting on this item and the Board concurred and set the Special Meeting for February 3, 1988 at 4:00 P.M. at the Utility Site. Mr. Moyer also encouraged the Board between now and the next meeting to think about whether the money available for landscaping should be spent on the perimeter of the site or to buffer the tanks.

At this time, Ms. MacAlister recommended that further discussion on this item be tabled until the Special Meeting. Mr. Moyer suggested that staff would not expect the Board to take any action on this matter at the Special Meeting and any action on this matter would be deferred until the regular meeting of February 17, 1988.

CONSIDERATION OF THE DEPARTMENT OF ENVIRONMENTAL REGULATION PROPOSED CONSENT ORDER DEALING WITH THE OVERFLOW OCCURRENCES AT THE UTILITY SITE LAGOON

Mr. Moyer advised that during the past month, Mr. Ward, Mr. Peek and Mr. McMackin were successful in resolving the matter of the overflow violations which occurred at the Utility Site Lagoon with D.E.R. and as a result of these negotiations, D.E.R. had agreed to reduce the fine from \$24,460 to \$19,390. He advised that the Contractor would most likely pay one-half of the fine, however, these negotiations had not been concluded.

Mr. Scofield asked whether the District had been negligent in reporting the overflow and an abnormal event. Mr. Ward replied that his response to Mr. Scofield's question was no, however, D.E.R.'s opinion was that the District was negligent. Mr. Ward stated that it has been his position from the onset that District staff had done everything that could possibly be done. Mr. Scofield asked whether staff had any written letters, phone messages, etc. which would indicate that staff had notified D.E.R. of these occurrences within the specified time frame. Mr. Ward

replied in the negative and advised Mr. Scofield that District phone calls were not recorded. Mr. Moyer asked the Board to keep in mind that this issue came about because back when the original plant was designed and built, part of the designed Lagoon had an overflow which was permitted, and from 1979 to the present D.E.R. had visited the site on numerous occasions to inspect the District's facilities and had never made an issue of the overflow. He advised that the position of the District has always been that the overflow was permitted. However, it was D.E.R.'s position that the Lagoon and overflow were permitted but that D.E.R. had never issued a permit for the overflow to go any place. Mr. Ward also asked the Board to keep in mind that two of the overflow violations occurred the day after Hurricane Floyd and Thanksgiving Day when there was 7"-8" of rain. Mr. Scofield asked whether D.E.R. admitted that these were abnormal events. Mr. Ward replied that one of the items the District asked be placed in the Consent Order was D.E.R.'s definition of an abnormal event so the District had some understanding of how to proceed in the future; however, this definition applied to future events and not past events.

Mr. Holtan stated that he was not satisfied with what he knew about the overflow occurrences and advised that he personally wished to visit with D.E.R. staff and to research their files on this matter. He suggested that he was not pleased that the Federal Government was fining the District and he desired to find out what and what did not happen. Mr. Moyer advised Mr. Holtan that he could dig into this matter as much as he desired, however, he has stated the District's position, that staff did not feel the District was violating any of the terms or conditions of the

original Permit.

Mr. Scofield commented that the Consent Order also charged the District with being negligent in reporting the Certification of the 1.0 MG Tank. Mr. Moyer replied that this was a "Catch 22" situation; that D.E.R. was fining the District for overflow violations, however, the only way the District could stop the overflow violations was to put the tank in service. Thus, the day the tank was operational for service the District put the tank into service opting for the lesser of the two fines.

Mr. Scofield asked Mr. McMackin what the District's legal costs would be if the District proceeded with the Administrative Hearing. Mr. McMackin replied that it would not be an insubstantial amount of money. It was his opinion that it was unproductive to go backward and litigate past violations and the Consent Order established a relationship going forward and it would be more productive to proceed forward. Mr. McMackin further advised it would probably be less costly to pay the fine for two reasons: (1) the District, if they proceeded with litigation, could win and have all the fines abolished, however, would still have to pay substantial legal fees or (2) the District could lose and be subjected to legal fees plus the fines and D.E.R. could possibly retreat to their original fine of \$25,000. Mr. Holtan asked Mr. McMackin what he knew about the facts of this matter. Mr. McMackin replied that his involvement, to date, had been in negotiating the terms of the Consent Order with D.E.R.

