

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

3 Regular Meeting of the Board of Supervisors

4 February 16, 2024

5 The regular meeting of the Port of the Islands Community Improvement District Board of
6 Supervisors was held on Friday, February 16, 2024, 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, Via Zoom

12 Kevin Baird, Supervisor, Via Zoom

13 Anna-Lise Hansen, Supervisor

14 **ALSO PRESENT**

15 Kevin Carter, Manager, Dorrill Management Group

16 Tony Pires, District Counsel

17 Matt Gillespie Florida Utility Solutions

18 **PLEDGE OF ALLEGIANCE**

19 The pledge of allegiance was recited in unison.

20 **ROLL CALL/APPROVAL OF AGENDA**

21 Three of the five Supervisors were present in person, establishing a quorum. Supervisor
22 Kish and Supervisor Baird appeared via Zoom. The meeting was convened at 9:30 a.m.
23 The meeting was also properly noticed. The notice and affidavit are on file with the
24 district office at 5672 Strand Court, Naples, FL 34110.

25 **On a MOTION by Mr. McNamee and a second by Mr. Truckey, Mr. Kish and Mr.**
26 **Baird's participation by remote attendance due to exceptional circumstances was**
27 **approved.**

1 **Mr. McNamee added Discussion about J.C. Sanchez's property. On a MOTION by**
2 **Mr. McNamee and a second by Mr. Truckey the agenda was approved as**
3 **amended, with all in favor.**

4 **PUBLIC COMMENT**

5 Kathryn Kehlmeir – Newport Dr – Saw the engineering request for qualifications in the
6 newspaper. Commented that it says the District is located in the City of Naples and she
7 thought that was inaccurate. She also gave the Board the email list that has been
8 started and asked that to be given to Mr. Dorrill's company.

9 Frank Lee – Thanked everyone for cleaning up the entrances at Cays. Asked the
10 audience to stand on the X if they make a public comment.

11 Sam Leishear – Stella Maris Master HOA President – On behalf of the Stella Maris
12 Master HOA Mr. Leishear requested the CID keep an open agenda item, until it's
13 completion, regarding the numerous requests by their attorney. The HOA would like to
14 have the CID attorney complete the legal paperwork to have the maintenance of the
15 roadway of Stella Maris Dr S taken over by the CID as it was at Stella Maris Dr N. Mr.
16 McNamee said that will be addressed.

17 **APPROVAL OF MINUTES JANUARY 19, 2024**

18 Page 1 Line 17 Add Gillespie as Matt's last name

19 Page 4 line 31 Cityview Portal

20 **The minutes were approved as amended on a MOTION by Ms. Hansen with a**
21 **second by Mr. Truckey, with all in favor.**

22 **DISCUSSING THE PURCHASE OF CAYS DRIVE PROPERTY**

23 Mr. Sanchez was present to discuss the purchasing of the west entrance on Cays Drive
24 that he currently owns. Mr. McNamee thinks that this is an amazing opportunity that
25 should not be passed up. Mr. Sanchez said that he thinks it is important that whoever
26 owns the property has a vested interest in the Community. Mr. Sanchez is having an
27 appraisal done of the property. He is asking for the purchase price plus what he has put
28 into the property in CID costs which is a total of about \$550,000. Mr. Pires suggested
29 having the Board see a contract for approval opposed to just verbal parameters. Mr.
30 McNamee would like to move forward with the potential sale before the next Board
31 meeting, he requested an extension of this meeting until March 1st. Mr. Pires will have a

1 phone call with Mr. McNamee and Mr. Sanchez to discuss the contract. Mr. McNamee
2 asked for the rest of the Board's input on the purchase of the property. Mr. Kish said
3 that he is for it, and it is important the District has control of what is put on that property.
4 Mr. Baird, Ms. Hansen, and Mr. Truckey agreed that it was in the best interest of the
5 community to purchase the property.

6 Debbie _____ said that there are people when she drives by the property that are
7 not POI residents on that property fishing. She says they need to make sure they have
8 insurance to cover activity on that property.

