

1 **PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT**
2 **NAPLES, FLORIDA**

3 Regular Meeting of the Board of Supervisors
4 July 21, 2023

5 The regular meeting of the Port of the Islands Community Improvement District Board of
6 Supervisors was held on Friday, July 21, 2023, at 9:30 a.m. at the Orchid Cove
7 Clubhouse, 25005 Peacock Lane, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Steve McNamee, Chairman

10 Dan Truckey, Vice Chairman

11 Russell Kish, Supervisor

12 Kevin Baird, Supervisor

13 Anna-Lise Hansen, Supervisor

14 **ALSO PRESENT**

15 Neil Dorrill, Manager, Dorrill Management Group

16 Kevin Carter, Manager, Dorrill Management Group

17 Tony Pires, District Counsel

18 David Schmidt, District Engineer

19 Mitch Gilbert, Florida Utility Solutions

20 **PLEDGE OF ALLEGIANCE**

21 The pledge of allegiance was recited in unison.

22 **ROLL CALL/APPROVAL OF AGENDA**

23 3 of 5 board members were present in person with Mr. Truckey and Ms. Hansen
24 appearing via Zoom. The meeting was convened at 9:30 a.m. The notice and affidavit
25 are on file with the district office at 5672 Strand Court, Naples, FL 34110.

26 **On a MOTION by Mr. McNamee and a second by Mr. Kish Mr. Truckey's and Ms.**
27 **Hansen's Zoom appearance was approved.**

28 **On a MOTION and a second the Agenda was approved.**

1 **PUBLIC COMMENTS**

2 Ms. Hanson-Phillip, Cay's Drive, where on the agenda will we be discussing the mailing
3 that was sent out? Mr. Dorrill informed her that it will be discussed right after the
4 approval of the minutes.

5 **APPROVAL OF MAY 2023 (CONTINUED FROM LAST MEETING) AND JUNE 2023**
6 **MINUTES**

7 **A. May 2023 Minutes**

8 Pg 4, lines 28 and 29 – strike 'suggest upgrades on Newport drive drainage swales'.

9 Pg 6, replace 'merged' with 'acquisition'.

10 Pg 7, line 20, spelled 'Sager'.

11 Page 8, line 30, replace 'Continuation' with 'Noticed as Continued Meeting'.

12 Page 9, line 27, replace 'Weir' with 'Weyer'.

13 Page 10, line 1, replace 'Weir' with 'Weyer'.

14 Page 10, line 5, replace 'track' with 'tract' and replace '51' with '48'.

15 Page 11, line 6, replace 'Weir' with 'Weyer'.

16 Pg 12 line 9, replace 'Weir' with 'Weyer'.

17 Pg 12, line 22 – spelled 'Sager'.

18 **On a MOTION by Mr. McNamee and a second by Mr. Baird the May 2023 minutes**
19 **were accepted with these changes incorporated.**

20 **B. June 2023 Minutes**

21 **On a MOTION by Mr. Baird and a second by Mr. Kish the June 2023 minutes were**
22 **accepted.**

1 **MANAGER'S REPORT**

2 **A. FY 2024 Budget/Continuance**

3 There is a proposed continuance of the 2024 budget hearing following the board's
4 revised methodology acceptance from last month. Engaged an update from an
5 economist, net effect was to meet the board's stated desire of adding 134 additional
6 units that recently had not been charged. New tract 13 and companion parcel will now
7 have 109 units going forward and the addition of the cell tower site that was not
8 previously charged. The Board of County Commissioner owned marina parcel and their
9 concessionaire have not previously been charged but will be charged going forward.
10 The focus of the study for last month was only on the operation and maintenance side.
11 The net increase with the addition of the new revenue of the new units has been
12 reflected in the revenue side in the budget by an increase in non-ad valorem
13 assessment revenue. To have a balanced budget they have put the balance on the
14 expense side of the budget in the board's contingency reserve. Result is, need to re-
15 notice the final adoption hearing for next month so Mr. Dorrill can publish the revised
16 notice in the Naples Daily News and provide owners with a copy of a first-class letter as
17 prescribed by the Florida Legislature. Resolution will be presented to revise the budget
18 which was sent to Collier County to reflect the new revenue as a result of the actions
19 last month and in turn set a public hearing at a time certain in August at which time the
20 board will approve and adopt the final budget. For the public hearing, regular meeting
21 date would be the 25th, it's important to have 3 members present.

