

**MINUTES OF MEETING
PORT OF THE ISLANDS
COMMUNITY IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Port of the Islands Community Improvement District was held Friday, January 16, 2015 at 10:00 a.m. at the Orchid Cove Clubhouse; 25005 Peacock Lane; Naples, Florida.

Present and constituting a quorum were:

J. Anthony Davis	Chairman
Norine Dillon	Vice Chairperson
Dale Lambert	Assistant Secretary
Theodore Bissell	Assistant Secretary
Richard Ziko	Assistant Secretary

Also present were:

Calvin Teague	District Manager
Daniel Cox	District Counsel
Ronald Benson	District Engineer
Robert Edge	Field Manager
Jean Kungle	POI Realty
Denise Waters	POI Realty
Tom Mack	Resident
Ed R.	Resident
Randy Resch	Resident

*The following is a summary of the discussions and actions taken at the January 16, 2015
Port of the Islands Community Improvement District's Board of Supervisors Meeting.*

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Davis called the meeting to order; Mr. Teague called the roll.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
December 19, 2014 Meeting**

Mr. Davis stated each Board member received a copy of the Minutes of the December 19, 2014 Meeting; and requested any additions, corrections or deletions.

- The Board made one minor correction which will be reflected in the amended minutes.

There being no further discussion,

On MOTION by Mr. Bissell seconded by Mrs. Dillon with all in favor, the Minutes of the December 19, 2014 Meeting were approved as amended.

THIRD ORDER OF BUSINESS

Public Comment on Agenda Items

- Mr. Tom Mack had a question regarding the road to the North Hotel.

FOURTH ORDER OF BUSINESS

Old Business

A. Review of Landscape Maintenance Performance

Ms. Kehlmeier discussed her ride-through with Mr. Soto.

- The grass around the lakes on Cays Drive has been trimmed.
- The two dead trees as well as the Cassia Tree at the water plant have been removed.
- The black paint was removed from the Gumbo Limbo Tree.
- The budget for the Hibiscus and other plantings at Sunrise Cay was discussed.

There being no further discussion,

On MOTION by Mrs. Dillon seconded by Mr. Ziko with all in favor, Ms. Kathryn Kehlmeier was authorized to spend up to an additional \$100 for plantings as discussed.

C. Road Paving Project Update

- Work will start on or about January 19, 2015.
- Mr. Edge will be the on-site coordinator and will check on progress regularly.
- Mr. Benson's crew will perform spot checks.
- Staff has not heard from the Gun Club, even though several attempts to contact them have been made.

D. Discussion of Inserts with Utility Bills

E. Discussion of Newsletter Inserts

- Ms. Kungle and Ms. Waters received many positive comments from residents.
- Mr. Davis suggested there should be a policy as to number of inserts and content.
- No bills will be delayed for advertising.
- POI Realty will absorb any additional costs.
- The only items to go with the bills is the newsletter and event calendar, nothing more.
- Severn Trent Services will monitor the content with the inserts and will ensure no religious or commercial ads are included.

FIFTH ORDER OF BUSINESS

New Business

There being no new business, the next order of business followed.

SIXTH ORDER OF BUSINESS

District Manager's Report

A. Approval of the December 31, 2014 Financial Statements and Check Register

Mr. Teague presented the December 31, 2014 Financial Statements and Check Register for the Board's review and approval; copies of which will be entered into the official record.

- Uncollected assessments remain.
- *R&M-Water Plant* appears to be over budget.
- The well work was actually done in the last fiscal year, but the work took a long time and was not billed in time for last year.
- The Board can approve a budget amendment.
- Line items will be broken down to show specifics of the work being done.

Mr. Bissell MOVED to approve the December 31, 2014 Financial Statements and Check Register; and Mrs. Dillon seconded the motion.
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- The bankruptcy on the POI Hotel was dismissed in 2013 and is now considered a foreclosure.

There being no further discussion,

On VOICE vote with all in favor, the prior motion was approved.

B. Discussion of Follow-Up Items

Mr. Teague discussed the upcoming budget and distributed a schedule; a copy of which will be entered into the official record.

- The engineer provides information for the Cash Flow Report on the Financial Statements.
- Mr. Benson, in the past, provided a list of items which needed to be replaced.
- Mr. Lambert will not be able to attend the June, July and August meetings, as he will be out of town and Mr. Bissell will be out of town in July and August, but the other three Board members will be available to attend in person.

