Pelican Preserve Advisory Committee

Thursday, January 8, 2026 - 2:00 PM
Boardroom
13240 Griffin Drive, Fort Myers, FL. 33913

Click on the below link to listen to the meeting:
https://www.youtube.com/@GSCDD/streams

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **PUBLIC COMMENT**

5. **APPROVAL OF MINUTES**
   - **A.** October 9, 2025 PPAC Meeting Minutes
   - **B.** November 13, 2025 PPAC Meeting Minutes
   - **C.** November 21, 2025 Landscape Subcommittee Meeting Minutes
   - **D.** November 21, 2025 Safety and Security Subcommittee Meeting Minutes

6. **FINANCIAL REPORT**
   - **A.** District Financial Report

7. **SUBCOMMITTEE UPDATE(S)**
   - **A.** Approve the Landscape Subcommittee Member Recommendations
   - **B.** Landscape Update
   - **C.** Ponds Update
   - **D.** Safety & Security Update

8. **ITEMS FOR DISCUSSION**
   - **A.** ITB-26-1-PW Pond 43 Lake Bank Restoration Bid Recommendation
   - **B.** Communications Review
   - **C.** Update on Parcels on Treeline & Colonial
   - **D.** Arch Bridge Repair & Painting Contract Recommendation of Award

9. **STAFF UPDATE**

10. **MEMBER ITEMS AND REPORT**

11. **SET NEXT MEETING AGENDA**
    Next scheduled meeting: February 12, 2026 @ 2:00 p.m.

12. **ADJOURNMENT**

At times, members of various committees established by the Board of Supervisors (BOS) may be present at meetings of the BOS and the members of those committees may participate at meetings of the BOS as to matters being heard by the BOS. Such committees include, but are not limited to: Pelican Preserve Advisory Committee, Parks and Recreation Advisory Committee and any other committee or subcommittees that may be established by the BOS of the District. Further, at times, members of the BOS and members of various committees or subcommittees may be present at and may participate at meetings of other committees or subcommittees.

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 5.A**

October 9, 2025 PPAC Meeting Minutes

1. **Requested Motion**: **Meeting Date**: January 8, 2026

Review and approve the minutes

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
APPROVAL OF MINUTES	Approval of Minutes	Georgia Johnson

Attachments:

1. PPAC Minutes 10.09.25 v.1.pdf

Minutes of Pelican Preserve Advisory Committee Meeting
Thursday, October 9, 2025, at 2:00 p.m.
DRAFT

Chair:	Peggy Hall
Vice Chair:	Ed Hedges
Members:	John Barry
	Martin Mantenfel
	Allen Steinbeck
	Patricia Zimmerman (remote)
Staff Members	Laura LeRoy, Assistant District Manager
Guests:	Bob Geppert, Liaison, BOS
	Carole Pankau, BOS
	Doug Zanter, Ponds
	Cece Haas, Safety & Security

1. CALL TO ORDER

The meeting was called to order.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Five PPAC members were in attendance with Ms. Zimmerman attending remotely, and a quorum was established.

> On MOTION by Ms. Hall, seconded by Mr. Mantenfel, with all in favor allowing Ms. Zimmerman to fully participate in today's meeting due to extenuating circumstances was approved. 5-0

4. PUBLIC COMMENT

Ms. Deborah Gentry, President Prato POA, addressed the back gate. She addressed the infrastructure not being adequate in circumstances that are not primarily for the use of emergency vehicles as it is not designed for two-way traffic.

Ms. Suzanne Hamilton addressed the back gate emergency noting she is against Pelican having any ability to control the gate, it should be Gateway. She outlined her reasons for this thought.

5. APPROVAL OF MINUTES

A. July 24, 2025 Safety & Security Subcommittee Meeting Minutes.
B. August 14, 2025 PPAC Meeting Minutes

Mr. Hedges MOVED to approve the minutes included as items 5A and 5B and Mr. Steinbeck seconded the motion. Motion passed. 6-0

Discussion ensued with a comment in the August 14, 2025 minutes regarding an inaudible comment.

On VOICE vote, with all in favor, the motion carried. 6-0

6. FINANCIAL REPORT

A. District Financial Report

Ms. LeRoy noted with it being year-end the financials are taking a little longer but most of the big items are included.

7. SUBCOMMITTEE UPDATES

A. Safety & Security Update

Mr. Hedges reported there will be some big projects and they are meeting next week with FPL to start understanding the schedule for the streetlight replacements on the Blvd. They will be resurfacing from Treeline to the four-way stop. They are looking at a project to restripe all the crosswalks and stop bars throughout the community.

Ms. Hall noted it also states they are replacing the gate arms at the front gate and two new speed monitoring devices have been approved out of the current budget.

Ms. LeRoy reported she issued the PO for the two additional devices. They tried to get them to reduce the cost of the software, but they said the first year you have to pay the full amount. She noted there is some confusion about what is going on at the front gate with rumors they are redoing the software and people are worried their barcodes will not work.

** Landscape Update

Mr. Mantenfel read an email regarding Landscape.

B. Ponds Update

Mr. Doug Zanter reported on a new contractor for maintenance of the ponds, aeration and conservation area noting they started October 1, 2025. The Pond 43 restoration will be done in the dry season. The Ponds Subcommittee approved a task authorization, and it is on the agenda today. He noted a PO was issued to restore CA08. The backflow valve for the entrance fountains was replaced this week.

Ms. Hall noted they turned off the ticketing system within Passarella and everything now goes to SeeClickFix.

Discussion ensued on an issue with SeeClickFix where submittals were going to the City of Fort Myers. Ms. LeRoy is sending a note regarding this matter.

8. ITEMS FOR DISCUSSION

A. Committee Member Absences - Mr. Barry

Ms. Hall noted when Mr. Barry was last absent, he had called her to say he was going to be out of town and asked if there was any reason why he should have to call in and she said she did not think there was anything on the agenda that was crucial.

Mr. Barry addressed the circumstances for his absences, noting he anticipates being gone in the summer of 2026 and is willing to vacate his seat at the end of the term in March, 2026.

> On MOTION by Mr. Mantenfel seconded by Mr. Hedges, with all in favor, to retain Mr. Barry on PPAC, was approved. 6-0

B. PPAC Member Selection/Recommendation

> On MOTION by Mr. Mantenfel seconded by Ms. Hall, with all in favor, to retain Mr. Hedges on PPAC was approved. 6-0

C. Appoint a Chair and Vice Chair to Pelican Preserve Advisory Committee

> On MOTION by Mr. Steinbeck seconded by Mr. Mantenfel, with all in favor, to retain Ms. Hall as Chair and Mr. Hedges as Vice Chair was approved. 6-0

D. Tetra Tech Task Authorization 2025-14 – Pelican Pond 43 Design

> On MOTION by Mr. Mantenfel, seconded by Mr. Barry, with all in favor, the Tetra Tech Task Authorization 2025-14 – Pelican Pond 43 Design in the amount of $18,060.00 was approved. 6-0

E. Proposal for Broker of Monument Properties – Cushman & Wakefield

Ms. Hall noted when they last talked about this there were a few questions they wanted to come back to:

Questions:

1. Is there a penalty/fee if we sign the agreement then change our minds? ANSWER: No.

2. Can we set a minimum value or refuse an offer without penalty? ANSWER: Yes.

3. Where does the money go from the sale? ANSWER: 002 Fund unless otherwise designated by the Board of Supervisors.

Ms. Hall noted she has spoken with some of the groups around the community and there is still a feeling within the community that the monuments on Treeline and Colonial is how you knew you were getting to Pelican Preserve and are sentimental about having that visual.

Discussion continued on the monuments and parcels.

> Mr. Mantenfel MOVED to recommend to the Board of Supervisors to sell both properties together.

Discussion ensued on whether they should include a price, and also whether both should be sold together.

> Motion died for lack of a second.

> Mr. Steinbeck MOVED to recommend to the Board of Supervisors they sell both properties together but can be sold separately with the right offer and Mr. Hedges seconded the motion. Motion passed 6-0

A question was raised about whether they would use the broker listed. Ms. Hall noted they would.

A question was raised about whether they can stipulate what a buyer can do with the property. Ms. LeRoy noted they can control who buys the property but not what they do with it once sold.

> On VOICE vote, with Mr. Steinbeck, Mr. Hedges, Ms. Hall, Mr. Barry and Ms. Zimmerman voting aye and Mr. Mantenfel voting nay, the motion carried. 5-1

F. Volunteers Needed for Designing the Entryway

Ms. Hall noted they had asked for this to be tabled at the last meeting. At that meeting the bigger question was who is going to do the design and what involvement should there be from the community as volunteers.

Discussion ensued on having staff reach out to companies to review.

On MOTION by Mr. Mantenfel seconded by Mr. Barry, with all in favor, staff recommendation as stated was approved. 6-0

G. Communications Review

Ms. Zimmerman reported on the traffic study report. She will ask the Safety and Security Subcommittee to review the comments at their next meeting and provide answers to them with the possibility of doing a follow-up bulletin. She reviewed a bulletin she worked up with Mr. Zanter and his group regarding the company coming through and helping maintain the ponds and also gives a chance to honor the work the Subcommittee did. She proposed they put it in the next bulletin.

Mr. Mantenfel addressed Mr. Glover's presentation. Discussion continued.

Discussion ensued on working on the timing of communication for all the road activity and lights and how the workflow is going to look.

Ms. Hall reported they have been invited to do the January Shooters Club meeting for a presentation on the governing of assets. Ms. Zimmerman will work with the three subcommittee Chairs on the communication.

Discussion continued on the traffic study communication and the data used.

H. Bridge Inspection Program: Proposed Plan

Mr. Mantenfel reported they identified they want to paint the bridges noting all are structurally sound. He has identified to the Safety and Security Subcommittee that the Pelican Preserve bridge has a number of deficiencies that need corrected before the bridge is painted. He outlined the proposed plan – for 2025 identify vendors to repair and paint the bridges. After the bridges are painted, in 2026 they should do the arch repairs, paint the arch bridge, contact the vendor to see what should be done with the other two bridges. He does not believe they need to be repaired but they should look at painting the Cypress Grove and Pistoia bridges down to the waterline. The bridge going into Cassella and the

Pelican Preserve Blvd. bridge are due again for inspection in March 2027. The Pistoia bridge is not required to be inspected again until 2029.

Safety & Security recommended the arch bridge be reinspected as the inspection was over a year old and to make any repairs needed before painting.

Mr. Mantenfel continued his report noting the bridge lifespan goes to 2065 and recommended for the 2027 budget a rainy-day fund to put away money to replace the bridges.

It was noted this is what the reserves are for. Ms. Hall inquired if the Reserve Study includes bridges. Ms. LeRoy noted she would assume they would be included as part of the roads.

Mr. Mantenfel continued noting he thinks they should do the repairs identified in the previous inspection report done in March 2024.

Mr. Hedges noted staff's recommendation was to put all the bridges on a two-year inspection cycle. To inspect the seven bridges was $27,000.00. The recommendation from the subcommittee was to contract with the inspector to reinspect and have everything fixed.

Ms. LeRoy noted the report states Safety & Security Subcommittee's recommendation to inspect and address the arch bridge in 2026, followed by inclusion of the remaining six bridges in the FY2027 budget.

It was suggested they go with Mr. Mantenfel's recommendation as he has the specifics on when they have to be inspected.

Mr. Mantenfel MOVED to do the repairs to the arch bridge, paint in 2026 and schedule the inspections for 2027 and 2029 based on the original inspection date of March 2024. Paint the Cassella bridge, paint the Pistoia bridge down to the waterline to be completed in 2026, Cassella to be reinspected in 2027, with Pistoia being inspected in 2029 on a three year and five-year schedule based on the bridge spans and Mr. Barry seconded the motion. Motion passed 6-0

Mr. Hedges addressed dictating the program to the subcommittee, they should let them evolve some of this. He outlined discussions about bridges and flow ways, painting, power

washing, there are a lot of issues to be considered that the subcommittee needs to address and deal with.