22 Ms. Hanson-Phillip stated the document is now inaccurate, have a question, one of the
23 properties listed you are an owner and benefit directly from a reduction in the cost
24 associated with this, what are you doing to protect us from conflict of interest? Mr.
25 Dorrill stated the net effect of their authorization today is to keep everyone's
26 assessment the same as it is currently for next year. Ms. Hanson-Phillips went on to
27 say that Mr. McNamee benefits from whatever the adjustment is going to be, Mr. Pires
28 stated that per Florida Law it is not a conflict of interest for Mr. McNamee to vote.

29 Second question – some of the double lots, what makes them under consideration for
30 reduction vs other lots? Mr. McNamee stated that was a mistake as well and it was not
31 their intention to reduce that number.

32 **On a MOTION by Mr. McNamee and a second by Mr. Kish Resolution 2023-5 to**
33 **approve an amended budget and set the public adoption hearing date for August**
34 **31, 2023, is approved.**

1 **B. Assessment Roll Review/Update**

2 The schedule that was presented and adopted last month has a quarter of an ERU per
3 vessel. It was not evaluated as part of the most recent scope of services. In other
4 words, we have no expert testimony or opinion as to what would be fair and reasonable.
5 We have to have a budget to cover the assessment roll to the Collier County Property
6 Appraiser by September 1st, and we need to put notice in the paper and mail notice out
7 to the individual property owners. We are on a tight time crunch, and he did not feel
8 there was a basis for adjusting the votes.

9 **C. RFQ Engineering**

10 The RFQ engineering deadline is the 31st of the month. There has been an expression
11 of interest from three different firms who have taken the initiative to contact us.

12 **D. Video Update**

13 This is the third meeting where Zoom access has been provided for the meeting. These
14 meetings have also been recorded so they can be posted. The first two meetings were
15 not recorded because we were not made aware that there was a video archive. We do
16 have the digital audio files that we have separately archived. Today's meeting is being
17 taped and we have the ability to post them on a separate YouTube channel. There is
18 the ability to broadcast these meetings on the same YouTube channel, not sure of the
19 details behind that but it is our intent to start broadcasting the meetings on YouTube so
20 we can drop our Zoom subscription. Mr. Dorrill met with Epic Video and Audio and they
21 showed him some equipment that is also utilized by some other board rooms in Naples.
22 This equipment will only cost between \$2,000-\$3,000 at the most and will do exactly
23 what we're looking for. We are also at the mercy of the Wi-Fi in the room so we may
24 have to put an additional booster outside as we add more features to help with
25 recording of the meetings.

26 **E. Munibilling Update**

27 The next item is also the very important update on the utility billing agreement that we
28 have with Muni Billing. The bills are ready to go for the first billing cycle. Last Thursday,
29 we got tripped up by their ACH processor which would give people the ability to pay
30 online via an electronic check by adding their routing and bank account number and or
31 debit or credit cards. They reversed the decision that they had made on June 23rd,
32 where I submitted as your agent applications on behalf of the CID. And followed the
33 explicit instructions that they had given us the issue at that time was that for whatever
34 reason, their standard form of agreement requires a personal guarantee associated with