Ms. MacAlister questioned what would be accomplished by Mr. Holtan's visiting D.E.R. and going through the files. Mr. Scofield also suggested that he would like to fight D.E.R., however, in the long run he

felt it would be better to pay the fine and start over because he has sued the State in the past and although he won it cost him about \$18,000 in legal fees. Mr. Holtan suggested he was not fighting the compromise but rather wanted to find out how the District got into this mess to begin with as he did not want it to happen again.

Following further discussion, Mr. Hake moved that the fine be paid, subject to Metro Construction paying one-half of the fine. He concurred with Mr. Holtan that Mr. Holtan should visit D.E.R. to look into this matter further, for Mr. Holtan's satisfaction as well as the satisfaction of the Board, and he hoped that District Management had learned a lesson to do their job and document properly and suggested that Management not make any phone calls or try to interpret the law themselves under any circumstances.

Mr. Dunwiddie suggested that before the Board voted on this matter they should determine the likelihood of the overflows happening again, given the problems the District currently has with the new plant. Mr. Moyer advised that he shared the same concern as Mr. Dunwiddie and had asked WMBS&P, as well as the District staff, to begin looking at identifying additional storage and the cost for additional storage. Mr. Moyer commented that if you run an operation absolutely efficient 98% of the time, it still leaves 2% of the time for mechanical breakdowns. Mr. Moyer further advised the Board that he could not assure them that the Lagoon would never again overflow. He advised that D.E.R.'s position was that they don't care why or the mitigating circumstances for the overflows. He stated D.E.R. has a certain set of rules and regulations and it doesn't

matter if equipment breaks down, it rains, etc. He indicated that D.E.R is not willing to take into consideration extenuating circumstances that are beyond the control of the District; that nothing mattered except Chapter 17.4 of the Florida Administrative Code and there is no debate. Mr. Hake agreed with Mr. Moyer but suggested that the District cut its downside risk to an absolute minimum by having spare parts, spare gear boxes, spare motors, etc. on hand so the plant can be back in operation quickly. Mr. Moyer suggested that this is all well and good, however, with this suggestion comes a price tag. He advised that the ultimate question is what level of confidence do you spend the taxpayers money on to satisfy the regulations.

Mr. Hake asked whether the District had received a spare parts list from the manufacturer and whether the District had purchased any spare parts. Mr. Ward replied that the District has a spare parts list and many of the parts came with the plant and Mr. Petty was currently evaluating any additional equipment the District might need on site.

Mr. Dunwiddie asked whether there was any special problem with the new plant. Mr. Moyer explained that the plant was started up approximately one month ago and it has been in a process of debugging and the manufacturer has been on site and installed some wings to the plant to try and redirect some of the flow. He explained that there are several variables in a clarifier that need to be fine tuned in order for it to be efficient. He advised that the boat clarifier the District purchased has the best track record, however, it is a relatively new technology and the reason for its quick acceptance was its cost effectiveness and the fact

that its a low energy user. He advised that, at this point in time, what the District was experiencing was simply the fine tuning of all the variables and he didn't have any great concern that the whole system would not work.

Mr. Holtan asked when D.E.R. had to have an answer on the Consent Order and what would happen if they didn't get an answer in the specified period of time. Mr. Ward explained that D.E.R. was aware that the Board was meeting this date to decide this issue and he was certain they would want an answer this week. As Mr. McMackin recalled, the time frame was never specifically outlined. Mr. Moyer suggested that D.E.R. usually wanted the check for the fine upon signature of the Consent Order. Mr. Holtan suggested that this matter be deferred until the next meeting. Mr. Scofield advised that a motion was already on the floor and asked the Board to act on this motion.

Following further discussion, Ms. MacAlister seconded Mr. Hake's motion for payment of the fine to the Department of Environmental Regulation, subject to one-half payment by Metro Construction. The motion was approved by a 3-1 vote, with Mr. Holtan voting nay.

Mr. Hake asked Mr. Ward whether he had followed up on his suggestion at the last meeting of investigating whether this fine would be covered by insurance. Mr. Ward replied that he had done so and the answer from the insurance agent was that insurance would not cover the fine.