9 **MANAGER'S REPORT**

10 **A. Collier Mosquito Control Agreement**

11 The Florida House of Representatives unanimously voted to take in POI as part of the
12 Mosquito Control District. Starting in October, with Senate approval, POI will be
13 included in the Collier Mosquito Control Agreement. There is an agreement from the
14 Mosquito Control District in the interim until that vote is finalized through the Senate and
15 the Governor. The interim agreement would be from April through October with a cost of
16 \$57,485. There is money in the budget for mosquito spraying but a budget amendment
17 of about \$40,000 would be necessary to cover this cost. The current price for mosquito
18 spraying three times a week is \$3,000. The interim proposed contract would raise that
19 price to \$8,000 for once a week treatment. The Board unanimously agreed to continue
20 with the current mosquito company.

21 **B. Utility Rate Analysis**

22 Mr. Carter and Mr. Dorrill had pre-engagement meetings with the company, Raftelis.
23 The current plan is to have recommendations for the Board to review at the May
24 meeting. After conversations with the Chairman, Mr. Carter and Mr. Dorrill are going to
25 get with Mr. McNamee to discuss exact scope of work desired to make sure the process
26 can be expedited and the necessary work is produced on time. Mr. McNamee asked
27 Ms. Kehlmeier to help explain what was done in the past regarding ERC's, she agreed.

28 **C. FEMA Grant Status**

29 The District received \$11,000 from the first small grant for some street signs that were
30 impaired. The generator money should be coming in soon. To get money from FEMA
31 you have to use everything you can get from the insurance company. The insurance
32 company is paying the District about \$35,000. The well road is working on being
33 replaced right now. Mr. Truckey said that work will be well over \$1 million and potentially

1 closer to \$2 million. That project is in the grant they are working on right now. The new
2 engineering firm is working on the studies and drawings needed for this water pipe
3 work.

4 **D. District Engineer RFP**

5 The RFP was published in the newspaper with a deadline of February 29th. Two
6 proposals have been received so far. The shortlist will be presented at the next meeting.
7 In the interim, Johnson Engineering has been engaged to perform a planning analysis
8 for the FEMA work. Mr. McNamee asked about an email he received that discussed
9 having Johnson Engineering perform a study on the roads. He said the Board never
10 authorized it and he does not want that to happen unless they authorize it. Mr. Truckey
11 said there is an LMS grant that they are working on, and they will need some tasks
12 done by the engineer for it. A new District engineer can be engaged after the applicants
13 are ranked and there are discussions about their fees. The proposals for engineering
14 services will be looked at during the continued meeting on March 1st.

15 **FINANCIALS**

16 The financials were presented as of December 31, 2023. There was \$5.1 million in the
17 operating account. The District had depreciable assets of \$16 million. Less the
18 depreciation, the District's total assets were \$13,700,000. There was \$66,000 in
19 payables at the end of December. \$184,000 was received in non-ad-valorem
20 assessments. As stated earlier by Mr. Truckey, a FEMA grant payment of just over
21 \$11,000 was also received. Overall, the District remains underbudget on expenses.

22 **The financials were approved as presented on a MOTION by Mr. McNamee with a**
23 **second by Ms. Hansen, with all in favor.**

24 **UTILITY OPERATIONS**

25 All wastewater plant and water distribution requirements were met last month. The
26 reuse pump system is functioning properly. 2.71 million gallons of wastewater was
27 treated last month. 3.69 million gallons of potable water was produced with 8.1 million
28 gallons of reuse distributed. 980 gallons of chlorine was used. All the pump and lift
29 stations were inspected. Parts for the plant upgrades are still being received. Upgrades
30 and repairs are underway. Mr. Gillespie is meeting with Ms. Hansen to discuss moving
31 and redirecting some swales.

1 **ATTORNEY'S REPORT**

2 Mr. Pires filed the lawsuit against Premier District Management. Their attorney accepted
3 service on Mr. Teague's behalf and has 30 days to respond to the lawsuit. Regarding
4 the Prepmac lawsuit, Mr. Dorrill has a deposition scheduled for March 28. Mr. Pires will
5 meet with him on March 21 to prepare. Mr. Pires brought up the public petition
6 discussed at last month's meeting. He offered to draft and submit it at the Board's
7 request. Mr. McNamee requested to discuss the cost of maintenance operations of
8 existing County properties, impact fees with the homes being put in by Mr. Case, and
9 assuming the land from the old hotel.