1 the fees and the transfers, and we have explained to them that this is not a corporation.
2 This is a Florida special purpose government and that people, me in particular, do not
3 give personal guarantees on behalf of a government as though this was a commercial
4 loan. Tony and I were involved in a somewhat heated conversation with them on
5 Monday and there was no change. Late yesterday afternoon they indicated that they
6 will waive the personal guarantee requirement, so long as it is a member of the board
7 who signs the application is my understanding. They don't want to accept my signature
8 as your agent. We need a motion to authorize the Chairman to sign the ACH
9 applications in order to effectuate the convenience factor of the method of payment on
10 the bills. **On a MOTION by Mr. Truckey and a second by Ms. Hansen the signature**
11 **of the ACH applications is approved as outlined.**

12 F. GIS

13 There has been no change regarding the GIS issue. The vendor made some tweaks
14 but has indicated that he does not intend to do any further work. The work was
15 engaged by the prior board, and they made the lump sum payment to the vendor.

16 FINANCIALS

17 These are the financials through the end of May. The combined cash on hand for both
18 operating and utility funds was \$4,423,000. The district remains in a very favorable
19 cash position relative to the budget. This is primarily due to the sale of the property
20 listed as tract 13 but the cash position of the district also includes investments in a
21 money market account. There was \$32,000 in payables on the liability side at the end
22 of the month. On the income statement, there are a couple of things I want to point out.
23 Most interestingly, \$8,800 was received in Non-Ad Valorem assessment for the month
24 of May. What that says to Mr. Dorrill is that certain parcels in the district did not pay
25 their taxes, they became delinquent, and the taxes were sold at public auction to an
26 investor. The other thing Mr. Dorrill pointed out is that \$16,000 in interest earnings were
27 received for the month of May alone. The total cost on the operating side of the budget
28 year to date is higher than budgeted, primarily due to cost associated with legal fees
29 and civil engineering. Total year to date expenses in the general fund are a little less
30 than \$250,000, \$240,799 to be exact. The larger share of the total expenses is on the
31 utility side, but year to date we're \$300,000 under budget because we've tapped into the
32 capital or contingency items. Slightly over budget year to date on the utility side by
33 \$13,000, some of that is due to chemical purchases. Mr. Dorrill indicated this is not an
34 issue. Overall strong cash position, good budget controls and go into the final quarter of
35 the fiscal year in really good shape. Still seeing high attorney fees and engineering

1 fees. Some of the engineering fees are capital oriented so we should be able to spread
2 the cost so it doesn't look so high on the operating side.

3 **UTILITY OPERATIONS**

4 We met all of our requirements for the wastewater treatment plant. No issues with
5 sampling or distribution. The reuse pump station is operating correctly at the back of
6 the plant. The station over on the canal is still running on two pumps and they are not
7 communicating. Mr. Gilbert completed the generator service on it a week before last
8 and they have more issues, the generator is totally out of commission now. He doesn't
9 believe it's worth fixing, if we were to need it can put a temporary generator over there,
10 but the canal station hasn't been used in over five years other than just to test it
11 monthly. The board would like Mr. Dorrill to check into the need for a third pump for the
12 fire irrigation system. Inspected all the pump stations, no issues with the lift stations
13 other than replacing the control panels which were previously discussed. Were able to
14 lower the chlorine at the plant and still maintain a better residual distribution. Did some
15 manhole inspections in working with Hole Montes for permit renewal for Cay's Drive,
16 have some infiltration, have requested quotes to have those lines cleaned and will make
17 those available for the board to look at.

18 **ATTORNEY'S REPORT**

19 **A. Rear Yard Fence Encroachment**

20 Have a non-disturbance and encroachment agreement prepared for Linda Sager for a
21 small portion of fencing and barrier pavers at the rear of her house. The charge for the
22 agreement is \$300, Ms. Sager will submit the check to the district and will also cover the
23 recording fees.

24 **B. Code Enforcement Case**

25 Regarding the email from Jack McKenna to Ms. Hansen regarding some code
26 enforcement matters, asking the County to still hold off on the code enforcement matter,
27 he is working on a non-disturbance disclosure agreement and will present it to the board
28 at the next meeting.

