

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

The meeting of the Board of Supervisors of the Port of the Islands Community Improvement District was held Friday, February 16, 2018 at 9:00 a.m. at the Orchid Cove Community Center, 25005 Peacock Lane, Naples, Florida 34114.

Present and constituting a quorum were:

J. Anthony Davis	Chairperson
Norine Dillon	Vice Chairperson
Kathryn Kehlmeier	Assistant Secretary
Roger Ducoffre	Assistant Secretary
Russell Kish	Assistant Secretary

Also present were:

Cal Teague	District Manager
Daniel Cox	District Attorney
Ron Benson	District Engineer (Late Arrival)
Robert Soto	Soto's Landscaping (Late Arrival)
Mitch Gilbert	Florida Utility Solutions (FUS)
Residents	

The following is a summary of the discussions and actions taken at the February 16, 2018 Port of the Islands Community Improvement District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order and District Manager Teague called the roll with all Board members being present. Attorney Daniel Cox and Mitch Gilbert of Florida Utility Solutions were present. District Engineer Ron Benson and Robert Soto of Soto's Landscaping both arrived subsequent to the meeting being called to order.

SECOND ORDER OF BUSINESS

Approval of Agenda

The Agenda was approved with the addition of two (2) items added per District Manager Teague as follows:

- 7 B i, Historical Review of Financials for the past ten (10) years as well as a cash projection over the next four (4) years as debts become paid off, and
- 7 D i, Utility Billing, District Manager Teague explained that a request was received from Evening Star Cay for assistance on an excessive irrigation bill.

On MOTION by Ms. Dillon seconded by Mr. Ducoffre with all in favor, the Agenda was approved as amended.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no Audience Comments on Agenda Items initially except a question regarding the content of the added item 7 B i. Further questions also arose as follows:

- Whether the Old RV Park should continue being called POI Realty with thoughts that this should probably be changed as discussed below (agreed on Parcel 13).
- Discussion then ensued as to whether questions could be received after each section instead of at the end of the meeting as it is currently. Chairman Davis explained the intent behind “Audience Comments on Agenda Items” followed by the intent of the “Audience Comments” toward the end of the meeting.

FOURTH ORDER OF BUSINESS

Approval of Meeting Minutes

The Regular Meeting Minutes of January 19, 2018 were presented and approved with change on line 197 from 0.09 to 0.08.

On MOTION by Mr. Ducoffre seconded by Ms. Kehlmeier with all in favor, the Regular Meeting Minutes for January 19, 2018 were approved as amended.

FIFTH ORDER OF BUSINESS **Old Business**

A. Review of Landscape Maintenance Performance

i. Review of Inspection Report

Supervisor Kehlmeier reported on her ride along with Mr. Soto as follows. Mr. Soto arrived subsequent to the meeting being called to order, at which point his portion of the discussion ensued.

- Total count of the Palms on Union, Newport and Cays is 145.
- The irrigation is up and running
- There remains a problem with the electric on the 41 median divide and needs an electrician to check on this.
- Supervisor Kehlmeier reported that the gates to the well fields were locked but the entrance looks good.
- She reported that the entrance monument lights remain out.
- Supervisor Kehlmeier reported that there is a sink hole on Union Road but that this seems to be from a non-CID irrigation line.
- It was reported that the lift station at Orchid Cove was inspected with the determination that the landscaping along the perimeter is not a CID issue.

ii. Repair of Irrigation Mainline Report

None given.

iii. Any Proposals to be Considered

None presented.

B. Rules and Utility Rate Public Hearing Discussion

District Manager Teague stated that a copy of the Rules has been provided for review. The next meeting is in March and will be a Public Hearing to develop rules, go over them and then the actual Public Hearing for approval will be held in April. Additional comments were as follows:

- First, Attorney Cox will be unable to attend the next meeting for rule development and will have to call in.
- Attorney Cox continues to work on the ERC rule verbiage, which will be sent out next week. There was extensive discussion in this regard.

- The language on line 872 regarding irrigation and water connection points needs to be changed.

C. Orchid Cove Irrigation Meters Agreement Update

Awaiting the Orchid Cove Attorney's approval.

SIXTH ORDER OF BUSINESS

New Business

A. Culvert Repair Proposal for 119 Newport Drive

After review, award was to Copeland Southern, the low bidder.