PRESENTATION OF PROPOSED BAY COLONY, A SINGLE FAMILY DEVELOPMENT, BY WESTINGHOUSE COMMUNITIES OF NAPLES, INC.

Mr. Moyer introduced Mr. Walt Carter of Westinghouse Communities of Naples, Inc. who advised that a sketch of Bay Colony had been included

in the Agenda package. He advised that Bay Colony would encompass approximately 66 acres and would be bordered on the north by Vanderbilt Beach Road, on the west by Bay Colony Drive, on the south by Pelican Bay Boulevard and on the east by the proposed connecting road with Vanderbilt Beach Road. He advised that a specific concept for lot layout and street alignment of the project had yet to be determined, but Bay Colony would comprise approximately 70 single family home sites.

At this time, Mr. Carter asked for the Board's approval for District staff to request a Proposal from the District's Engineers for the design of the water and sewer facilities for this area.

In response to a question by Mr. Hake, Mr. Carter advised that within the next two weeks, WCN should have the proposed plan refined to the point where it could be given to District staff and the Engineers.

Mr. Hake asked whether Hammock No. 15 was part of the project. Mr. Carter advised that this Hammock was to be preserved and was not part of Bay Colony. Mr. Hake asked whether the lake, as shown in the drawing, would remain in the same place. Mr. Carter explained that a portion of the lake would most likely be moved. Mr. Ward explained that the lake was part of the District's Water Management System and based upon the final Site Development Plan, he was sure WCN would be back to the Board at a future meeting to ask for a revision to the District's Water Management Easement.

Mr. Holtan asked whether there were any environmentally sensitive areas in the proposed area of development. Mr. Carter replied that an Environmental Specialist, Dr. Tabb, had visited the site and he was currently reviewing the plan, however, he had indicated that there should

be no problem with the lake being next to the Hammock and it might even benefit the Hammock area.

Following further discussion, Mr. Hake moved, seconded by Ms. MacAlister and approved unanimously, that Wilson, Miller, Barton, Soll & Peek, Inc. be authorized to prepare a proposal for the design of the water and sewer facilities for Bay Colony.

ENGINEER'S REPORT

Mr. Peek advised that Metro Construction was currently in the clean-up and punch list stage of the Contract and based upon the Board's previous approval of the Change Order to their Contract to pave the roads, they would now be proceeding with the completion of the roadways.

Mr. Scofield asked whether the odor problem at the Utility Site had improved. Mr. Ward replied that during the past week there had been a few odor problems because of the debugging of the plant, however, the hydrogen sulfide odor had disappeared.

Mr. Hake asked for additional input regarding the noise originating from the motor at the Wastewater Treatment Plant. Mr. Ward responded that the manufacturer had been on site and indicated that the motor was working correctly, although agreed that the motor sounded noisier than it should. Mr. Ward also advised that as of today, District staff had placed an insulated wood covering over the motor to see if this would help cut down on the noise level.

In response to Mr. Hake's question, Mr. Petty advised that all of the motors were running at 74 rpm's and both motors were running at the same temperature. Mr. Petty indicated that a possible cause of the noise

was a burr on one of the gears. He further advised that the transmission people were not willing to take the motor back simply because of the noise. Mr. Hake suggested that District staff write a letter to the supplier of the motor stating the District would not accept the motor for its warranty period until such time as it ran properly and the District would hold the supplier responsible for any fines incurred as a result of the motor not working properly. Mr. Petty advised that the District had a letter from the supplier on file which stated that the high pitched noise was normal and whereby they guaranteed the motor. Mr. Petty also advised that there is redundancy built into the system and the system can operate for a short period of time with just one motor.

MANAGER'S REPORT

Street Lighting Update

Mr. Moyer advised that during the past month the Street Lighting Committee had pieced together the parts of the puzzle and at their last meeting which had taken place on January 18, 1988, the Committee concluded that Mr. McMackin be asked to write a letter to Sterner Lighting (the manufacturer) and Sesco (the local representative) to place them on notice that the District has found defective poles and to request that they visit Pelican Bay, look at the situation, and advise the District on what they feel is wrong with the poles, the cause, and whether they would participate in the replacement of the poles. Mr. Moyer commented that the letter had been prepared and was ready for mailing.