Mr. Teague presented an Organizational Chart for the CID; a copy of which will be entered into the official record.

SEVENTH ORDER OF BUSINESS

Field Manager's Report

A. Discussion of January 2015 Field Manager's Report

Mr. Edge presented the Field Manager's Report for discussion; a copy of which will be entered into the official record.

- The fire hydrants will be painted. Mr. Davis advised Mr. Edge to contact the Ochopee Fire District to determine the paint color codes. Mr. Benson advised there is a State of Florida DEP color, which is what must be used.
- The CID does not want to modify the standard for backflow preventers by allowing people to connect onto it, as it is considered a violation of policy.

B. Lift Station Projects Update

- Mr. Benson will look at it after the meeting to determine what if anything can be done.
- Staff is close to commencing work on the lift stations next week.

FOURTH ORDER OF BUSINESS

Old Business (Continued)

B. Discussion of Landscape Maintenance Contract

The landscape contract was presented for discussion; a copy of which will be entered into the official record.

- Mr. Cox made one change on the monthly billing schedule.
- There is a 30-day notice for termination of the contract.
- Price increases can only be made within 90 days.
- There were a couple of clerical errors.
- Mr. Davis suggested including the line numbers on the contract.
- The Board's expectations are clarified in this contract.

Mrs. Dillon MOVED to approve the Landscape Contract with Soto Lawn Service with the changes as suggested; and Mr. Ziko seconded the motion.

Upon further discussion,

On VOICE vote with all in favor, the prior motion was approved.

EIGHTH ORDER OF BUSINESS

Attorney's Report

A. Update on North Hotel Foreclosure Proceedings

- The District Court of Appeals affirmed the Lower Court's ruling that the non-ad valorem assessments are superior to the mortgage lien and cannot be appealed.
- There are settlement agreement issues outstanding.
- Mr. Cox took the deposition of the Bacardi Foundation's representative and will file a motion for Summary Judgment.
- The Bacardi Foundation sold its mortgage, so there is a new party to this case.
- Mr. Cox has not heard from the new owner and can only contact him through his counsel. Mr. Cox has invited him to attend a Board meeting.

NINTH ORDER OF BUSINESS

Engineer's Report

- The Water Resource Summary is consistent, with no concerns.
- Mr. Benson discussed the vacant lot next to 215 Cays Drive the difficulty to provide utility services to the lot.
 - The water connections should be fairly simple.
 - The sanitary sewer has issues, which Mr. Benson explained.
 - Nothing will be done until a lot owner needs the facilities.
- Mr. Benson sent notification the CID will receive an award from the FDEP; a copy of which will be entered into the official record.
 - The award is to be presented Tuesday, February 10, 2015, and Mr. Davis will attend.

TENTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Teague will present information, including costs, for the Board to possibly start using Tablets, at Mr. Lambert's suggestion.
- Mr. Davis and Mrs. Dillon received an e-mail regarding the Picayune Strand project asking for updates.

ELEVENTH ORDER OF BUSINESS

Public Comment Period

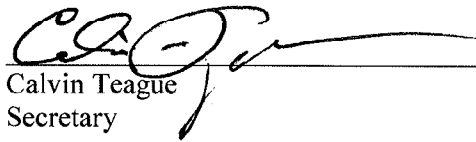
- Ms. Kehlmeier indicated the sign for Newport and U.S. 41 should be ready within one week. The sign will be picked up instead of being delivered to save money.
- Mr. Randy Resch commented on the sanitary sewer connection to the Cays. He asked whether the CID will use the second option if the slab has to be extraordinarily high. Mr. Benson does not believe option two will solve the problem.
- Ms. Kungle indicated the water bills were mailed on Wednesday.

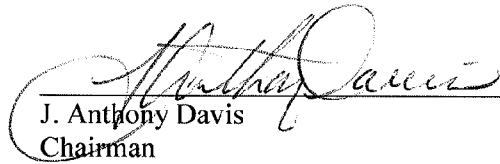
194 **TWELFTH ORDER OF BUSINESS**
195 There being no further business,

Adjournment

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On MOTION by Mr. Bissell seconded by Mrs. Dillon with all in favor, the meeting was adjourned at 12:29 p.m.


Calvin Teague
Secretary


J. Anthony Davis
Chairman