On MOTION by Mr. Ducoffre seconded by Mr. Kish with all in favor, the Proposal from Copeland Southern in the amount of \$3,950 which includes Option 1 and 2 was approved.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. Insurance and Reimbursement from Storm Damage

District Manager Teague updated his summary to the Board reporting that we continue to await the insurance company's determination on what they will reimburse, however, they will definitely pay a portion following which a claim will then be submitted to FEMA for their consideration.

B. Financial Statements for period ending January 31, 2018

The Financials for the period ending January 31, 2018 were presented. It was noted that two (2) checks, i.e., check #10160 and 10153 seemed to need recoding.

On MOTION by Ms. Kehlmeier seconded by Ms. Dillon with all in favor, the Financials for period ending January 31, 2018 were accepted and comments duly noted as above.

i. Historical Review of Financials

District Manager Teague gave a presentation outlining the Port of the Islands Community Improvement District's financials over the past 10 years and how the CIDs have addressed the substantial revenue losses over the years. The Board requested that this information be placed on the Website.

C. Mosquito Control Updates

The auto trap/counter was reviewed and the Board of Supervisors wanted to table any decision until next meeting.

D. Utility Billing Updates

i. Request to Reduce Irrigation Bill

Based on the information presented as well as the Boards’ desire that the policy remain as is, taking care to ascertain that a new precedent not be set in this matter, the request was denied.

On MOTION by Ms. Dillon seconded by Ms. Kehlmeier with all in favor, the Request to Reduce Irrigation Bill was denied.

E. Discussion on Public Meeting to Discuss Financial Issues plus redevelopment options for POI Realty property

The Board of Supervisors agreed to have a Community Information Workshop during the March meeting. The Board also felt that the property which was referred to as “POI Realty” should be referred to as Parcel 13 going forward.

F. Follow-up

All items covered within Agenda.

EIGHTH ORDER OF BUSINESS

Field Manager’s Report

A. Field Report for February

Reviewed with comments as follows:

- Field Manager Pepin will have staff clean out the silt build up at the Water Control Structure on Pond 3.
- Mr. Gilbert assessed the sinkhole area and felt that this is not water but instead is probably irrigation. Mr. Soto will be asked to take care of repairing this.
- Staff will work on replacing the missing signs including the “No Outlet” signs. Note was also made of a “Speed Limit” sign lying near the old dormitory on Union Road that also needs to be put back up.
- Staff will prepare and send out RFPs for repair of the monuments on Cays Drive.

B. Entrance Lights

Staff will ask Mr. Soto to address these lights.

NINTH ORDER OF BUSINESS

Utility Operations

A. Utility Operations Report for February

Mr. Gilbert reviewed his report with the Board of Supervisors as follows:

- Well #2 has been replaced to match #1.
- He reported that the South Irrigation Basin has been cleaned, not the North Plant. He stated they are still waiting to clean the North Irrigation Basin.

B. Replacement of Roto-Mesh

Mr. Gilbert reported a breakdown last week but that this was able to be patched and is still working.

C. Fire Station Canal Pump Repairs

Mr. Gilbert reported that both pumps and motors have been pulled and are in the process of being rebuilt.

TENTH ORDER OF BUSINESS

Engineer's Report

A. Permit Renewal of WW Permit Update

Engineer Benson reported that with the POI CID entering into its next renewal cycle, data is being gathered and analyzed on meter flows based on the amount of water that goes through the different sized pipes and hoses in a day and how these sizes relate to costs.

ELEVENTH ORDER OF BUSINESS

Attorney's Report

A. North Hotel and Parcel 13

Attorney Cox commented on the responses that have been received with possible proposals still forthcoming.

B. Model Plan Club Property Maintenance Agreement

Report was given on the changes that the Model Airplane Club wanted to the Agreement in that they were to go for 7 days as opposed to the proposed 5 days schedule with hours remaining 9 a.m. to 5 p.m. There were no objections to allowing this but reemphasized that any flyovers of the Utility Plants could result in termination of the agreement.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests and/or Comments

Supervisor Dillon commented on the negative posts expressing how she felt these were unwarranted and how they only hurt the community.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

Numerous residents spoke or had questions and comments regarding several community issues with extensive discussion ensuing. One of the requests presented in the process was for the Board of Supervisors to go on record promising that they have no intention and would not float any Bonds anytime in the foreseeable future. Attorney Cox stated that this has been communicated to the community on several occasions.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further Orders of Business, the meeting was adjourned at 1:19 p.m.

On MOTION by Ms. Dillon seconded by Ms. Kehlmeier with all in favor, the meeting was adjourned at 1:19 p.m.

Calvin Teague
Secretary

J. Anthony Davis
Chairperson