Discussion continued on the bridges and repairs. Ms. Hall suggested Mr. Mantenfel go to the Safety & Security Subcommittee and be placed on the next agenda to talk through his proposal and table the discussion for now.

Mr. Hedges addressed the concerns in the community about getting the arch bridge painted, he thinks they need to proceed with the painting and repairs of the arch bridge and if they want to forego the inspection portion of the recommendation he is fine, and ask Mr. Mantenfel to take his plan for the other bridges and repetitive program to Safety & Security to work out a formal program for future years.

On VOICE vote, with two ayes and four nays the motion failed. 2-4

Ms. Hall MOVED to accept the Safety & Security Subcommittee recommendation to proceed with the fix on the arch bridge and paint it in 2026 and have Mr. Mantenfel partner with the Safety & Security Subcommittee to develop a plan and Ms. Zimmerman seconded the motion. Motion passed. 6-0

Ms. LeRoy addressed her concerns, based on the March 2024 inspection and then additional things are found and they say you can only do what you found in 2024.

Ms. Hall amended the motion to skip the inspection, do any fixes deemed necessary, and repaint the arch bridge and Mr. Hedges seconded the motion. Motion passed. 6-0

On VOICE vote, with all in favor, the motion carried. 6-0

Ms. LeRoy noted they can ask Mr. Mantenfel to go back to the Safety & Security Subcommittee.

I. Professional Services Agreement for GIS Services for FY 2026 – Passarella & Associates

Ms. Hall reported this has been passed by the three subcommittees.

Mr. Hedges MOVED to approve the Passarella & Associates Professional Services Agreement for GIS Services for FY 2026 and Mr. Mantenfel seconded the motion. Motion passed 6-0

Mr. Hedges noted he will be working with Passarella to get the GIS updated as it has not been updated since all of the consolidation was done.

On VOICE vote, with all in favor, the motion carried. 6-0

J. Procedure for Opening of Back Gate on Gateway Boulevard for Emergencies

Discussion ensued on how and why the gate was opened with it being noted both sides of the road were blocked with the burning garbage truck and the police.

The Development Order was outlined. It was noted staff needs to come up with what constitutes an emergency that would necessitate opening the rear gate.

Ms. LeRoy noted they have a clearly defined plan for evacuation in a storm event, but this is something that had not come up before.

Discussion continued on emergencies versus inconvenience and clearly defining an emergency. On the Community Association side, they need to determine how to communicate effectively for the opening and closing.

Resident comments were received.

Discussion continued on implementing a communication plan and developing a push notification system.

9. MEMBER ITEMS AND REPORT

Ms. LeRoy reported they are following up on the request about the Zamboni of sidewalk cleaners as well as quotes for someone to do the pressure washing.

10. SET NEXT MEETING AGENDA

The next PPAC meeting is scheduled for November 13, 2025 at 2 p.m.

11. ADJOURNMENT

On MOTION by Mr. Steinbeck seconded by Mr. Hedges with all in favor, the meeting was adjourned. 6-0

PPAC

Adopted:_____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

BOS

Adopted:_____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 5.B**

November 13, 2025 PPAC Meeting Minutes

1. **Requested Motion**: **Meeting Date**: January 8, 2026

Review and approve the minutes.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
APPROVAL OF MINUTES	Administrative Agenda Items	Georgia Johnson

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Attachments:

1. 2025.11.13 PPAC Minutes.pdf

7. **Staff Recommendations**:

Approve the November 13, 2025 PPAC Minutes.

Minutes of Pelican Preserve Advisory Committee Meeting
Thursday, November 13, 2025, at 2:00 p.m.
DRAFT

Chair:	Peggy Hall
Committee Members:	John Barry
	Martin Mantenfel
	Tom Shaner
	Patricia Zimmerman
Staff:	Laura LeRoy, Assistant District Manager
Guests:	Carole Pankau, BOS
	Doug Zanter, Ponds
	Cece Haas, Safety & Security

1. CALL TO ORDER

The meeting was called to order.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Five PPAC members were in attendance, and a quorum was established.

4. PUBLIC COMMENT

There were no public comments.

5. APPROVAL OF MINUTES

A. April 24, 2025 Landscape Subcommittee Meeting Minutes
B. September 11, 2025 PPAC Meeting Minutes

On MOTION by Mr. Mantenfel, seconded by Mr. Saner, with all in favor the minutes included as items 5A and 5B, were approved.5-0

6. FINANCIAL REPORT

A. District Financial Report

Ms. LeRoy discussed the September financials and noted net of everything is about $844,000.00, admin expenses went over by about $9,200.00, Ponds are over about $80,000.00. operation admins was under by about $38,000.00, operating expenses were under by $44,000.00, Safety & Security underspent by almost $193,000.00, Landscape underspent by about $163,000.00, and items under Other was under by $267,000.00. Revenue over $231,000 due to interest that was not budgeted. She noted again this is unaudited.

7. SUBCOMMITTEE UPDATES

A. Safety & Security Update

Ms. Hall noted the item that got a lot of questions and discussion at the HOA President's Meeting was the FPL light replacement.

Ms. Zimmerman noted if they pass along the questions they can put out a second bulletin.

Ms. Hall noted the trap arm is now gone.

A question was raised about developing the back gate protocol. Ms. Haas noted it is on the agenda. Discussion ensued on what constitutes an emergency and communication to the community.

B. Landscape Update

It was reported the holiday Impatiens were planted earlier than usual. New Palms will be replacing the dead ones at the corner of Pelican Preserve and Golf Course Dr. The Washingtonian Palms that have been hit by lightning four times will be replaced. The annual tree trimming started on November 10th. Holiday light installations have started. It was also noted that most of the landscape along Treeline that PPAC was responsible for has been turned over to GSCDD.

The Blue and Cabbage Agave are being thinned out and if someone wants one, they can get one.

The next meeting is November 21st.

A question was raised about coordination between FPL and the holiday lighting so as they are putting in the new lighting there are no issues with the old.

Ms. LeRoy noted the new streetlights will have their own wiring just for the streetlights.

Ms. Hall noted the existing lights will stay in effect until everything is done.

C. Ponds Update

Mr. Doug Zanter reviewed the report and addressed the projects completed noting there are signs for CA08 by the pump station that say 'no vehicles beyond this point' because it is part of the conservation area. This is causing a couple of problems with Ameri-Scape. The port-o-potties will be removed and they store equipment back there.

The Pond 43 restoration recommendation will be on the PPAC agenda for January 8th and for the Board of Supervisors January 15th. The project should begin in February and end in March/April timeframe. It was noted it is the full pond.

At the December meeting they will be coming forward with someone to replace Pete Audette who is retiring.

There is no ponds maintenance standard, there is one within Pelican Preserve, but not for Gateway. Mike Causey is working with Stephanie McLean to create one that will come back to PPAC and the Board of Supervisors for approval.

8. ITEMS FOR DISCUSSION

A. Communications Review

Ms. Zimmerman reviewed the report and bulletins put out. She noted they did an update to the Pelican Preserve Residents Orientation Handbook, that does need a revision. The landscape update went out today. The Emergency Contact Information update was mentioned in the meeting, and she will be getting with John Pankau November 14, as the head of the Pelican Preserve Shooters Club that would like GSCDD to have a presentation at their January meeting.

Mr. Mantenfel inquired whether there was any feedback on the new resident orientation yesterday.

Discussion ensued on the orientation material.

Ms. Zimmerman noted up next will be a bulletin updating on the FPL installation on the questions received.

Ms. Hall thanked Ms. Zimmerman for the job she is doing, noting they have received good feedback.

B. Right to Trespass – City of Fort Myers Police

Ms. LeRoy reported this is a formality the City of Fort Myers Police is making them do because they cannot trespass anyone without signoff. The golf course will need to do the same. Ms. O'Riley will add the date and send off upon approval.

Mr. Perry Dragon commented on the confusion in Pelican Preserve on who does what. He will be holding a meeting to address "Who You Gonna call." He is looking for topics for other meetings.

Discussion ensued

Ms. LeRoy reported they are working with FWC to have them do some patrolling as well as in Pelican Preserve. FWC can do the same items as a State Trooper but also fish and wildlife. They talked to the Safety & Security Subcommittee about it at their last meeting

and they said they would be interested. The right to trespass would not be needed for FWC, only the City of Fort Myers.

Mr. Mantenfel MOVED to approve the Right to Trespass with the City of Fort Myers and Mr. Shaner seconded the motion. Discussion ensued.

Mr. Barry addressed the kids fishing noting all they are doing is fishing. He and a neighbor told the young man not to fish by the weir, use the pond at the end of their street and if he stays on this side he will be in our community.

Mr. Mantenfel asked if there were fishing signs with arrows.

Mr. Barry noted there were no signs on the weir prior, it was after the kids were chased off that the signs went up.

Ms. LeRoy noted this is not just related to fishing. This gives the police the authority to do the no trespassing as well.

Discussion continued on trespassing and if this is fishing problem.

On VOICE vote, with all opposed, the motion failed. 5-0

Ms. Hall asked that Ms. LeRoy relay the discussion with Ms. O'Riley and they would be taking the communication approach.

9. STAFF UPDATE

Ms. Hall inquired if the parcels have been listed.

Ms. LeRoy noted Ms. O'Riley requested better pictures for the listing.

Ms. Hall addressed discussions about redoing the front entrance and noted there may be some misunderstandings with staff. They are not looking necessarily for somebody to redo just the monuments; they are looking for a redesign of the whole area.

Ms. LeRoy noted Ms. O'Riley has a couple of quotes and they are looking to wrap some stuff up that will be brought to them at the next meeting.

Ms. Haas commented regarding the color change and painting over all the recessed carvings of pelicans. She believes they lost their identity.

Ms. Hall requested she send Ms. LeRoy an email with her concerns and desire to have the pelican more prominent in the architecture.

10. MEMBER ITEMS AND REPORT

Mr. Mantenfel noted during the Safety & Security meeting he got up for public comment and identified his recommendations for the arch bridge which they took up and gave direction to staff. He also provided them with a project plan for all the roadway bridges through 2032 which was not discussed at the meeting.

11. SET NEXT MEETING AGENDA

The next PPAC meeting is scheduled for December 11, 2025 at 2 p.m.

Ms. Hall noted she would like the parcels update on the agenda and an update on the pond standards to make sure they are keeping it front and center.

(*The recording went quiet, due to an audience member speaking from his seat, at 42:03, was still running but no speaking until 42:29*)

Restarted with a quorum discussion.

Ms. LeRoy noted if they have anything else for the agenda, they can send to her or agendaitems@gatewaydistrict.org

12. ADJOURNMENT

On MOTION by Mr. Mantenfel seconded by Ms. Zimmerman with all in favor, the meeting was adjourned. 5-0

PPAC

Adopted:_____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

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Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 5.C**

November 21, 2025 Landscape Subcommittee Meeting Minutes

1. **Requested Motion**: **Meeting Date**: January 8, 2026

Review and approve the portion of the November 21, 2025 meeting minutes where there was participation by Mr. Mantenfel, Ms. Zimmerman, Ms. Hall, and Mr. Barry.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
APPROVAL OF MINUTES	Approval of Minutes	Georgia Johnson

Attachments:

1. 2025.11.21 Landscape Minutes.pdf

7. **Staff Recommendations**:

Approve the November 21, 2025 Landscape meeting minutes

MINUTES OF MEETING
PPAC LANDSCAPE SUBCOMMITTEE
Friday, November 21, 2025 at 9:00 a.m.

DRAFT

1. CALL TO ORDER

The meeting was called to order at 9:00 a.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Present:
Mark Eversman, Chair
Vincent Pagetto, Vice Chair
Kacee Anderson
Bruce Blatt
Cindy Watterson

Absent:
SusanAtkinson
Sherri Brusco

Staff:
Paul Flores, Public Works Director

Guests:
Bob Geppert, BOS
Marty Mantenfel, PPAC
Patricia Zimmerman, PPAC
Peggy Hall, PPAC, (remote)
John Barry, PPAC
JP Morabito, S&S

4. PUBLIC COMMENT

- Patricia Zimmerman requested permission for subcommittee photos, after the meeting, for the PPCA website and communications.
- JP Morabito and Brian Fry (VP and Treasurer of Prato) requested funds for roundabout beautification of Pistoia. They were directed to submit their request.
- James Wilkins of Materita II, requested maintenance of Lake Bank and around Lift Station.