Mr. Hake advised that WMBS&P was also authorized to take a look at the foundations for the twenty-foot poles that had been removed, to see

if the thirty foot poles ordered for West Boulevard could be used on the twenty-foot bases and placed in the single family areas that were now blacked out. Mr. Peek indicated that WMBS&P had begun studying this matter and in addition to studying the bases, discovered that the voltage requirements for the lamps in the thirty-foot poles may be different from the voltage requirements for the lamps in the twenty-foot poles. Mr. Means also stated that he had been advised that the bases of the twenty-foot poles were different from the bases of the thirty-foot poles. Mr. Hake suggested that this problem could be solved by simply bolting a conversion plate on top of the old plate. Mr. Means indicated that this could void the warranty on the poles.

Mr. Koste offered the suggestion that District staff contact Sterner and SESCO and ask them to furnish compatible (aluminum) poles so that the luminaires on hand could be used and this also would be a good indication of their willingness to help the District with the problem.

Mr. Hake also advised that laboratory results of the metal testing of the street lighting poles, as furnished by Sterner, showed the poles were not fabricated from Cor-ten steel.

After further discussion, the Board concurred that Sterner and SESCO be contacted to see if they could furnish substitute aluminum poles for the single family area and staff be authorized to send the letter drafted by Mr. McMackin to Sterner and SESCO.

At this time, Mr. Ward advised that the Directors & Officers Liability Insurance expired in February, 1988 and he was in receipt of a letter from Fred S. James & Co. which outlined quotations for a \$1,000,000,

\$2,000,000 or \$3,000,000. He informed the Board that the annual premiums were as follows: \$4,732 for the \$1,000,000 policy; \$7,477 for the \$2,000,000 policy and \$9,369 for the \$3,000,000 policy. Mr. Ward advised the Board that they currently had \$1,000,000 of coverage.

Mr. Scofield asked Mr. McMackin whether he felt the \$1,000,000 coverage was adequate. Mr. McMackin replied that this was difficult to say; that the Board would have to explore their current coverage and the exclusions to the policy. Mr. Hake suggested that as long as Mr. Scofield kept appointing him to Committees, he opted for the \$3,000,000 coverage. Mr. Holtan concurred with Mr. Hake's suggestion and also recommended \$3,000,000 of coverage. Mr. Hake commented that in today's market, \$9,000 was a cheap price to pay for \$3,000,000 worth of coverage. Mr. McMackin advised that this would give the Board some comfort, however, they must remember that if any member of the Board was sued, the allegations in the complaint would be staggering to get the numbers high in the minds of the jury who would be looking at it.

At this time, Mr. Hake moved, seconded by Mr. Holtan and approved unanimously, that the Directors & Officers Liability Policy be renewed with \$3,000,000 of coverage.

Mr. Scofield asked whether Post, Buckley, Schuh & Jernigan, Inc. should receive a copy of Mr. McMackin's letter to Sterner Lighting regarding the problems with the street lighting poles. Following discussion, the Board directed District staff to send a copy of the letter to PBS&J, WCN and Mr. Jeff Hassell, the design Engineer.

Pelican Bay Improvement District
January 20, 1988

CHANGE ORDER NO. TWO (2), MID-CONTINENT ELECTRIC, UNIT VI STREET LIGHTING,
TO DECREASE THE CONTRACT BY \$2,483.38

Mr. Ward advised that the original Contract price for the Unit VI Street Lighting was \$44,075 and Change Order No. Two (2) called for a decrease to the contract in the amount of \$1,923.38 for back charges incurred from Sterner Lighting and also for an extended guarantee from January 20, 1988 to January 20, 1990. With approval of the Change Order, the final contract price would be \$42,151.62.

At this time, Mr. Hake moved, seconded by Ms. MacAlister and carried unanimously, that Change Order No. Two (2), to decrease the Unit VI Street Lighting Contract with Mid-Continent Electric, in the amount of \$2,483.38, be approved.

CONFIRMATION OF INVOICES

Water/Sewer Operating Summary and Invoices For December 1987 - Approved As Presented

Mr. Hake asked for further explanation of the repair of asphalt on Bentwood Drive and the repair of Manhole No. 36. Mr. Ward advised that he would send the Board a Memorandum regarding these two items.