29 **C. Lawsuit**

30 Mr. Pires is also working on the lawsuit complaint against the Premier and began his
31 final letter which will state their intent to file the lawsuit unless the records are provided.

1 **ENGINEER'S REPORT**

2 **A. Newport Lane**

3 There is a potential conflict with Newport Drive. There is a section on Newport Lane on
4 the East side of the exit, a portion of which shows as being owned by someone else.
5 For some backstory, the Southern part of Newport Drive is a platted area, believes the
6 Northern portion is an easement, can take the easement documents along with the land
7 records to make sure still covered with the easement itself. The other thing that has
8 been done this past month is the development of a program to test the raw water main
9 for the well field, Mr. Gilbert should have a copy of the proposed plan, will just need to
10 go ahead and implement that to make sure no leakage through some of the valves at
11 different locations. Can then gather some more pricing to do some more elaborate
12 testing. Permit renewal itself needs to be signed by Mr. Gilbert and a district
13 representative and then it can be submitted.

14 **OLD BUSINESS**

15 **A. Former Management Emails**

16 The old business item was discussed during the Attorney's report.

17 **NEW BUSINESS**

18 No new business was received at this time.

19 **SUPERVISORS' REQUESTS**

20 **A. Meeting with ACOE/SFWMD**

21 The Army Corp of Engineers is not going to do anything at this point. They say they are
22 not responsible and that their project is not causing any of the issues that we're having.
23 We all know this is questionable, but that's their opinion. We are working with the State
24 of Florida because they own some of the Well Grade Road. They are going to go in
25 there and possibly raise the elevation of the road. We're discussing that now which will
26 take care of some of our issues. They're also going into the prairie and removing some
27 berms to try to get the water to flow South rather than Southwest into our area, and
28 that's a big help that'll take some of that project water from the ACOE and disperse it.
29 There are some things happening and we'll know more about that as we go. We're
30 working with them at this time.

1 **PUBLIC COMMENT**

2 JC Sanchez, 227 Cay's Drive, 289 Cay's Drive. Feels it's really condescending when
3 we say it creates a lot of confusion for the community, an ERU is an ERU and an ERC
4 is an ERC, thinks most people understand what that is, things the methodology applied
5 to ERUs and ERCs is the confusing part. The fact we can't get an excel spreadsheet to
6 send out in an email is an embarrassment and the threat of the dates to submit the
7 proposed budget goes to defer accountability for not being able to deliver on something
8 that is not rocket science. This must be run as a business and when people are not
9 doing their job then we have to hold them accountable. He was asked to submit a
10 request in writing, didn't even get the courtesy of an acknowledgment of a receipt, this
11 board different to prior boards is trying to do the right thing but the accountability of the
12 people around that is lacking. Thinks it's embarrassing we can't get billing right for a
13 water bill, and again everything comes down to accountability. Last month stood here
14 and said had a deal in place to take over the restaurant, that has fallen through due to
15 the ERC assessments on the restaurant. As far as his request in writing to retrieve the
16 ERCs on his land in order to invest his money, if the board doesn't react, he's going to
17 go the litigation route or glad to sell his ERCs back to the board and to the district if they
18 want them, has been two and a half months and no action has been taken. Good
19 intentions are fantastic, feels this board has good intentions, at the end of the day
20 accountability and fair results are what we are looking for. Has come to a point where
21 they don't want to invest into the community, and they will leave the community and
22 potential growth is going to pass this community by. Have a responsibility to the people
23 in this community, all he asks is that we hold people accountable. Will also mention that
24 everyone that sits on the board has a fiduciary responsibility to this community. Can't
25 ask him to submit something and he doesn't receive an acknowledgment.

26 Mr. Dorrill stated his comments were received and they were reserved to be
27 incorporated into the record at the public hearing, at the time Muni Billing was selected
28 in March informed the board that there was a 12-month process, and this is the vendor
29 that was selected by the board. Had the ACH issue not occurred, the bills would have
30 been issued in June as anticipated. There is not a revised methodology for ERCs, had
31 previously committed to do a methodology review of ERCs on October 1st. Don't have
32 any revised methodology and intend to come back and in a second phase do an update
33 of the ERC methodology in October.