10

11 Mr. Pires discussed the situation regarding Stella Maris Dr S that Mr. Leishear brought
12 up in the public comments section. He said the agreement would be between the
13 District and the Association. Mr. McNamee said that the District did not take over the
14 drainage of Stella Maris N, just the road. Mr. McNamee wants to make sure that with
15 Stella Maris S, they would not be taking over something in need of a large repair. He
16 said that they were having pipe issues draining into the canal. He wants to make sure
17 that they are in compliance now so the District is not taking over something that needs
18 to be brought up to standard. Mr. Kish clarified that Stella Maris Dr S only wants the
19 District to take over the road, not the drainage. With Stella Maris Dr N an easement
20 agreement was entered into for the District to just take over the maintenance. Mr.
21 McNamee said he would like to take over South as they did North. Mr. Pires said that
22 from looking at the plat, no agreement for maintenance is necessary because the road
23 is already dedicated to the District. The District does not own the road, they have a
24 dedication which is like an easement. Mr. McNamee said the District will take over
25 maintaining responsibility for the road per the District's dedication.

26 **ENGINEER'S REPORT**

27 No report was given.

28 **OLD BUSINESS**

29 **A. Fishing Tournament**

30 The fishing tournament will not happen this year. After discussion with Zach's parents,
31 the Board decided to wait until next year to consider hosting an event in Zach's honor.

1 **B. Boat Trailer Storage, Newport Dr**

2 The code official at last month's meeting said this storage was in violation and he was
3 going to get the violating vehicles removed. Mr. McNamee said he saw a letter giving 90
4 days' notice to move it or have it removed thereafter.

5 **C. Road Condition Survey**

6 Previously discussed in the manager's report under item D.

7 **PUBLIC COMMENT**

8 Carol Williams – Wilderness Cay – Asked about aerators for the ponds on Cays Dr. Mr.
9 Carter started looking into this prior to the meeting. He said the previous management
10 company approved this in April 2022. In February 2023 it was decided to shelve the
11 aerators. The previous management company was going to look at how much was paid
12 for deposits versus how much was owed. The deposit amount was \$5,000 for the
13 electrical. Some work was done but not completed. The whole project was substantially
14 more but only \$5,000 was paid. Mr. Carter will be following up on this. Mr. McNamee is
15 going to put signs up by the ponds that say no fishing as the fish are put there by the
16 District for mosquito prevention purposes. Mr. Pires directed that they need to say no
17 trespassing.

18 Kathryn Kehlmeier – Newport Dr – Said that the monuments at the Newport entrances
19 need power washing and the landscaping along the big sign is overgrown. She
20 suggested handling them with community volunteering like was done at Cays Dr.

21 Steve Gunther – Peacock Ln – Said there is an aerator in a pond at Orchid Cove that
22 the association pays to maintain and if the District is going to cover other aerators they
23 should also take over and cover the maintenance of that one. Mr. Truckey said the pond
24 he is discussing is not CID property. Mr. Gunther said that it is CID property.

25 Mr. Gunther also mentioned that Mr. Case was supposed to be at the meeting to get an
26 update on Parcel 13 and asked if the Board had any updates on that. Mr. McNamee
27 said that he had not heard anything. Mr. Pires will contact Mr. Case's attorney and ask
28 for an update.

29 Adam Otenbaker – Newport Dr – Asked what the Prepmac lawsuit is about. Mr. Pires
30 said he will provide a written background and status memo at the next meeting
31 explaining it.

1 **NEW BUSINESS/SUPERVISORS' REQUESTS**

2 No supervisors' requests were made at this time.

3 **ADJOURNMENT**

4 The meeting was continued until March 1, 2024, at 9:30 a.m. **At 10:58 a.m. on a**

5 **MOTION by Mr. McNamee and a second by Mr. Baird, with all in favor, the meeting**

6 **was continued.**