

PELICAN BAY PROPERTY OWNERS ASSOCIATION. INC.

Board Meeting Minutes

Thursday, February 8, 2007

The meeting was called to order by President Mike Coyne at 2:00 p.m. in the Boardroom of Suite 600 in the SunTrust Building at 801 Laurel Oak Drive. Board members present were Howard Bennett, Libbie Bramson, Harry Coburn, Mike Coyne, John D'Aquanno, Allan Grossman, Marvin Peterson, Ed Rossini and Dave Trecker. Jim Hobin attended by conference call. Dick Laughlin was absent.

John Domenie of the Pelican Bay Services Division (PBSD) attended as a guest.

The president determined that there was a quorum.

Mike Coyne introduced John Domenie, who presented the PBSD's position on the Lower Clam Bay controversy. Domenie said the Seagate Association had three basic objections, and he commented on each.

- (1) The configuration and maintenance of the bridge was said to be a Collier County problem. The PBSD has no responsibility for the bridge.
- (2) The absence of certain navigation aids was also said to be a County problem. This is being addressed by the County in consultation with the Coast Guard.
- (3) The loss of seagrass in Lower Clam Bay was just recently brought to the attention of the PBSD. The County is responding by hiring a seagrass expert, Dr. David Tomasko of PBS&J, to evaluate the problem and recommend remediation.

When questioned, John Domenie said that dredging to the south would likely not damage the mangroves. He reported Dr. Tomasko's view that mangroves and seagrass are compatible and, under the right conditions, can coexist.

Secretary's Report

The minutes of the January 11, 2007, board meeting were approved unanimously.

Treasurer's Report

John D'Aquanno gave the treasurer's report (attached), which was approved unanimously.

Committee Reports

Harry Coburn, liaison to the Foundation, reported the following.

- Residents of Avalon have objected to the building of a parking lot behind their complex on a portion of the county land now used as a soccer field.
- Mike Gallagher, longtime controller of the Foundation, is leaving.
- The Foundation is exploring the availability of a HCA-owned parcel in the Marketplace.
- It has been proposed that West Blvd. be renamed Myra Daniels Parkway.
- The Foundation plans to upgrade locker rooms in the new community center.

Mike Coyne reported that the Foundation advised him of (1) the remaining units that could be built in Pelican Bay and (2) the control over new construction retained by WCI in the Declaration and General Protective Covenants. Mike invited Gerhard Seblatnigg and Jim Hoppensteadt to our April meeting to discuss the situation with the PBPOA board.

John D'Aquanno, liaison to the Pelican Bay Services Division, reported the following.

- The PBSB is reviewing complaints of the Seagate Association about problems in Lower Clam Bay.
- Annette Alvarez of Waterside Shops is the new commercial member of the PBSB board. Mary Ann Womble will replace Chris Sutphin as a residential member of the board.
- Signage at the various entrances to Pelican Bay will be upgraded.

Mike Coyne reported that a lawsuit filed by the PBPOA against the County on Cap d'Antibes is about to be dismissed by the court due to lack of activity. The Foundation has a parallel case which is being pursued. The

board authorized Mike to instruct Michael Volpe, the PBPOA attorney for this case, to move to dismiss the PBPOA lawsuit without prejudice.

Old Business

Dave Trecker reported on the Candidate Forum to be held for candidates for the PBSB board on February 15. Because Mike Coyne will be unable to attend, Marvin Peterson agreed to moderate the Forum.

Libbie Bramson reported on the first issue of the *Pelican Bay Leader*, the PBPOA newsletter. She urged the directors to offer suggestions for the second issue.

Dave Trecker discussed the status of the Town Hall meeting on incorporation, to be held on March 13, and asked the board members to review the proposed meeting agenda and slide drafts.

New Business

Mike Coyne indicated that there was a request to release the John Canada report on incorporation. Because of the preliminary nature of the report, the Board voted to withhold its release.

The Board considered five candidates who applied for the two vacancies that will result when Libbie Bramson and Dick Laughlin leave the Board in March. After considerable discussion, the Board voted for Susan Boland and Stanley Farb to fill the vacancies.

Mike Coyne discussed the Annual Meeting of the PBPOA, to be held on March 15. The Board authorized expenditures for wine and cheese, to be served to attendees following the meeting.

Mike Coyne said he did not plan to serve a third term as president. He proposed and the Board agreed that officer elections be held at the next regular Board meeting, scheduled for April 12 at 2 p.m.

The meeting was adjourned at 4:35 p.m.
Respectfully submitted,

Dave Trecker, Secretary