34 Mr. McNamee has stated that Mr. Sanchez's frustrations are his frustrations. Every day
35 talk about the same thing, he asked some pointed questions and keeps getting a

1 different answer but doesn't know what to do about it. He does ask one favor of Mr.
2 Sanchez and that is to mow his lawn.

3 Mr. Sanchez will hire someone else to handle his lawn maintenance if necessary. He is
4 planning to remove the wall that the board has no desire to maintain, he has no interest
5 in maintaining it so will have it removed.

6 Jean, on the phone, has a quick question, not there all the time to really appreciate the
7 Zoom can do over the phone, finds these very informative and hopes the board plans to
8 continue with them. Mr. McNamee stated that yes fully intent to continue with the Zoom
9 attendance. Secondly, someone mentioned on the board that someone has trailers and
10 boats on their property and it's an eyesore. Is the board intending to look into and try to
11 alleviate the problem, so it's removed?

12 Mr. Dorrill stated it's only related to commercial property, takes a neighbor making a
13 complaint with the County to make those complaints.

14 Mr. McNamee said it's in the rules and regulations, but Code Enforcement are the ones
15 that need to enforce that.

16 Jean also asked regarding the wall the previous commenter had mentioned would be
17 removed, where is that wall located?

18 Mr. McNamee informed her that the wall is located at the turn in on Cay's drive, there
19 are a couple walls with shrubbery, they aren't owned by CID, suggested that those be
20 taken care of at owners' expense, no longer willing to do that so have estimates to have
21 them removed.

22 Jean appreciates all the hard work the board has done.

23 Frank Lee, President of the Villages at Stella Maris, takes comfort in the fact that this
24 board is meticulous and careful, understands that sometimes things move slow, but
25 things are done right. Believes for the last 30 years the engineering company has done
26 a good job, realizes things are complex but they are also the custodian of all the records
27 they have paid for, have none of the records in possession, mentioned the need for an
28 inventory. The digital divide is real, lack of being digital is not something we joke about
29 anymore if you are custodians of the public records, our engineering company may do a
30 good job but we are one heart attack or one fire away from a multi-million dollar
31 problem, imagine if all records are gone. These are documents that have been paid for
32 by the board for the past 30 years, begs the board to consider doing two things, instruct

1 engineering firm to hire someone to give a list of everything they've got, second, can
2 hire a firm to digitize records, or can buy the scanning equipment, problem is, what do
3 you have when it's all digital? This is something that's easy to put on the back shelf
4 until something happens. Get an inventory at once and then figure out how you are
5 going to have it organized and then make it accessible to the public. Where are the
6 maps and the plans that were approved by the CID and the engineering company for
7 the last 30 years.

8 Mr. Schmidt stated everything we do have should be part of the district records, not in
9 one spot because no one has taken the effort to organize it. Asked Mr. Pires to correct
10 him is he's wrong but believes he's not the official custodian of the records.

11 Mr. Pires responded that the management company is typically the custodian of the
12 records, if Mr. Dorrill can get with his office and with Dave and get a list of what they
13 have and was he has to make sure he has everything that is needed.

14 Mr. Dorrill stated he does have an inventory of what they've received, if Dave can get
15 some type of index of the records they might have, whether electronic or hardcopy.

16 Trey Thomas, 199 Cay's Drive, heard touch base on the walkway to his dock, not
17 understanding the holdup on it, 2 years have passed and it's still ongoing, heard there
18 are more problems with getting it approved.

19 Mr. McNamee stated he is personally concerned, that was put in to handle a
20 wheelchair, thinks need to go talk to Jack and get a letter that said in the future if would
21 go to clean it and if it needed to be removed would remove it, just something need to
22 relay to the County that we've gotten what we need and hopefully that they don't need
23 anything else.