5. APPROVAL OF MINUTES

A. October 23, 2025 Landscape Subcommittee Meeting Minutes

> On MOTION by Bruce Blatt seconded by Vincent Pagetto with all in favor, upon correction on item 9D, replacing Cindy Watterson with Susan Atkinson was approved. 5/0

6. FINANCIAL REPORT

No financial report available for November; funds remain from previous month.

7. ITEMS FOR DISCUSSION

A. Trentino Estates Landscaping Improvement Request

Request for $828 to refurbish the roundabout.

> On MOTION by Mark Eversman seconded by Vincent Pagetto with all in favor, request for $828 to refurbish the roundabout was approved. 5/0

8. STAFF UPDATE

None.

9. MEMBER ITEMS AND REPORTS

A. Bougainvillea's in Median Need Attention

> On MOTION by Cindy Watterson seconded by Bruce Blatt with all in favor, installing 19 three-gallon Bougainvillea plants was approved. 5/0

B. Ameri-Scape Additional Cost

Mr. Eversman questioned the legality of increasing their cost. Clarification needed on the new 10% irrigation adjustment fee. Action: Mr. Geppert to confirm and report next meeting.

C. Hardwood Trimming Proposals

> On MOTION by Bruce Blatt seconded by Kacee Anderson with all in favor, Ameri-Scape bid of $79,680 was approved. 5/0

D. Azzurra Monument Landscaping Upgrade Request

> On MOTION by Bruce Blatt seconded by Kacee Anderson with all in favor, request for up to $2,500 for landscaping was approved. 5/0

E. Common Area Maintenance Responsibility Clarification

Discussion on orphan areas, irrigation clocks, and responsibility between PPCA, HOA, and GSCDD. Mr. Geppert asked Mr. Eversman to get with Mr. Hedges on areas of responsibility.

10. SET NEXT MEETING AGENDA

December 19, 2025 (pending quorum confirmation) in the Magnolia Room.
Mr. Eversman will be absent.
Mr. Blatt, Mr. Pagetto, Ms. Anderson, and Ms. Watterson are planning on attending.
Mr. Eversman requested Ms. Johnson to verify attendance for all members.

11. ADJOURNMENT

On MOTION by Vincent Pagetto seconded by Cindy Watterson with all in favor, meeting adjourned at 10:33 a.m. was approved. 5/0

Landscape

Adopted:_____ with/without changes. Motion by: _____
(DATE)
Vote: _____ Signature: _____

PPAC

Adopted:_____ with/without changes. Motion by: _____
(DATE)
Vote: _____ Signature: _____

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Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 5.D**

November 21, 2025 Safety and Security Subcommittee Meeting Minutes

1. **Requested Motion**: **Meeting Date**: January 8, 2026

Review and approve the portion of the November 21, 2025 meeting minutes where there was participation by Ms. Zimmerman and Mr. Mantenfel.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
APPROVAL OF MINUTES	Approval of Minutes	Georgia Johnson

Attachments:

1. 2025.11.21 safety-security-subcommittee_minutes_Draft.pdf

MINUTES OF MEETING
PPAC SAFETY & SECURITY SUBCOMMITTEE
Friday, November 21, 2025 at 11:00 a.m.
DRAFT

1. CALL TO ORDER

The meeting was called to order at 11 a.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Present:
Jennifer Nisenoff - Chair
Cece Haas - Vice Chair
Ted Crawford
Jay Gann
Rich Glover
JP Morabito
Lin Zimmerman - remote

Staff:
Paul Flores, Public Works Director
Laura LeRoy, Assistant District Manager

Guests:
Bob Geppert, BOS
Carole Pankau, BOS
Marty Mantenfel, PPAC
Patricia Zimmerman, PPAC

> On MOTION by Ms. Haas seconded by Mr. Morabito with all in favor to allow Mr. Zimmerman to participate virtually, was approved. 6/0

4. PUBLIC COMMENT

Ms. Zimmerman thanked staff for updates on FPL lighting project and announced in January there will be a community-wide presentation.

Mr. Dragon requested update on emergency exit guidelines; discussion on hurricane evacuation procedures and need for improved communication for Pelican residents for unexpected emergencies.

Ms. Nisenoff referenced PPAC protocols to be brought up in December's meeting.

5. APPROVAL OF MINUTES

A. August 28, 2025 Safety & Security Subcommittee Minutes
B. September 25, 2025 Safety & Security Subcommittee Meeting Minutes
C. October 23, 2025 Safety & Security Subcommittee Meeting Minutes

> On MOTION by Mr. Morabito seconded by Mr. Glover with all in favor, the August 28, September 25, and October 23, 2025 Safety & Security Meeting Minutes, were approved. 7/0

6. FINANCIAL REPORT

Per Ms. LeRoy, October report unavailable, but will be on SharePoint. October and November Financial Reports will be added to the Subcommittee's December agenda.

7. PROJECT STATUS

A. Project Status - Quick Hits

- Mr. Flores reported the FPL Streetlight Project is underway and is keeping Ms. Zimmerman updated on progress for community updates. Mr. Morabito asked to be advised of any issues at Prato/Pistoia area.
- Mr. Glover shared recent statistics. Traffic monitoring shows reduced speeding.
- Sidewalk drainage issue at Fontanella was addressed and completed. Mr. Morabito commented: FPL has finally resolved the sinkhole at their vault.
- Gatehouse repairs completed. Ms. O'Riley and Ms. LeRoy meet with Weiser monthly.
- Aviano Island and Signage: The issue was discussed in October, and Ms. Nisenoff is to contact Ms. Laura Poisson about no action to be taken on the matter.
- Striping on Prato: Public Works team addressed the issue. Completed.

B. Notable Traffic Violations in Pelican Preserve addressed in Quick Hit.

8. ITEMS FOR DISCUSSION

A. Appoint a Chair and Vice-Chair to the Safety and Security Subcommittee

> On MOTION by Ms. Haas seconded by Mr. Morabito with all in favor to elect Jay Gann as Chair, was approved. 7/0

> On MOTION by Mr. Morabito seconded by Ms. Nisenoff with all in favor to re-elect Cece Haas as Vice-Chair, was approved. 7/0

B. Transfer Funds from Reserves

After discussion of how immediate the need for funds is, and upon advice of Ms. LeRoy, no action was taken – will wait further into the fiscal year.

C. Florida Transportation Engineers (FTE) Updated Proposal for Bike Lane Markings to include the Prato Dr. and Pistoia Dr. roundabout.

> On MOTION by Mr. Morabito seconded by Mr. Gann with all in favor to approve $7,350 for design work at Prado/Pistoia roundabout, was approved. 7/0

D. Law Enforcement Patrol Options and Scheduling

Consider adding Florida Fish & Wildlife Commission for supplemental traffic enforcement; tabled till the December meeting.

E. Outsource Annual Pressure Washing Services for Common Areas within Pelican Preserve.

This was discussed and agreed to delay until October, 2026, if the vendor will accept and hold the pricing until then.

> On MOTION by Ms. Nisenoff seconded by Mr. Crawford with all in favor to outsource annual service to Exclusive Pressure Washing for Fall 2026, was approved. 7/0

9. STAFF UPDATE

A. Public Works and Maintenance Monthly Reports

- Maintenance reports: five See-Click-Fix tickets addressed.
- Safety concerns noted at Brophy Center. Recurring issue on rover reports. KW to look into this.
- Resident gate access: Requested to share with residents to slow down when approaching the entrance. Mr. Glover to work with Ms. Zimmerman on advising the community.
- Arch Bridge scope-of-work will address at the December meeting.

10. MEMBER ITEMS AND REPORT

Ms. Nisenoff recommended that all subcommittee members review the Sunshine Law as presented on SharePoint.

A. New Awning for Guardhouse

> On MOTION by Mr. Glover seconded by Mr. Morabito with all in favor to approve the Gatehouse awning replacement (not to exceed $3,000), was approved. 7/0

11. SET NEXT MEETING AGENDA

Friday, December 19, 2025 at 11:00 a.m. in the Magnolia Room.

All subcommittee members indicated they would be present at the meeting in December.

12. ADJOURNMENT

> On MOTION by John Morabito seconded by Rich Glover with all in favor adjourn at 12:33 p.m. was approved. 7/0

Safety & Security

Adopted:_____ with/without changes. Motion by: _____
(DATE)
Vote: _____ Signature: _____

PPAC

Adopted:_____ with/without changes. Motion by: _____
(DATE)
Vote: _____ Signature: _____

BOS

Adopted:_____ with/without changes. Motion by: _____
(DATE)
Vote: _____ Signature: _____

- End of document

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 6.A**

District Financial Report

1. **Requested Motion**:

Meeting Date: January 8, 2026

2. **Agenda**:
FINANCIAL REPORT

3. **Requirement/Purpose**:
Administrative Agenda Items

4. **Submitter of Information**:
Georgia Johnson

Attachments:

1. PPAC Financial Summary Nov 2025.pdf

Summary Financial Report
Gateway Services Community Development District
Committee/Sub-Committee: Pelican Preserve Advisory Committee
Period For: October 2025 - November 2025
Total Budget: $ 4,756,269

Balance Sheet Data:			In Investments	
Total Current Assets	$	4,493,283	$	4,475,602
Total Current Liabilities	$	225,394		
Total Fund Bal./Retained Earnings	$	4,267,889		
Assigned to:				
Reserves - Capital	$	2,336,300		
Reserves - Emergency	$	100,000		
Reserves - Landscape	$	245,470		
Reserves - Safety & Security	$	-		
Reserves - Ponds	$	97,118		
Unassigned*	$	1,489,001		
Net Change in Fund Balance	**$**	**188,215**		

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	YTD Encumbered	Remaining Balance	% of Budget Remaining
Administrative	$ 38,826	$ 7,955	$ 8,709	$ 22,162	57.1%
Op. Admin Services	$ 587,400	$ 70,827	$ 31,675	$ 484,898	82.5%
Op. Expenses	$ 98,700	$ 11,431	$ 5,000	$ 82,269	83.4%
Safety & Security - Ops & Maint	$ 1,217,400	$ 141,267	$ 390,297	$ 685,836	56.3%
Landscape Services - Ops & Maint	$ 732,447	$ 108,696	$ 619,046	$ 4,705	0.6%
Ponds - Ops & Maint	$ 1,107,218	$ 46,289	$ 206,512	$ 854,417	77.2%
Other Fees & Charges	$ 974,278	$ 4,450	$ -	$ 969,828	99.5%
Total Expenses	**$ 4,756,269**	**$ 390,915**	**$ 1,261,239**	**$ 3,104,115**	**65.3%**

Summary Financial Report
Gateway Services Community Development District
Committee/Sub-Committee: Pelican Preserve Safety & Security Subcommittee
Period For: October 2025 - November 2025
Total Budget: $ 1,217,400