At this time, Mr. Hake moved, seconded by Mr. Holtan and carried unanimously, that the Water/Sewer Operating Summary and Invoices for December, 1987, be approved as presented.

Water Management Operating Summary and Invoices For December 1987 -
Approved As Presented

At this time, Mr. Hake moved, seconded by Mr. Holtan and carried unanimously, that the Water Management Operating Summary and Invoices for December, 1987, 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 WWTP - Construction Services	No. 153	Post, Buckley, Schuh & Jernigan	\$ 4,438.60
1985 Bond Proceeds Convert Irrigation Tank To Potable Tank	No. 154	Wilson, Miller, Barton, et. al	193.50
1985 Bond Proceeds Utility Site Improve- ments & Instrumentation	No. 155	Wilson, Miller, Barton, et. al	4,787.25
1985 Bond Proceeds Boat Clarifier	No. 156	United Industries, Inc.	22,031.03
1985 Bond Proceeds WWTP - Construction	No. 157	Metro Equipment & Construction	66,557.00
1985 Bond Proceeds Chlorinator For Irrigation System	No. 158	Capital Controls Co.	3,865.00
Greentree Drive Ext. Design	No. 1	Wilson, Miller, Barton, et. al	853.50
Oakmont, Phase II, Unit VII, Design Contract D-25	No. 2	Wilson, Miller, Barton, et. al	4,929.40
Oakmont, Phase II, Unit VII, Construc- tion - Contract D-25	No. 1	Mitchell & Stark Construction	58,972.82
Unit VI Street Lights Construction	No. 2	Mid-Continent Electric	4,470.75
Unit VI Street Lights Construction	No. 3	Mid-Continent Electric	1,980.12
Northwest Fill Area Design	No. 1	Wilson, Miller, Barton, et. al	1,462.00
TOTAL AMOUNT ALL INVOICES			\$ 174,540.97

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

SUPERVISORS REQUESTS

Mr. Hake advised that he has had several complaints regarding the Street Lights on Glenview Place and asked why they had not been placed into service. Mr. Ward replied that service was needed from Florida Power & Light before the lights could be turned on. He advised that in recent discussions with Florida Power & Light they assured him they would be connected by the end of next week.

Mr. Hake asked why the bases around the street lighting poles on Glenview had not been removed. Mr. Ward replied that the bases would be removed.

Mr. Hake asked if there were any further developments regarding the Georgetown Lakes. Mr. Ward commented that the Developer had been reworking the lakes during the past month and whenever they completed their facilities, the lakes would be inspected to see if the work was in conformance with the approved plans and upon final acceptance, the lakes would be accepted for maintenance by the District.

Mr. Hake suggested that it would cure many problems if the District would send out a simple, one page letter to all Pelican Bay Homeowners and customers explaining who PBID is, what their responsibilities are, how the District receives its money, etc. and a copy of this letter then be sent to every new customer who comes on line.

Mr. Hake asked why the District has never paid for the Utility Site. Mr. Moyer explained that District staff desired to keep as much money as possible in the Construction Trust Fund in case the District needed the money for construction of the facilities. He explained that the

bids for construction of the facilities were taken after the bonds were sold, and although the purchase of the Utility Site was a line item in the statement, it was unknown where all the bids were going to fall.

Mr. Koste explained that the reason WCN has not pressed the District for the money for the Utility Site was that WCN understood the priorities of the District and given a choice between a system that worked or didn't work or getting paid for the land, they opted for a system that worked. He also advised that if it came to getting paid for the site versus landscaping the site, WCN might vote for the landscaping.

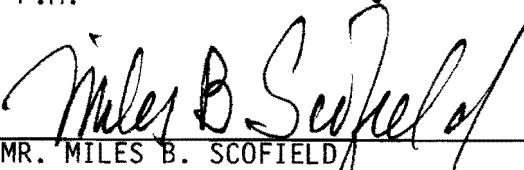
Mr. Hake stated that he has received many comments from residents of Bridgeway who are complaining that they are having a terrible time getting PBID to maintain the Bridgeway Lake. Mr. Ward took exception to this complaint and advised that the problem is that on the interior pod there are two tiny lakes between Tierra Mar and Bridgeway that are extremely difficult to maintain. He stated that Bridgeway residents expect the District not only to maintain the lake but also the banks of the lakes underneath their decking, etc. Mr. Hake asked whether the lakes were built as they were designed and as the District accepted them. Mr. Ward replied in the affirmative. Mr. Hake asked whether it was the District's responsibility to maintain the lake banks. Mr. Ward replied that this was the responsibility of the Homeowner's Association. Mr. Hake suggested that Mr. Ward attend one of their Association meetings and explain the problems to them. Mr. Ward stated that he has, on numerous occasions, talked to the President of the Association and the Management Company and asked specifically if he could attend one of their meetings to explain the