24 **ADJOURNMENT**

25 Today's meeting was not adjourned but is continued until Monday, July 31, 2023, at
26 9:30 a.m. and the final budget adoption hearing will be set for August 31, 2023, at 9:30
27 a.m.

28 **NOTICED AS CONTINUED MEETING**

29 The continued meeting of the Port of the Islands Improvement District Board of
30 Supervisors reconvened on Monday, July 31, 2023, at 9:30 a.m. at the Orchid Cove
31 Clubhouse, 25005 Peacock Lane, Naples, Florida.

1 **SUPERVISORS PRESENT**

2 Steve McNamee, Chairman

3 Dan Truckey, Vice Chairman

4 Russell Kish, Supervisor

5 Kevin Baird, Supervisor

6 Anna-Lise Hansen, Supervisor

7 **ALSO PRESENT**

8 Neil Dorrill, Manager, Dorrill Management Group

9 Kevin Carter, Manager, Dorrill Management Group

10 Tony Pires, District Counsel

11 **ROLL CALL**

12 All the board members were present. The meeting was reconvened at 9:30 a.m. Mr.
13 Dorrill informed those present that this is a continuance of the July 21, 2023, meeting
14 and public hearing to provide additional time to address some of the methodology
15 issues that were assigned to Mr. Truckey who is the board's liaison. After this, the
16 board will discuss the proposed budget and the public hearing will be set for August 31,
17 2023.

18 **REVISED METHODOLOGY REPORT**

19 At this time Mr. Truckey addressed the board and explained what he and the economist
20 discussed. Mr. Truckey also visited the tax assessor's office who explained how the
21 condo associations are handled. The docks are listed as part of the condo association,
22 with each dock having its own parcel number. 116 of the 175 docks are designated for
23 liveaboard use and 59 are used as liveaboards year-round. Regardless of property
24 size, each parcel is treated equally for O&M assessments which encompass
25 administrative, stormwater management, landscape, and street usage. The main
26 takeaway from his discussions with the economist and with the tax assessor is that the
27 docks should be assessed with a 1 ERU per boat slip, which is how the condos and
28 houses are assessed. There is some concern that those individuals owning both a dock
29 and a boat slip will be assessed twice. Mr. Truckey brought up the fact that since the
30 condo is a separate parcel from the boat dock, they should be treated as such. Mr.
31 Dorrill pointed out to the board that the revised ERU allocations for the district are listed
32 in Appendix B to the technical memo.

1 At this time the conversation moved toward assessments of the 1.5 and double lots and
2 whether an additional ERU can be added as an assessment to the double lots. Mr.
3 Dorrill stated each of those lots only has one folio ID, they can only be assessed per
4 folio number. If there is no folio number, they cannot be assessed because that is what
5 is used to identify the owner of the property. There are cases in which individuals have
6 asked the tax appraiser's office to combine their vacant lot with their home to create one
7 parcel instead of having two separate parcels of land.

8 The board continued their review of Appendix B to the technical memo, some questions
9 arose concerning the commercial properties and at this time they tried contacting the
10 economist, Russ Weyer, via telephone for clarification. Mr. Weyer was at a conference
11 but will call back within the next 10 minutes.

12 Mr. McNamee introduced Tom from the hotel who indicated before the meeting started
13 that he would like to address the board with some questions concerning some of the
14 hotel assessments. Tom indicated that he cannot pay some of the assessment
15 amounts directed to the hotel dining room and bar, he would like to know if he can
16 return them to the county. Mr. Truckey stated they cannot give him an answer today,
17 their focus today is on the ERUs, there are only certain times of the year when they can
18 take back ERCs, as to Tom's tax situation, they will address it when they can do so.