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	YTD Encumbered	Remaining Balance	% of Budget Remaining
Contr Svcs - Security Services	$ 350,000	$ 39,114	$ 305,402	$ 5,484	1.6%
Contr Svcs - Police Patrol	$ 15,000	$ 2,360	$ -	$ 12,640	84.3%
FPL Expenses- Streetlights	$ 157,400	$ 8,200	$ -	$ 149,200	94.8%
Utilities - Gatehouse	$ 10,500	$ 576	$ -	$ 9,924	94.5%
R&M-Sidewalks	$ 40,000	$ -	$ -	$ 40,000	100.0%
R&M-Signage	$ 17,500	$ 17,916	$ -	$ (416)	-2.4%
R&M Roadway	$ 30,000	$ -	$ -	$ 30,000	100.0%
Safety & Security-Other	$ 40,000	$ 4,136	$ -	$ 35,864	89.7%
Speed Monitoring Devices	$ -	$ 23,560	$ 12,054	$ (35,614)	n/a
Street Sweeping Services	$ 9,000	$ 2,174	$ 6,524	$ 302	3.4%
R&M - Gatehouse	$ 63,000	$ 37,390	$ 300	$ 25,310	40.2%
R&M Streetlights	$ 70,000	$ 1,021	$ -	$ 68,979	98.5%
Cap Outlay-Roads	$ 400,000	$ 3,120	$ 52,717	$ 344,163	86.0%
GIS Web Portal	$ 15,000	$ 1,700	$ 13,300	$ -	0.0%
Total Expenses	**$ 1,217,400**	**$ 141,267**	**$ 390,297**	**$ 685,836**	**56.3%**

Summary Financial Report
Gateway Services Community Development District
Committee/Sub-Committee: Pelican Preserve Landscape Subcommittee
Period For: October 2025 - November 2025
Total Budget: $ 732,447

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	YTD Encumbered	Remaining Balance	% of Budget Remaining
Contr Svsc - Landscaping	$ 388,447	$ 95,988	$ 488,633	$ (196,174)	-50.5%
R&M-Other Landscape	$ 30,000	$ -	$ 13,300	$ 16,700	55.7%
Annual Tree Trimming	$ 144,000	$ 7,209	$ 100,667	$ 36,124	25.1%
Monuments and Signs	$ 15,000	$ -	$ -	$ 15,000	100.0%
Landscape Replacement	$ 85,000	$ 2,088	$ 3,146	$ 79,766	93.8%
Shared Entry Feature	$ 16,000	$ -	$ -	$ 16,000	100.0%
Irrigation Maintenance	$ 14,000	$ 1,711	$ -	$ 12,289	87.8%
Holiday Lighting & Decorations	$ 25,000	$ -	$ -	$ 25,000	100.0%
GIS Web Portal	$ 15,000	$ 1,700	$ 13,300	$ -	0.0%
Total Expenses	**$ 732,447**	**$ 108,696**	**$ 619,046**	**$ 4,705**	**0.6%**

Summary Financial Report
Gateway Services Community Development District
Committee/Sub-Committee: Pelican Preserve Ponds Subcommittee
Period For: October 2025 - November 2025
Total Budget: $ 1,107,218

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	YTD Encumbered	Remaining Balance	% of Budget Remaining
Contr Svcs - Lakes	$ 135,000	$ 9,447	$ 103,913	$ 21,640	16.0%
R&M-Stormwater System	$ 10,000	$ -	$ -	$ 10,000	100.0%
Basin 6 Flowway	$ 12,000	$ -	$ -	$ 12,000	100.0%
Shared Flowway Maintenance	$ 8,218	$ -	$ -	$ 8,218	100.0%
Fish Gate & Aerator Maint.	$ 10,000	$ -	$ -	$ 10,000	100.0%
Vine Control & Removal	$ 10,000	$ -	$ -	$ 10,000	100.0%
Littoral Restoration	$ 40,000	$ 985	$ -	$ 39,015	97.5%
Pond Aeration	$ 147,000	$ 11,280	$ 34,607	$ 101,113	68.8%
R&M Drain Boxes	$ 25,000	$ -	$ -	$ 25,000	100.0%
Conservation & Wetlands	$ 90,000	$ 13,322	$ 37,412	$ 39,266	43.6%
Pond Bank Improvements	$ 600,000	$ 9,555	$ 12,280	$ 578,165	96.4%
GIS Web Portal	$ 20,000	$ 1,700	$ 18,300	$ -	0.0%
Total Expenses	**$ 1,107,218**	**$ 46,289**	**$ 206,512**	**$ 854,417**	**77.2%**

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 7.A**

Approve the Landscape Subcommittee Member Recommendations

1. **Requested Motion**: **Meeting Date**: January 8, 2026

Review candidate applications and approve Mr. Eversman and Ms. Watterson to remain on the Landscape Subcommittee for 2 years.

Why the action is necessary:

Maintain a seven-member subcommittee.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
SUBCOMMITTEE UPDATE(S)	Administrative Agenda Items	Georgia Johnson

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5. **Background**:

Mr. Eversman and Ms. Watterson's 2-year term will end on January 12, 2026. The open seats have been made public and both were recommended to remain on the Landscape Subcommittee at their meeting on December 19, 2025.

Attachments:

1. Eversman, Mark Advisory Committee Subcommittee Application.pdf
2. Watterson, Cindy Application 12-3-25.pdf

Financial Impact:

None

6. **Alternative Action**:

Take no action.

7. **Staff Recommendations**:

Approve the candidates to remain on the Landscape Subcommittee.

11922 Fairway Lakes Drive
Fort Myers, FL 33913

www.gatewaydistrict.org

Gateway Services Community Development District (GSCDD)
Advisory Boards, Committees and Sub-Committees Application

Complete one form for each application/committee appointment.
Your application will be a public record subject to disclosure on request.

Today's Date: November 26, 2025

Name: Mark Eversman

Telephone: 715-493-7970

Email: mark.eversman1957@gmail.com

Home Address: 10540 Bella Vista Dr, Fort Myers, FL 33913

Mailing Address: Same

Are you currently serving on any of the District's committees? Yes If yes,

which committee(s)? PPAC Landscaping Subcommittee

If yes, when is your term expiration? January 2026

I am applying for appointment to: (Select one)

Parks and Recreation Advisory Committee

Pelican Preserve Advisory Committee

X Landscape Sub-Committee

Safety and Security Sub-Committee

Ponds/Conservation Sub-Committee

Have you been convicted of a felony, an offense involving moral turpitude while in office? No

Do you have unpaid fines or liens due to the District? No Are you a registered voter within Gateway? Yes

11922 Fairway Lakes Drive
Fort Myers, FL 33913

www.gatewaydistrict.org

Are you a resident of Gateway Full-time Part-time -Part time

Gateway Community: Pelican Preserve

Are you an owner of real property within GSCDD? Yes

Are you currently serving on a board, authority, committee, or commission for another governmental agency? Yes

If yes, what board etc. and since when?

Why are you seeking appointment to this board or committee? I have been on the landscaping subcommittee for three years and believe that we have made substantial progress on Pelican Preserve Landscaping and can still provide more benefit to the subcommittee and Pelican Preserve

Community Involvement: Primarily the landscaping subcommittee. Also volunteer in pickleball instruction

Interests/Activities: Helping with landscaping and plants in general.. Also play pickleball and cards

You may attach a resume in addition to the above information.

Do you qualify for Special Exemptions per § 119.071(4)(d)3., F.S.? No If yes, fill out the Public Records Exemption Request form and submit with the application.

I swear or affirm that all information on this form is true and accurate.

Signature: _Mark Eversman_____ Date: 11/26/2025

Please return this form to the District Office, 11922 Fairway Lakes Drive, Fort Myers, FL 33913.

Office Use ONLY: Appointed: Yes ____ No _____ Date: _____

GATEWAY
SERVICES CDD

11922 Fairway Lakes Drive
Fort Myers, FL 33913

www.gatewaydistrict.org

Gateway Services Community Development District (GSCDD)
Advisory Boards, Committees and Sub-Committees Application

Complete one form for each application/committee appointment.
Your application will be a public record subject to disclosure on request.

Today's Date: 12/3/25

Name: Cindy Watterson

Telephone: 724-816-2404

Email: Sunny10532@yahoo.com

Home Address: 10532 Bella Vista Drive, Fort Myers FL 33913

Mailing Address: same as above

Are you currently serving on any of the District's committees? ☑ Yes ☐ No

If yes, which committee(s)? Landscape

If yes, when is your term expiration? 1-12-26

I am applying for appointment to: (Select one)

- ☐ Parks and Recreation Advisory Committee
- ☐ Pelican Preserve Advisory Committee
- ☑ Landscape Sub-Committee
- ☐ Safety and Security Sub-Committee
- ☐ Ponds/Conservation Sub-Committee

Have you been convicted of a felony, an offense involving moral turpitude while in office? ☐ Yes ☑ No

Do you have unpaid fines or liens due to the District? ☐ Yes ☑ No

Are you a registered voter within Gateway? ☐ Yes ☑ No

GATEWAY
SERVICES CDD

11922 Fairway Lakes Drive
Fort Myers, FL 33913

www.gatewaydistrict.org

Are you a resident of Gateway [X] Full-time [ ] Part-time

Gateway Community: _____

Are you an owner of real property within GSCDD? [✔] Yes [ ] No

Are you currently serving on a board, authority, committee, or commission for another governmental agency? [ ] Yes [✔] No

If yes, what board etc. and since when? _____

Why are you seeking appointment to this board or committee?

To beautify Pelican Preserve

Community Involvement:

Interests/Activities:

You may attach a resume in addition to the above information.

Do you qualify for Special Exemptions per § 119.071(4)(d)3., F.S.? [ ] Yes [✔] No
If yes, fill out the Public Records Exemption Request form and submit with the application.

I swear or affirm that all information on this form is true and accurate.

Signature: Cindy Watterson Date: 12/3/25

Please return this form to the District Office, 11922 Fairway Lakes Drive, Fort Myers, FL 33913.

Office Use ONLY: Appointed: Yes ____ No _____ Date: _____

Submit Completed Form

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 7.B**

Landscape Update

1. **Requested Motion**: **Meeting Date**: January 8, 2026

Present information to PPAC

Why the action is necessary:

Keep PPAC informed

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
SUBCOMMITTEE UPDATE(S)	Administrative Agenda Items	Georgia Johnson

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5. **Background**:

Hardwood tree trimming will start in early January and take about three weeks to complete.

Palm tree trimming and mulching of GSCDD assets is complete.

A variety of minor improvements will be made soon to landscaping along Pelican Preserve Blvd.

Electricity will be run to the roundabouts by Carena, Prato, and Palazzo.

Submitted by Mark Eversman

Attachments:

None.

Financial Impact:

N/A

6. **Alternative Action**:

N/A

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 7.C**

Ponds Update

1. **Requested Motion**: **Meeting Date**: January 8, 2026

Present information to PPAC

Why the action is necessary:

Keep PPAC informed

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
SUBCOMMITTEE UPDATE(S)	Administrative Agenda Items	Georgia Johnson

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5. **Background**:

Ponds monthly report

Submitted by Doug Zanter

Attachments:

1. Ponds -jim latham -2025 year end recap.pdf

Financial Impact:

N/A

6. **Alternative Action**:

N/A

As we approach the end of 2025, we would like to thank all the volunteers that make up our Ponds and Conservation Area Group.

We accomplished quite a bit and are set to continue our momentum into 2026

A few notable accomplishments from 2025:

- The group worked with GSCDD staff to create formal bid documents for a new pond maintenance contract as well as ITQ bid documents for new Conservation and Aerator contracts
- Pond maintenance, aerator / fountain and conservation area contracts went out for a 3-to-5-year bid. After a detailed vetting process with GSCDD, Superior Waterway Services was selected to provide all three services starting October 1, 2025.
- Extreme Divers completed cleaning the pond interconnect system of any obstructions. This is scheduled every 8 years
- A community wide communication was sent out in advance of hurricane season detailing how we have the storm drains and pond interconnect infrastructure inspected and cleaned to be ready for upcoming storm seasons.
- Remediated pond bank washouts on pond 36 prior to littoral planting
- Planted new littorals around pond 36 (between Solaro and Materita) – this pond had its bank restored in 2024
- Worked with GSCDD to change their LME procedures and modify the mandated 20" clear-cut requirement
- Completed major bank restoration work on pond 47 (between Giulia & Carena) and 48 (between Vitale, Carena & Giulia). This project included adding new littoral plantings to pond 47 and supplementing the existing plants on pond 48.
- Worked with PPAC to initiate a new community communication process.
- Scheduled to go out to bid for pond bank restoration on pond 43 (between Carena & Giulia) using the GSCDD formal bid process. This work is scheduled to be completed in early spring 2026.
- Our water testing team verifies that the water leaving Pelican meets requirements set by the South Florida Water Mgmt. District. To do this we test 2 exit points into the flowway as well as the pond nearest the landfill. The landfill testing is to monitor for any leakage, with none detected to date.
- The Pelican Preserve GIS system continued to be updated.
- Cut down a number of dead trees in conservation areas that created a danger to property.
- Replaced the mirrors around the town center conservation area paved path.
- Added limited handicap access to the town center conservation area boardwalk – behind the Siena end only.
- Transitioned from our current tickets system to the GSCDD Cartegraph system.
- Added new littorals to pond 3 where bank restoration work had been completed.
- Remediated pond bank washouts on pond 50.
- Scheduled for early December –
    - Trim overhanging landscape along the Town Center Preserve's paved path

    - Remediate additional pond bank washout on pond 36
- Added 3 new pond inspectors (Claus, Michelle & Patty) with 2 additional volunteers (Charlie & Joe) pending assignments.
- We wish the very best to Dr. Peter Audette who retired from the PCAS board this year. Thank you for your many years of service.
- We welcome Harold Daigneau to the PCAS board.