situation and to date has never received an invitation. Mr. Koste advised that the original design was to have pumps circulating the water and if the pumps were not working, the nutrient level would rise and cause the problems that were currently being experienced. He suggested that this might be part of the problem, that the pumps were not running. He explained that Bridgeway designed an unnatural system instead of a natural system and what was to have been one vertical slope was made into two semi-slopes and the only thing that they could do to keep the water moving was to keep the pumps running.

Mr. Holtan asked whether it was possible to water the boulevards and the medians on Pelican Bay Boulevard at some other time than 4:00 P.M. in the afternoon. He suggested that this was the time of day when the residents wanted to walk and ride their bicycles. Mr. Ward responded that he would contact Jacaranda to see whether they could change their watering schedule.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned. Time: 6:45 P.M.



MR. MILES B. SCOFIELD
PRESIDENT
PELICAN BAY IMPROVEMENT DISTRICT

PELICAN BAY IMPROVEMENT DISTRICT
WATER/SEWER INVOICES
DECEMBER 1987

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
A.S.C.E.	Subscription Civil Engineering Magazine	\$ 55.00
Advanced Products & Systems, Inc.	Chemicals - WWTP	1,504.26
Aubrey Rogers	Wellfield Security	276.66
B-B Builders	R.O. Plant Supplies	53.23
B & H Sales	Meters & Gate Valves, & Irrigation Supplies	3,146.55
Bay Electric	Electrical Repair STP & HSP	302.00
Bonness, Inc	Repair Asphalt Bentwood Drive	500.00
Brayton, Kathy	Reimbursement For Travel Expenses	8.17
City of Naples	Potable Water Service 10/1 to 11/2/87	14,971.98
City of Naples	Potable Water Service 11/2 to 12/1/87	13,235.94
Coral Springs Improvement District	W/S Portion December Health & Dental Insurance	638.47
Coral Springs Improvement District	Postage - Utility Bills & October & November Office Services	137.31
Dan Schutzman	Crane Operator Services STP Cleanup	144.00
Doyles Carpet Steam Extraction	W/S Portion Clean Office Carpet	30.00
Federal Express Corp.	W/S Portion November & December Courier Service	40.62
Florida Department of Environmental Regulation	Annual Membership Fees - Todd Larson	50.00
Florida Power & Light	W/S Portion December Electric	10,721.76
Golden Gate Rent All	Rent Pressure Washer	338.40
Government Finance Officers Association	W/S Portion Annual Membership Dues	35.00
Gregory, Ryan	Diving Services - Manhole #34	100.00
Gulf Oil Corporation	Fuel	5.43
Gulf Shore Associates	W/S Portion December & January Rent	1,685.94
Hach	Laboratory Supplies	117.18
IBM Corporation	Maintenance - Selectric II Typewriter	67.50
IBM Corporation	Maintenance - Displaywriter	294.75
Inacom Computer Center	Service Computer Printer	180.00
J.C. Drainfield Repair	Remove Sludge WWTP	4,300.00
J.N. Environmental	November W/W Analyses	182.50
Jacaranda Landscape	Prune Trees Utility Site	187.50
Metro Equipment & Construction Assoc.	Crane Rental - STP Cleanup	200.00
Mitchell & Stark Construction Co.	Repair Headwall - Lagoon	2,050.00
Naples Daily News	Legal Advertising	90.02

PELICAN BAY IMPROVEMENT DISTRICT
 WATER/SEWER INVOICES
 DECEMBER 1987

(PAGE 2)