19 Mr. Dorrill asked the board if they will make a motion to accept Appendix B of the
20 technical memo amending the ERU assessments. **On a MOTION by Mr. Truckey and**
21 **a second Appendix B of the technical memo is approved.**

22 **A. Resolution 2023-5: Revising ERU allocations in an Amended Revised Budget**

23 A motion is needed to approve Resolution 2023-5. The purpose of this resolution is to
24 amend the previous budget. The total budget will be set to \$455,558.64 and the total
25 ERUs in the community will be 1,130.11 with direction to revise as appropriate the 2023
26 fiscal year assessment per unit change for the purposes of sending out the notice. This
27 will affirm August 31, 2023, as the budget hearing.

28 **On a MOTION by Ms. Hansen and a second, resolution 2023-5 is approved as**
29 **outlined.**

30 **SUPERVISOR REQUESTS**

31 Mr. Dorrill was asked for an update on the bills from Muni Billing. The bills were
32 completed last week. They are being sent to the printer today and will be held until they

1 can revise the face of the bill to provide the option to pay via credit card or E-check,
2 were previously informed that this would be done within two weeks.

3 **PUBLIC COMMENTS**

4 Jean McGinn asked for clarification of the differences between ERUs and ERCs? Mr.
5 McNamee answered stating ERUs pertain to operation and maintenance which includes
6 landscaping, streets, lights and other infrastructure excluding the water treatment plant.
7 ERCs were originally intended to repay the bond for the water treatment plant.
8 However, since it's paid off that money now subsidizes the water bills.

9 Glenn Peabody addressed the board at this time concerning discussions pertaining to
10 lot 13 changing ownership. He wants to know if the board has any official information
11 about this. Mr. McNamee has received no official word; it's listed for sale but as far as
12 they can tell no offers have been made. The current owner might continue with it but
13 has listed it for sale just in case.

14 Jean McGinn asked if she could find out what lot 13 pertains to. Mr. McNamee
15 informed her She was informed that it encompasses the 50 acres on the North side of
16 the property.

17 Catherine Kehlmeier spoke up at this time and stated she's the owner of slip B2. She is
18 upset about the changed methodology for O&M based on acreage. This change results
19 in an increase of \$300 per slip at the Marina. She says it is unfair, especially for water-
20 only fishing boat slips. She will inform other boat owners at the marina about this.

21 Sharon Williams, 141 Wilderness Cay, asked if any contracts have been obtained for a
22 lawyer, civil engineer, etc.? Mr. Dorrill answered stating the board will review RFPs for
23 civil engineers in September and evaluate other contracts in the first quarter of the New
24 Year. They are currently moving forward with engineering and have been approached
25 by a couple of firms. Ms. Williams asks if an engineer can be kept on retainer instead of
26 hiring on a full-time basis. Mr. Pires stated there is a process for hiring professionals
27 such as engineers. If they want a continuous contract, they must go through a
28 qualifications-based process. It's more efficient to have a district engineer. Ms.
29 Williams suggests their contracts be clearer, in her experience clearer proposals
30 prevent misunderstandings and extra costs. She went on to state landscaping is a
31 really big expense for them in POI, she says Broward needs to really understand what it
32 is they want; a landscaping committee could help with specifics and know if there is a
33 budget they can work with. Code enforcement is an issue as well and she is glad Mr.

1 Dorrill is going to go out because Collier County sets the rule as to what they are to
2 abide by, she would like POI to get involved with that too. Mr. Pires states that if it is a
3 committee established by the board it is subject to sunshine law, if it's her and a bunch
4 of her neighbors saying they are the ad hoc committee of such and such neighborhood
5 they are not subject to sunshine law.

6 Ms. Williams asked when they would be getting their water bill. Mr. Dorrill informed her
7 the bills are ready, they are waiting on the updated format of the bills before they are
8 printed, they should be going out in the next couple of weeks and then the meters will
9 be read again at the end of the month.

10 **ADJOURNMENT**

11 The next meeting and budget hearing will be Thursday, August 31, 2023, at 9:30 a.m.

12 **On a MOTION and a second the meeting was adjourned at 11:00 a.m.**