Some of our projects for 2026 include:

- We will continue to focus on partnering with Superior Waterways to maintain and improve our ponds and conservation areas.
- Schedule a meeting in January for all pond volunteers to meet with Solitude and review ponds related matters.
- Restore degraded banks on pond 43 (between Carena & Giulia) prior to the start of the 2026 rainy season.
- Continuing to update the GIS system
- Littoral additions to multiple ponds
- Initiate fish stocking schedule
- Continue to improve community communications using unified PPAC process

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 7.D**

Safety & Security Update

1. **Requested Motion**: **Meeting Date**: January 8, 2026

Present information to PPAC.

Why the action is necessary:

Keep PPAC informed

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
SUBCOMMITTEE UPDATE(S)	Administrative Agenda Items	Georgia Johnson

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5. **Background**:

Submitted by Jay Gann, Chair, SSSC

Attachments:

1. SSSC update for PPAC 1.8.26.pdf

Financial Impact:

N/A

6. **Alternative Action**:

N/A

Here are some highlights from the Safety & Security Subcommittee for December 2025:

Notes: Work of this team is done in concert with PPAC, the GSCDD, and with feedback from Pelican Preserve residents.

Discussed resident inquiries regarding the accuracy of the December 3, 2025 PPAC Holiday Safety Bulletin "Designated Bike Lanes" statement and golf cart use of that "lane". This is a complex issue with years of history. GSCDD leadership, staff and attorney are reviewing the documents that pertain to this and issued the following statement.

"As a follow up to the article on December 3, 2025 bulletin "Golf Carts are to be Driven on Street Lanes by Licensed Drivers or Those with Permits" the District is reviewing the "designated bike lanes" and will share more information as it becomes available".

They also stated that any more inquiries on this matter are to be directed to GSCDD, Chelsea O'Reilly, at chelsea.oriley@gatewaydistrict.org

Budget discussion. Many high-cost projects this upcoming year and we will need to monitor budget closely.

Status on upcoming high visibility projects included **FPL Streetlights**- Pole installation will slow over the holidays but conduit installation will continue. **Pelican Preserve Blvd., Mill and Resurface-** walkthrough for preconstruction meeting to be scheduled soon. **Striping Project**- Prato and Pistoia roundabout design to merge traffic from 2 lanes into one will be integrated into project design. Cost estimate and funds identified before submission to the City of Fort Myers to amend the permit.

Late invoices from Florida Transportation Engineer (FTE) for FY23, FY24, and early FY25 amounting to $27,690. FY23 and FY 24 are closed out. Discussion of contractual obligations, did GSCDD sign off on the Purchase orders, timeliness, and potential legal action by contractor. Asked Laura LeRoy to check on all, including legal counsel. Item to be tabled to January 26 meeting.

Emergency access road guidelines discussion. Jennifer Nisenoff is SSSC lead for this item and has prepared a draft of GSCDD's responsibilities. This is now with GSCCD leadership who will prepare draft for SSSC review at January meeting.

Patricia Zimmerman communicated that PPAC is hosting a community-wide presentation January 13, 2026 at the Sport Shooting Club's meeting. This presentation will provide the mission and projects of PPAC and the 3 sub-committees- Landscape, Pond's, and Safety and Security.

Jay Gann, Chair SSSC

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 8.A**

ITB-26-1-PW Pond 43 Lake Bank Restoration Bid Recommendation

1. **Requested Motion**: **Meeting Date**: January 8, 2026

Review and discuss the recommendation from the Ponds Subcommittee and staff for ITB-26-1-PW Lake Bank Restoration of Pond 43 and make a recommendation to the Board of Supervisors for award.

Why the action is necessary:

To award a contract for ITB-26-1-PW Lake Bank Restoration of Pond 43.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ITEMS FOR DISCUSSION	Administrative Agenda Items	Chelsea O'Riley

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Attachments:

1. Bid Recommendation Letter.pdf

Financial Impact:

$270,088 from Lake Bank Improvements

6. **Alternative Action**:

Do not approve.

7. **Staff Recommendations**:

Staff recommends awarding to the low bidder. MRI just completed 4 successful ponds in Gateway. MRI has confirmed their pricing is good. If the committee has reservations, the District required Performance Bond for the project in the event the vendor does not perform per the contract. If awarded, this would be under budget and would give Pelican the opportunity to budget for another pond in FY26.

TETRA TECH

MEMO

To:	Gateway Services Community Development District Board of Supervisors
Cc:	Chelsea O'Riley, GSCDD Randy Paniagua, GSCDD Laura LeRoy, GSCDD Anthony Pires Jr., WP&L
From:	Steven Agapi, P.E.
Date:	December 30, 2025
Subject:	Recommendation of Award – ITB-26-01-PW: Lake Bank Restoration – Lake 43

The purpose of this memorandum is to summarize the bids received and make a recommendation of award for the ITB-26-01-PW: Lake Bank Restoration – Lake 43 Bids.

On December 17th, 2025, a total of six (6) bids were received from six (6) bidders for the above-mentioned project at the Gateway Services Community Development District (GSCDD) office. A summary and tabulation of the bids is included herein.

One (1) lake was bid in one (1) package.

The six (6) bidders were:

- MRI Construction, Inc. (MRI)
- Rapid Response Disaster Services (RR)
- Extreme Divers (EXT DIVERS)
- Solas CO (SOL)
- C&B Civil Construction, Inc. (C&B)
- Crosscreek Environmental, Inc. (CC)

The price of each bid is summarized below. The low bidder for the Contract is MRI Construction, Inc. A detailed bid tabulation is attached to this letter.

	Bid Amount
MRI Construction Inc.	$270,088.00
Rapid Response Disaster Services	$481,475.62

Water, Environment, and Infrastructure
10600 Chevrolet Way, Suite 102 Estero FL, 33928
Tel 239.390.1467 Fax 239.390.1769 tetratech.com

Extreme Divers	$487,500.00
C&B Civil Construction	$547,895.00
Crosscreek Environmental Inc.	$995,800.00
Solas CO	$1,144,534.00

Each of the bids were reviewed for conformity to the bid requirements. The table below summarizes the findings of the bid packages reviewed.

Required Items	MRI	RR	EXT DIVERS	SOL	C&B	CC
Official Bid Form, insert firm name at the bottom of the page	✓	✓	✓	✓	✓	✓
Signed copy of each addendum	✓	✓	✓	✓	✓	✓
Official Bid Form, insert Project Cost and any Alternates (if required)	✓	✓	✓	✓	✓	✓
Official Bid Form, all addenda issued, if any, have been acknowledged. (*If a replacement proposal bid form or bid schedule page was issued with any addenda, replacement page is used for submitting a bid)	✓	✓	✓	✓	✓	✓
Official Bid Form, substantial and final completion days inserted (if required)	✓	✓	✓	✓	✓	✓
Official Bid Form, has been properly signed with the corporate seal (if applicable). Attested to by the Secretary.	✓	✓	✓	✓	✓	✓
Bid Bond / Cashier's Check/Certified Check have been submitted with the bid in the amount indicated	✓	✓	✓	✓	✓	✓
Official Bid Form, Bid Schedules & Disk (if applicable), have been properly completed, unit price extensions and totals have been checked for accuracy	✓	✓	✓	✓	✓	✓
Any other submittals required in Part B, “Legal Notice to Bidders, Paragraph 3. Submittal of Bids.”	✓	✓	✓	✓	✓	✓
Erasures or other changes made to the bid have been initialed by the person signing the bid	✓	✓	✓	✓	✓	✓
Contractor's Qualification Questionnaire (properly completed, signed and notarized)	✓	✓	✓	✓	✓	✓
Schedule D, DBE Participation form; completed and signed or good faith documentation. (when applicable)	✓	✓	✓	✓	✓	✓

Proof of a “Good Faith Effort” in attempting to obtain DBE’s for this project. (If subcontractors will be used and no DBE’s are listed on Schedule D.) (when applicable)	na	✓	✓	✓	✓	✓
Public Entities Crime Form	✓	✓	✓	✓	✓	✓
Non-Collusion Affidavit	✓	✓	✓	✓	✓	✓
Trench Safety Affidavit (when applicable)	✓	✓	✓	✓	✓	✓
List of Sub Contractors	✓	✓	✓	✓	✓	✓
Material Manufacturers	✓	✓	✓	✓	✓	✓
Affidavit Certification Immigration Laws (Signed and notarized)	✓	✓	✓	✓	✓	✓
All required documents submitted (1 original and 1 PDF on disc or flashdrive)	✓	✓	✓	✓	✓	✓
Bid properly sealed in an envelope and marked "Sealed Bid", bidders name; project name; solicitation number; date and time of opening	✓	✓	✓	✓	✓	✓

As shown and stated above, all bidders were shown to be responsive providing all the required documents.

MRI was found to be responsive and is the low bidder. MRI has recently completed four (4) lakes in Gateway in 2025. The sum of the low bid is 47% lower than the estimated cost, which was $507,000.00 based on previously completed work in Pelican Preserve. It is our opinion that this bid is low based on previously completed similar work in Pelican Preserve and we have reservations about making a recommendation for the low bidder.

The second low bidder’s, Rapid Response Disaster Services, work experience mainly consists of disaster response activities including debris removal and water and mold mitigation. They provided three (3) shoreline restoration references. However, their proposal for this project does not match the project plans and specifications. They are proposing to use ShoreSox, a system manufactured by SOX Erosion Solutions. This system does not match the plans and specs that the other bidders bid on and therefore we believe Rapid Response Disaster Services should be disqualified. Their bid was for $481,475.62.

The third low bidder, Extreme Divers, has extensive experience in Pelican Preserve and Gateway and completed the restoration of Ponds 47 and 48 in 2025 using the same proposed method for this project. Their bid was $487,500.00.

END OF MEMORANDUM

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 8.B**

Communications Review

1. **Requested Motion**: **Meeting Date**: January 8, 2026

Review and give feedback regarding the Pelican Bulletin and the January 13, 2026 presentation.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ITEMS FOR DISCUSSION	Administrative Agenda Items	Georgia Johnson

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Attachments:

1. January Communications report- PZ.pdf
2. GSCDD Presentation for 1.13.2026-rev.pdf

Report on PPAC Communications

PPAC Meeting Date: January 8, 2025

Patricia Zimmerman: ppacmember3@gatewaydistrict.org

Bulletin on Tree Trimming on Boardwalk, Bike Path, and Boulevards issued December 11

Bulletin on Pond Fishing Locations and Regulations issued December 19

Developed Draft of GSCDD/PPAC Presentation on January 13 sponsored by Sports Shooting Club

- Updated GSCDD slides to make appropriate for the PP audience
- Sent deck to GSCDD staff for review.
- Working with Subcommittee Chairs to finalize their slides.
- Next steps:
  - Ask Randy Paniagua to present the GSCDD portion at the January 13 meeting.
  - Finalize slides after receiving input from GSCDD, PPAC, and subcommittee chairs.
  - Send suggestions to chairs regarding messages.
  - Check the audio-visual in the theatre and do a trial run of the slides.