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
North Trail Auto Parts	Transportation Supplies	12.09
PB&S Chemical Co.	Chlorine	5,392.40
Park Tire Center	Repair 1983 Ford Ranger	45.45
Pine Ridge Rental Center	Rent Equipment R.O. Plant	212.00
Post, Buckley, Schuh & Jernigan, Inc.	Mylars - Villa Lantana	63.83
Presstige Printing	Utility Service Request Forms	80.00
Robbins Telephone	December Answering Service - Plant	33.11
Quarles & Brady	W/S Portion October Legal Fees	2,948.94
S.A.S.	Repair Alternator Relay - D-14 Lift Station & Roto Floats	461.00
Schuster, Robert	Reimbursement for Legal Documents	1.80
Sewer Viewer, Inc.	Repair Manhole No. 36	1,620.25
Smith Aerial	Aerial Photographs WWTP - November & December	201.00
Southwest Electric	Electrical Supplies	36.66
Sunshine Ace Hardware	R.O. Plant Supplies	51.44
Turner, W.H.	W/S Portion Nov. Consultation Services	125.00
United Telephone	W/S Portion November Telephone	340.94
United Telephone	W/S Portion December Telephone	295.12
Utilities & Irrigation Supply, Inc.	R.O. Plant Supplies	13.72
Warehouse Imports	Office Furniture	1,093.50
Weavers Office Supply	W/S Portion November & December Office Supplies	25.09
Westinghouse Communities of Naples, Inc.	W/S Portion September & October Gasoline & Postage	197.50
Zee Medical Service	W/S Portion First Aid Supplies	53.38

PELICAN BAY IMPROVEMENT DISTRICT
WATER MANAGEMENT INVOICES
DECEMBER 1987

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Brayton, Kathy	Reimbursement For Travel Expenses	\$ 8.17
Coral Springs Improvement District	W/M Portion December Health & Dental Insurance	638.49
Coral Springs Improvement District	W/M Portion October & November Office Services & Lake Samples	1,200.33
Creel Ford Tractor, Inc.	Repair Backhoe	431.23
Doyles Carpet Steam Extraction	W/M Portion Clean Office Carpet	30.00
Federal Express Corp.	W/M Portion November & December Courier Service	40.63
Florida Power & Light Government Finance Officers Association	Crayton Road Sprinkler Clock	9.16
Gulf Oil Corporation	W/M Portion Annual Membership Dues	35.00
Gulf Shore Associates	Fuel	5.43
	W/M Portion December & January Rent & Maintenance	1,685.94
IBM Corporation	Maintenance - Selectric II	67.50
IBM Corporation	Maintenance - Displaywriter System	294.75
Jacaranda Landscape	November R-O-W Maintenance	16,092.62
Naples Daily News	Legal Advertising	48.01
Naples Federal	Meeting Room Rental 10/21, 11/18 & 12/16	150.00
Park Tire Center	Repair 1983 Ford Ranger	45.45
PBID W/S Account	R-O-W Maintenance 10/15/87 - 11/15/87	1,493.81
PBID W/S Account	R-O-W Maintenance 11/15/87 - 12/15/87	1,244.21
Presstige Printing	Utility Service Request Forms	80.00
Quarles & Brady	W/M Portion October Legal Fees	2,948.96
Robbins Telephone Answering Service	December Answering Service Plant	33.12
Spectrum Laboratories	October Lake Sampling	154.00
Turner, W.H.	October & November Consulting Services	425.00
United Telephone	W/M Portion October & November Telephone	537.88
Warehouse Imports	Office Furniture	1,093.50
Weavers Office Supply	November Office Supplies	10.55
Westinghouse Communities of Naples, Inc.	W/M Portion September & October Gasoline & Postage	197.51
Zee Medical Service Co.	First Aid Supplies	53.37

PELICAN BAY IMPROVEMENT DISTRICT
WATER AND WASTEWATER OPERATING SUMMARY
DECEMBER 1987

	FISCAL YEAR 1988 BUDGET	MONTH TO DATE			YEAR TO DATE		
		BUDGET	ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	BUDGET	ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<u>CHARGES FOR SERVICES</u>							
Connection Fees	\$1,065,790	78,630	11,920	(66,710)	233,140	135,620	(97,520)
Meter Use Fees	28,250	5,000	1,000	(4,000)	12,000	3,500	(8,500)
<u>USER REVENUE</u>							
Water	584,976	44,281	37,303	(6,978)	130,045	120,182	(9,863)
Sewer	436,662	33,633	30,678	(2,955)	99,393	94,468	(4,925)
Irrigation	559,359	43,273	41,535	(1,738)	127,698	126,042	(1,656)
<u>TOTAL REVENUE</u>	<u>\$2,695,037</u>	<u>204,817</u>	<u>122,436</u>	<u>(82,381)</u>	<u>602,276</u>	<u>479,812</u>	<u>(122,464)</u>
<u>PROFESSIONAL FEES</u>							
Engineering	\$ 18,000	2,500	2,141	359	2,500	2,141	359
Legal	17,000	3,000	2,949	51	3,000	2,949	51
Audit	8,500	2,500	2,500	0	2,500	2,500	0
Trust	6,050	0	0	0	0	0	0
<u>SYSTEM OPERATING EXPENSES</u>							
Office	40,056	3,488	4,383	(895)	7,464	8,227	(763)
Billing	2,352	196	92	104	588	325	263
Insurance	40,000	7,090	7,090	0	37,512	37,512	0
Payroll	143,158	11,012	14,348	(3,336)	38,542	37,677	865
Transportation	8,668	722	267	455	2,166	440	1,726
Water Quality	17,825	1,485	300	1,185	4,455	728	3,727
Repairs & Maintenance	68,090	5,674	11,538	(5,864)	17,022	14,271	2,751
Electric	126,263	9,621	10,722	(1,101)	28,150	29,160	(1,010)
Chemicals	55,906	4,208	6,897	(2,689)	12,279	7,702	4,577
City of Naples Water	258,259	18,904	13,236	5,668	54,828	28,208	26,620
Meters	6,848	571	2,836	(2,265)	1,713	2,836	(1,123)
Contingencies	20,000	1,667	0	1,667	5,001	0	5,001
<u>TOTAL EXPENSES</u>	<u>\$ 836,975</u>	<u>72,638</u>	<u>79,299</u>	<u>(6,661)</u>	<u>217,720</u>	<u>174,676</u>	<u>43,044</u>

PELICAN BAY IMPROVEMENT DISTRICT
 WATER MANAGEMENT
 OPERATING SUMMARY
 DECEMBER 1987

	<u>MONTH TO DATE</u>				<u>YEAR TO DATE</u>		<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>
	<u>FISCAL YEAR 1988 BUDGET</u>	<u>BUDGET</u>	<u>EXPENSES</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>	<u>BUDGET</u>	<u>EXPENSES</u>	
MEETING EXPENSE							
Supervisors Fees	\$ 6,000	500	500	0	\$1,500	1,500	0
Legal Notification	800	67	48	19	201	201	0
PROFESSIONAL FEES							
Engineering	15,000	2,500	2,142	358	3,750	2,542	1,208
Legal	8,000	3,000	2,949	51	3,000	2,949	51
Audit	8,500	2,500	2,500	0	2,500	2,500	0
Trust	1,500	0	0	0	0	0	0
SYSTEM OPERATING EXPENSE							
Office	36,556	3,488	4,160	(672)	7,464	7,826	(362)
Payroll	143,158	11,012	9,693	1,319	38,542	33,506	5,036
Transportation	4,334	361	255	106	1,083	428	655
Lake Maintenance	35,802	2,984	0	2,984	8,952	7,281	1,671
Swale Maintenance	4,000	333	431	(98)	999	689	310
Water Quality	7,560	1,500	1,309	191	1,500	1,309	191
Insurance	14,303	2,569	2,569	0	13,592	13,592	0
Rights-Of-Way	259,113	21,593	15,774	5,819	64,779	47,322	17,457
Replanting Program	20,000	500	319	181	500	319	181
Water Connection	19,531	0	0	0	0	0	0
Water Use	11,099	925	2,747	(1,822)	2,775	4,313	(1,538)
Renewal & Replacement	6,000	500	0	500	1,500	0	1,500
Contingencies	12,000	1,000	0	1,000	3,000	0	3,000
TOTAL EXPENSES	<u>\$ 613,256</u>	<u>55,332</u>	<u>45,396</u>	<u>9,936</u>	<u>155,637</u>	<u>126,277</u>	<u>29,360</u>