Attended PP Member Orientation meeting and will request changes to some info on GSCDD.

Upcoming Bulletins to Consider:

- January Announcements
  - Entrance redesign committee being formed
  - Announcement about bridge repairs
  - Update on front gate arm accidents. Still worried about speeding problems
- February Announcements
  - Update on FPL project (map of where new lights will be installed. Compliments from subcontractor about the cooperation of residents
  - Pond #43 Work to Begin Week of February 16

GATEWAY
SERVICES CDD

Gateway Services Community Development District



www.gatewaydistrict.org

Purpose & Background

- Pelican Preserve is part of the Gateway Services Community Development District (GSCDD)
- A CDD is created to:
  - Provide and maintain community infrastructure and amenities
  - Ensure stable, long-term funding outside of county/city taxes
  - Deliver services that directly benefit residents
- The GSCDD operates as a local, special district.

Gateway Services CDD History

- Established at the request of WCI Communities in 1986
  - Under the Florida Land and Water Adjudicatory Commission Chapter 42F-1
  - In accordance with Chapter 190, Florida Statutes

"Powers to… finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities."



How the GSCDD Is Funded (Conceptual Overview)

Methodology, Not Mechanics

- The GSCDD is funded through non-ad valorem assessments
  - Are not based on property value
  - Are tied to the benefits received, not usage.
- All residents share in the cost of:
  - Infrastructure
  - Amenities
  - Operations and Maintenance
- Every property benefits, whether or not an amenity is personally used.

What Changed: New vs. Previous Methodology

Why This Approach Is Different

- Previous methodology relied on a different assessment structure.
- The new methodology:
  - Aligns costs more closely with community-wide benefits
  - Reduces volatility year over year
  - Improves predictability for residents
- The focus is not on recalculating every expense, but on stabilizing how costs are shared.



How the GSCDD Is Funded (Conceptual Overview)

What This Means for Residents

- Individual line items may vary year to year as the budget is allocated across functional groupings (silos)
- Under the new methodology, personnel and administrative costs for Pelican Preserve are stabilized.
- Pelican Preserve paid off the 2013 bond early, which:
  - Reduced total assessment obligations for “Old Pelican”
  - Helped reduce the “impact” of the increase for FY25

A CLOSER LOOK AT YOUR ASSESSMENT

PREVIOUS SILOS

Admin, Roadway, Waterway

CURRENT SILOS

Admin, Roadway, Waterway & Parks and Recreation

2024 TAX BILL

Non-Ad Valorem Assessments Levying Authority	Telephone	Rate	Basis	Amount
CITY OF FORT MYERS FIRE RESCUE SERVICES	239-321-7337		ACTL LEVY	218.00
CITY OF FORT MYERS RESIDENTIAL SOLID WASTE SERVICE	239-321-8050		ACTL LEVY	240.55
GATEWAY SERVICES CDD	954-603-0034		ACTL LEVY	1,324.62
LEE COUNTY SOLID WASTE ASSESSMENT	239-533-8000		ACTL LEVY	35.30

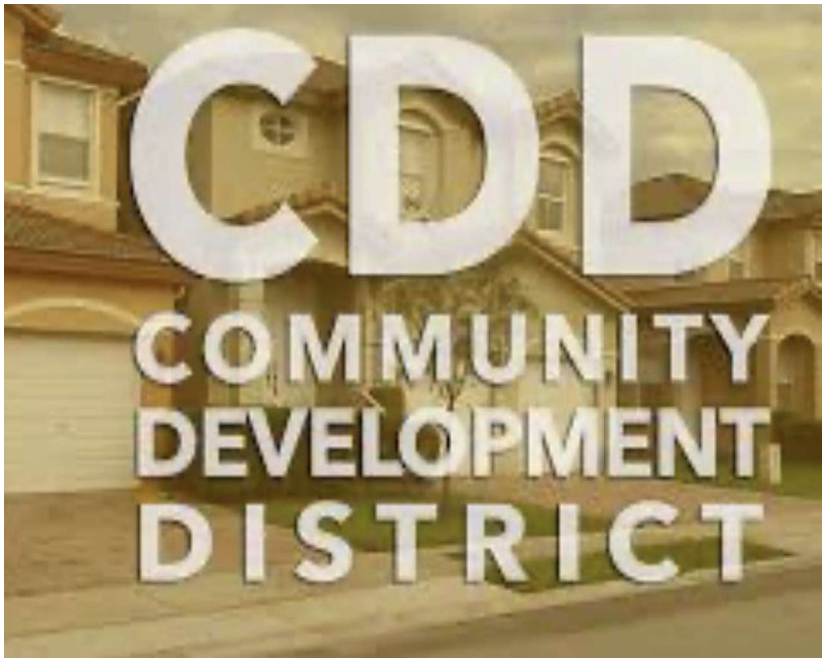
2025 TAX BILL

Non-Ad Valorem Assessments Levying Authority	Telephone	Rate	Basis	Amount
CITY OF FORT MYERS FIRE RESCUE SERVICES	239-321-7337		ACTL LEVY	218.00
CITY OF FORT MYERS RESIDENTIAL SOLID WASTE SERVICE	239-321-8100		ACTL LEVY	240.55
GATEWAY SERVICES CDD	954-603-0034		ACTL LEVY	1,185.98
LEE COUNTY SOLID WASTE ASSESSMENT	239-533-8000		ACTL LEVY	36.56

$138.34 increase

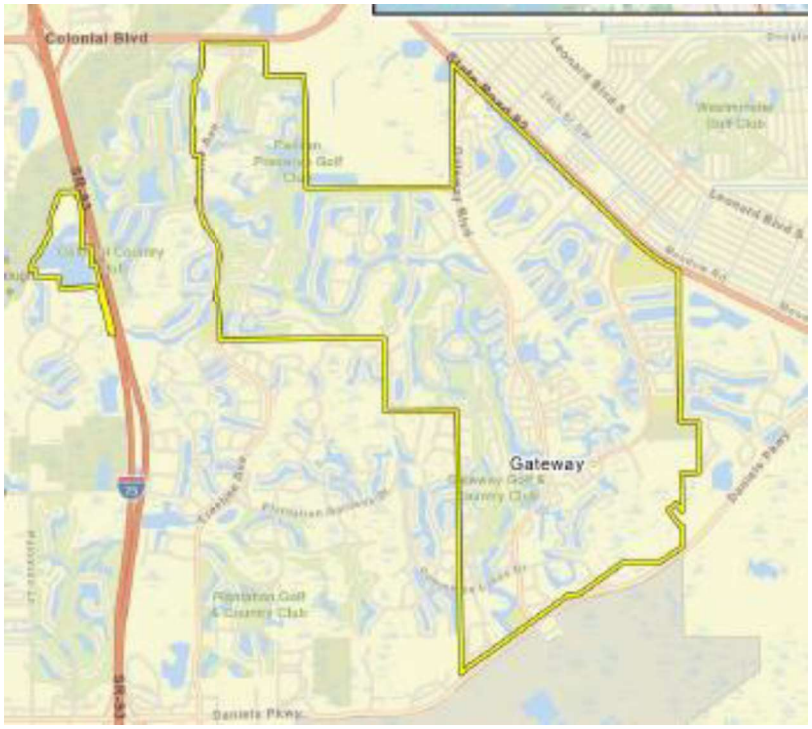
Gateway Services CDD Defined

- Special government entity
- Through which PP developer issued tax-exempt bonds
- To finance the construction and operation of roads, stormwater management system, and other infrastructure in their new communities
- One of 40+ CDDs in Lee County



Gateway Services CDD Size

- The District includes Pelican Preserve and ## communities in the Gateway neighborhood.
- More than 10,000 residents now live in the District.
- The District encompasses approximately 4,488 acres of land.



GSCDD Mission and Vision

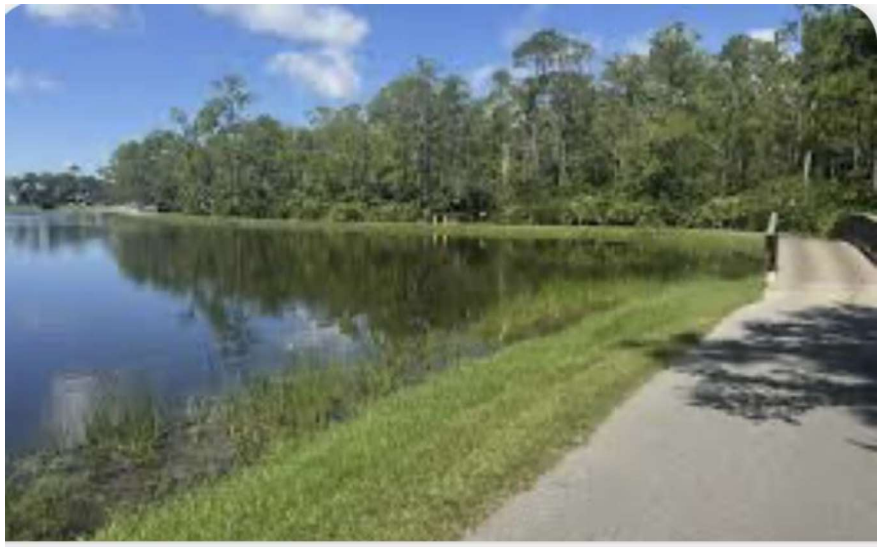
MISSION STATEMENT: Maintain Gateway's position as a premier community of choice.

VISION STATEMENT: Support, manage, and provide quality services to all within the Gateway Services Community Development District.



Gateway Services Responsibilities

- Planning, financing, constructing, operating, and maintaining specific community-wide infrastructure.
    - Common Area Maintenance and Landscaping
    - Natural Resources/Conservation
    - Stormwater/Pond Management



Gateway Services Responsibilities 2



- Recreation Facilities (not in Pelican Preserve
- Roadway/Street Maintenance
- Monuments/Gatehouse
- Street Lighting
- Utilities: A portion of Pelican Preserve is provided this service.

Gateway Services Governance

- Board of five (5) Supervisors
- Elected by vote of landowners in the GSCDD communities for four-year terms without term limits.
- Meet first and third Thursdays at 3 pm at 13240 Griffin Drive.
- Meetings are open to the public

Two Current Supervisors are from Pelican Preserve



Bob Geppert



Carole Pankau



Council-Manager Form of Governance

- The manager is hired and fired by the Board of Directors.
- Manager supervises/coordinates departments
- Appoints and removes their directors
- Prepares the budget
- Makes reports and recommendations to the council.
- Fully responsible for municipal administration

Public Works Department

Pond and Stormwater Management

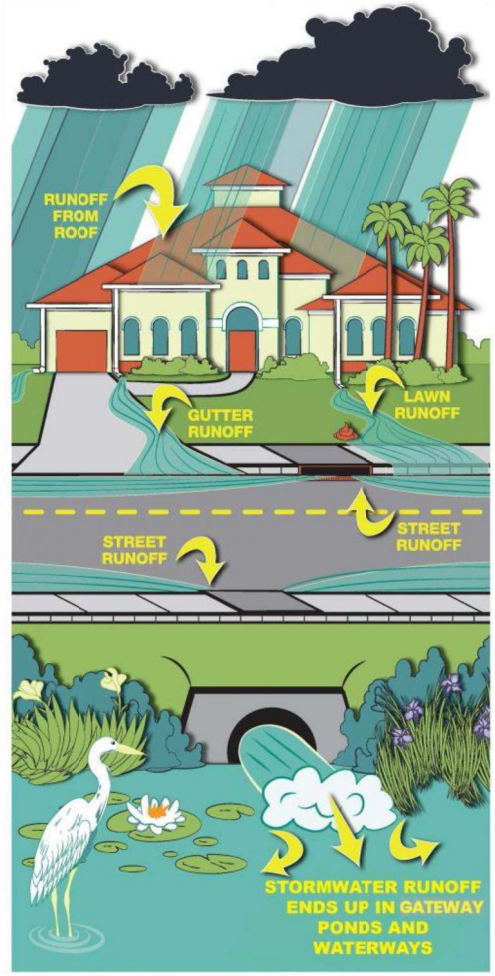
Conservation & Preservation Management

Common Area Maintenance and Landscaping

Street Lighting Management

Roadway/Street Maintenance:

Recreation Facilities Oversight (Excluding Pelican Preserve)



Utilities Department

- GSCDD is the largest water-utility provider for residents within the District.
- The following Pelican Preserve neighborhoods receive their water and sewer services from the GSCDD:
- Part of Materita 11, Prato, Casella, Pistoia
- The majority of PP homes are serviced by the City of Fort Myers



Carole Pankau, GSCDD Supervisor



Budgetary Funding

- funded through a non-ad valorem assessment on property owners within its jurisdiction
- Part of the property tax bill
- Covers operational and maintenance costs, and payments toward bonds and loans financing infrastructure.
- Costs and services vary between communities, resulting in different fees assessed in each community.

Budget Process

- **April**: Staff receives budget templates from Inframark and sends to committees
- **May**: Staff returns completed budget templates to Inframark
  - Board receives draft budget for review
- **June**: Board votes on approved budget, setting the high-water mark
- **June–August**: Budget discussions and adjustments, resident notifications sent, and hearing notices published
- **August**: Public hearing to adopt budget
  - Finalize budget and adopt.

ASSESSMENT METHODOLOGY

FORMER METHODOLOGY

Allowed homeowners in Pelican Preserve to be assessed at a slightly lower level to cover the District's operations and maintenance budget

NEW ASSESSMENT METHODOLOGY

Recommended by outside experts to develop more equitable distribution of costs between homeowners in Gateway District

“Pros” for PP Homeowners:

- Expenses to maintain roadways in Pelican Preserve now shared with the other communities within the GSCDD
- Pelican Preserve will not share roadway maintenance in other Gateway communities as they are owned by HOAs, not the GSCDD

NEW ASSESSMENT METHODOLOGY

“Pros” for PP Homeowners – 2

- Pelican Preserve no longer responsible for 80 percent of the maintenance of the landscaping on Treeline Avenue
- Methodology change did not have a major impact on total non-ad valorem assessments issued in 2025

NEW ASSESSMENT METHODOLOGY

“Cons” for PP Homeowners

- Eliminated “special treatment” for Pelican Preserve
- Increased PP assessment for maintaining landscaping and sidewalks along Gateway Boulevard, Griffin Drive and a few other minor roads outside of Pelican Preserve
- Slightly increased percentage Pelican Preserve homeowners pay for GSCDD administrative costs, shared stormwater flowway costs, and for the maintenance of parks within the GSCDD



GSCDD Advisory Committees

- Established by Resolutions
- Advise the GSCDD regarding financials, asset management, and operations
- Up to Seven (7) members on committees and subcommittees
- Serve for two-year term without term limits
- Advocate for resident interests

GSCDD Advisory Committees

PARKS AND RECREATION ADVISORY COMMITTEE

PELICAN PRESERVE ADVISORY COMMITTEE

- SAFETY AND SECURITY
- PONDS/CONSERVATION AREAS
- LANDSCAPE

Pelican Preserve

Pelican Preserve Advisory Committee

Pelican Preserve Advisory Committee



Peggy Hall,
Chair



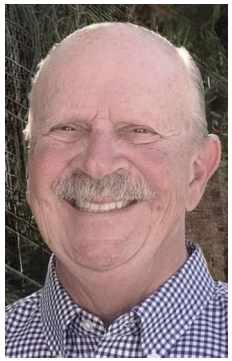
Ed Hedges,
Vice Chair



John Barry



Martin Mantenfel



Tom Shaner



Patricia
Zimmerman

Allen
Steinbeck

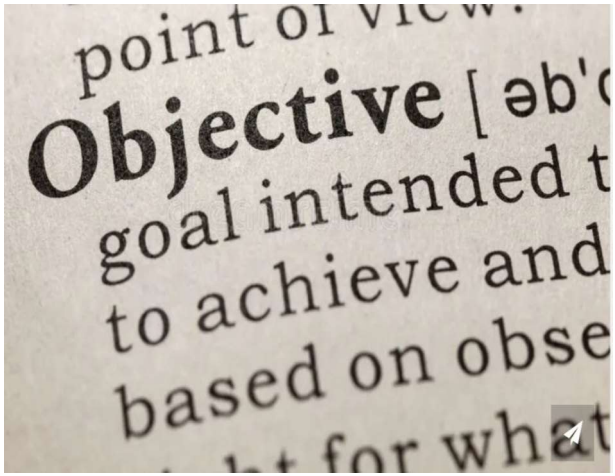


PPAC Mission

Mission Statement:

Gathers data and informs the Gateway community and the Board of Supervisors of issues associated with the current and future use, operation, and maintenance of the various District facilities within the Pelican Preserve

PPAC Overall Objective



To ensure GSCDD responsibly employs non-ad valorem assessments, collected from Pelican Preserve homeowners, for **the purpose of maintaining and improving our infrastructure** to a high-quality standard for the benefit of all residents.



PPAC Impact

The contribution of time and talent from PPAC volunteers

- Helps reduce the need for paid staff to perform certain tasks to maintain and improve our infrastructure

- Can possibly lower the annual assessments charged to Pelican Preserve homeowners.

Three PPAC Subcommittees

- Ponds and Conservation Areas Subcommittee
- Landscape Subcommittee
- Safety and Security Subcommittee

Ponds and Conservation Areas Subcommittee

- Established per Resolution Number 2023-06 on October 20, 2022
- Tasked with promoting stewardship of ponds/conservation areas
- Members spearhead problem-solving by identifying and recommending effective practices



Doug Zanter, Chair

Ponds and Conservation Areas Subcommittee

- Photo of team to be taken on January 6

Members:
Doug Zanter, chair
Jim Latham, vice chair
Lynn Apelgren
Mike Causey
Harold Daigneau
Rich Hennessey
Lou LeMaire

Ponds and Conservation Areas Subcommittee

- **2025 Major Projects and Accomplishments**

- Completed the bid process for maintenance of ponds and conservation areas for 5 years saving $160K over the 5-year period

- Cleaned all the interconnect pipes between our ponds

- Implemented hurricane preparation plan

Ponds and Conservation Areas Subcommittee

- **2025 Major Projects and Accomplishments - 2**

- Allowed limited handicap golf cart access to Preserve boardwalk from Siena side

- Continued testing water quality in our ponds

- Added littorals on multiple ponds (#36, #47, #48, #3)

Ponds and Conservation Areas Subcommittee

- **2026 Plans**
- Restoration of pond #43 (between Giulia and Carena)
- Hold a planning session in January with Superior company and pond volunteers
- Continue to execute on hurricane preparation plan
- Initiate pond fish stocking
- Continue to improve community communications using unified PPAC process

Landscape Subcommittee

Formally established in October 2022

- Focuses on the improvement and enhancement of GSCDD-owned landscape assets within Pelican Preserve
- Consists of property bordering Pelican Preserve Blvd, Cypress Grove and Prato up to the roundabout. Also includes community cul-de-sacs and monuments and a portion of Treeline



Mark Eversman, Chair

Landscape Subcommittee

- 

Members::

Mark Eversman, chair
Vincent Pagetto, vice chair
Kathleen Anderson
Susan Atkinson
Bruce Blatt
Cindy Watterson

Landscape Subcommittee

- **2025 Major Projects and Accomplishments**
- Prioritized planting in areas needing attention and replacing aging vegetation
- Increased plant variety and prioritized plants selections better suited to local soil conditions.
- Replaced Washingtonian palms hit by lightening at four-way stop
- Actively monitored the landscaping vendor and contract to ensure quality care

Landscape Subcommittee

- **2026 Plans**

- **To come**

Safety and Security Subcommittee

- Created and established per Resolution Number 2023-06 on Oct 20, 2022
- Dedicated to working on public safety through community awareness, prevention, recommendations, and education



Jay Gann, Chair

Safety and Security Subcommittee

Members:

Jay Gann, chair
Cece Haas, vice chair
Edmond Crawford
Rich Glover
John Morabito
Jennifer Nisenoff
Lin Zimmerman



Safety and Security Subcommittee

- **2025 Major Projects and Accomplishments**

- Repaving of Aviano Drive and Ravenna Way
- New gates/motors at the Gate House entrance
- Traffic Enforcement- speed monitoring and police enforcement
- Initiated FPL Streetlight Project

Safety and Security Subcommittee

- **2026 Plans**

- Repaving of Pelican Preserve Blvd from Treeline to 4-way stop at Veneto Drive
- Restriping of Pelican Preserve streets, including Bike Lane striping
- Completion of FPL Streetlight Project
- Continuation of Speed Monitoring and Police Enforcement

Bob Geppert GSCDD Supervisor

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 8.C**

Update on Parcels on Treeline & Colonial

1. **Requested Motion**: **Meeting Date**: January 8, 2026

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ITEMS FOR DISCUSSION	Informational Items	Laura LeRoy

Attachments:

1. December 2025 Property Report - Treeline Colonial Blvd.pdf



TREELINE AVE & COLONIAL BLVD

Fort Myers, FL 33913

CLIENT

Gateway Services CDD – Chelsea O'Riley

THE FOLLOWING IS THE CUSHMAN & WAKEFIELD | COMMERCIAL PROPERTY SWFL (CPSWFL) PROPERTY REPORT REGARDING YOUR PROPERTY THROUGH DECEMBER 22, 2025

PROPERTY OVERVIEW

The subject property is a ± 1.15-acre commercial land parcel located at the intersection of Treeline Avenue and Colonial Boulevard in the South Fort Myers / San Carlos submarket. Comprising ± 50,040 square feet situated on both sides of Treeline Avenue, the site benefits from excellent visibility and dual frontage along two major roadways. Currently owned by Gateway Services CDD, which acquired the parcel in 2003 for $9,200. This commercial parcel is zoned Special Development Area (SDA) and has a future land use of Special Community.

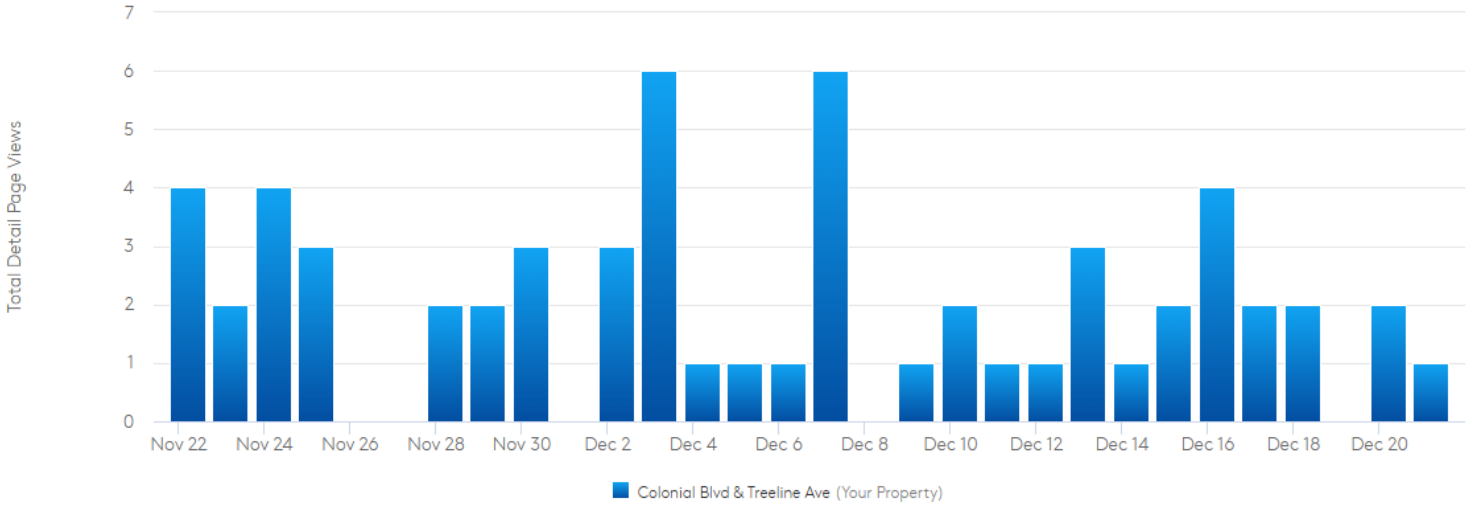
INBOUND / OUTBOUND ACTIVITY REPORT

DATE	SUBJECT	COMMENTS
10/28/2025	Note	A fully executed Listing Agreement was signed.
11/18/2025	Onboarding	The marketing was approved and property is live on all listing sites.
11/20/2025	Email Blast	A Constant Contact email blast was sent to Charlotte, Lee, and Collier County brokers, as well as land buyer prospects. A total of 467 prospects were reached.
11/20/2025	Incoming Call	Riley requested information on the property for Electrify America, they're looking for a ground lease (0.5–1 acre) for a 20-year term. One of their key requirements is proximity to QSRs, convenience stores, or service stations. Electrify America is considering this location to do a charging station.
11/25/2025	Reonomy	A direct mailer was sent to 10 neighbors.
12/19/2025	Email Blast	A CDX Email Blast was sent to 542 prospects

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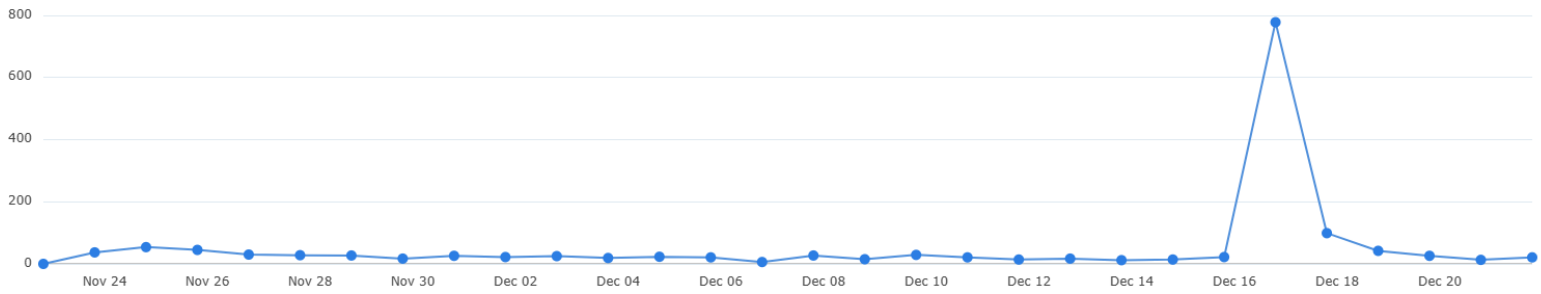
PROPERTY ACTIVITY REPORT

ANALYTICS



11,763 Total Views	4,181 Unique Prospects	14s Average Time on Page
60 Detail Page Views	2.0 Frequency	12m 37s Total Time on Page

1530	28	5	1	0
Impressions	Page Views	Visitors	Opened Flyers	Offers



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Senior Director
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sstoneburner@cpswfl.com

5220 Summerlin Commons Blvd.,
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Fort Myers, FL 33907

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Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 8.D**

Arch Bridge Repair & Painting Contract Recommendation of Award

1. **Requested Motion**: **Meeting Date**: January 8, 2026

Consider approval to proceed with bridge repair and repainting services for Bridge 12ARC01 in Pelican Preserve based on the 2024 inspection findings and authorize staff to execute the work with Hein Brothers General Contracting in the base amount of $14,980.00 (up to $20k), for an owner-controlled reserve for excluded or unforeseen items, subject to final color selection and coordination requirements and authorize the District Manager to take appropriate action.

Why the action is necessary:

The 2024 bridge inspection identified maintenance and cosmetic repair needs that, if addressed proactively, will extend the life of the structure and reduce the likelihood of more costly repairs in the future. Including a contingency reserve, allows the District to respond efficiently to unforeseen conditions or excluded items that may arise during construction, while maintaining fiscal control and avoiding unnecessary delays.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ITEMS FOR DISCUSSION	Informational Items	Laura LeRoy

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5. **Background**:

The most recent inspection of Bridge 12ARC01 within Pelican Preserve was completed in 2024. The inspection recommended that bridge inspections occur on a 24-month cycle, with the next inspection due in 2026. In addition to the structural and underwater inspection, Volkert provided a list of recommended repairs, cost estimates, and photographic documentation.

Based on the findings of the 2024 Volkert report, the Safety and Security Subcommittee voted to proceed with completing the recommended repairs and repainting of the bridge and to forgo the next scheduled reinspection by the engineer. As a result, staff developed a scope of work based on the 2024 inspection report and invited four qualified vendors to submit proposals. To date, Hein Brothers General Contracting is the only vendor that has submitted a proposal.

The proposal outlines a detailed list of what work is included and excluded from the based price. Landscaping clearing required to access the bridge has already been coordinated through the Landscape Subcommittee in December, and trimming will be completed in advanced of construction. The contractor will require the use of a barge to access the sides and underside of the bridge, and temporary access at the end of Fortina Drive will be needed as a staging and boat-launch location.

Additionally, a decision is required regarding paint color selection, either matching the existing

bridge color scheme or transitioning to the new monument color palette.

Attachments:
1. Pelican Preserve Community - Arch Bridge Repair and Repainting 12.19.25.pdf
2. HB License and COI - 2025-2026.pdf
3. Updated Reference Listing 10-2025.pdf

Financial Impact:
The proposed base cost for the bridge repair and repainting work is $14,980.00. In addition, staff recommends establishing an owner-controlled contingency reserve to address any excluded items, unforeseen conditions, or minor additional repairs discovered during construction.

Funding for both the base contract amount and contingency reserve must be established and available upon the approval of this item.

6. **Alternative Action**:
PPAC may elect to defer the repairs, and require a new engineering inspection, or direct staff to seek additional proposals. Either option may result in higher overall costs, delays, or further deterioration of existing bridge conditions.

7. **Staff Recommendations**:
Staff recommends approval to proceed with the bridge repair and repainting services for Bridge 12ARC01 with Hein Brothers General Contracting in the base amount of $14,980.00, plus an owner-controlled contingency reserve (round up to $20k for approval) for excluded or unforeseen items. This is subject to final paint color selection and coordination of access and staging requirements, as this approach addresses the 2024 inspection recommendations in a timely and cost-effective manner.

December 19, 2025

Gateway Services CDD
Attn: Paul Flores, *Public Works Director*
13240 Griffin Drive
Fort Myers, Florida 33913
Phone: 239-738-5073/239.561.1313 ext 216
E-mail: paul.flores@gatewaydistrict.org

RE: Exterior Repainting and Repair – Pelican Preserve Community, One (1) Arch Bridge with Minor Stucco Repairs, 10601 Camarelle Circle, Fort Myers, 33913

BID PROPOSAL

We are pleased to submit our proposal. Listed below are the specifications of the work to be performed for you:

A. PRESSURE CLEANING:

1. Solution and application method varies with degree of contamination as follows:
2. Following are the steps to be used in pressure cleaning.
   a. Commercial grade chlorine and water will be sprayed on first to kill all mildew.
   b. We will use approximately 3,000 lbs. psi of pressure to pressure clean and remove all mildew, chalking, and loose material.
3. Every precaution will be utilized to protect surrounding vegetation which will be rinsed down with plain water prior to start of pressure cleaning and again after procedure.

B. SEALING, CHALK, AND EFFLORESCENCE:

1. Verify powder residue on surface is either chalking due to weathering of alkalinity, or efflorescence localized powdery on cementations surfaces usually indicated efflorescence of high alkalinity.
2. Apply surface conditioner solution with brush, roller, airless, or pressure sprayer.
3. Allow to dry according to label directions before proceeding.
4. Recheck for chalk after surface conditioner is dry
5. Topcoat surface conditioner within seven (7) days after overnight drying.

C. CAULK AND SEALANT:

1. Caulk will be applied as necessary with ***BASF MasterSeal NP-1 One Part Urethane or equal.***
2. Hairline cracks coat over during normal priming and painting.
3. Cracks - 1/16" to 1/8"
   a. Rake over with knife and clean.
   b. Seal with surface conditioner.
   c. Fill with patching compound, blending with adjacent surfaces.
4. Cracks 1/8" to 1/4"
   a. Cut a v-groove.

b. Rake out with knife and clean.
c. Seal with surface conditioner.
d. Fit with backer rod if necessary.

D. PREPARATION:

1. **Rust stains:**
   a. Remove stains with rust stain remover, rinse and let dry.
   b. From embedded iron deposits.
      1. Chip, drill, or chisel out.
      2. Treat stain with oxalic acid**.**
      3. Seal with surface conditioner.
      4. Fill with patching compound, blending with adjacent surfaces.
2. **Stucco:**
   a. Deteriorating stucco area less than two (2) square inches in size and 1/4" deep:
      1. Sound out and remove loose stucco.
      2. Seal with surface conditioner.
      3. Fill with ***Sherwin-Williams ConSeal Smooth or Textured Elastomeric Patching Compound A5 Series*** blending with adjacent surfaces. This will be bridged approximately two (2) inches on both sides and center crowned directly over cracks to allow for thermal movement. Patches will be done to match existing surfaces as close as possible.
3. **Ferrous Metal:**
   a. After pressure washing and mildew treatment, sand, scrape, and wire brush remaining loose paint and rust.
   b. Clean surface to be painted by solvent wiping.
   c. Prime rust and bare metal.
   d. Apply surface conditioner as necessary to previously coated chalking surfaces.
4. Important: The degree of preparation of ferrous metal directly determines the degree of success of any coating system.

- ***No structural repair included.***

E. MATERIAL SCHEDULE:

1. **Previously Painted Stucco Walls, Columns, Quoins, Bands, Trim, etc.:**
   a. Primer: One coat ***Sherwin-Williams Loxon Masonry Conditioner Clear LX03 Series*** sprayed to achieve an even uniform finish.
   b. Finish: One coat ***Sherwin-Williams Resilience Exterior Acrylic Satin K43 Series, for a Ten (10) Year Labor and Material Warranty*** sprayed/rolled on and back rolled in to achieve an even uniform finish.
2. **Previously Painted Exterior Ceilings:**
   a. Finish: One coat ***Sherwin-Williams Resilience Exterior Acrylic Satin K43 Series*** sprayed/rolled on and back rolled in to achieve an even uniform finish.
3. **Previously Painted Miscellaneous Rails:**
   a. Prep: All doors and frames will be scraped and sanded, as necessary to achieve an even uniform.

b. Primer: Spot prime with ***Sherwin-Williams Bond-Plex WB Acrylic Coating B71 Series*** sprayed/rolled on and back rolled in to achieve an even uniform finish.
c. Finish: One coat ***Sherwin-Williams Bond-Plex WB Acrylic Coating B71 Series*** sprayed/rolled on and back rolled in to achieve an even uniform finish.

4. **Accessory Materials:**
   a. Paint additives, thinners and other materials not specifically indicated but required to achieve the finishes specified of commercial quality.

F. PROTECTION:

1. Protect elements surrounding the work of this section from damage or disfiguration.
2. Furnish drop cloths, shields, and protective methods to prevent spray or droppings.
3. Remove empty paint containers from site.

G. CONSTRUCTION CLEANING:

1. Maintain areas under contractor's control free of waste materials, debris and rubbish.
2. Remove waste materials, debris and rubbish from job site periodically and dispose of off-site, conforming to applicable regulations for disposal of debris.

H. STORAGE AND PROTECTION:

1. Store products immediately upon delivery, in accordance with manufacturer recommendations with seals and labels intact.
2. Protect until installed.

I. ENVIRONMENTAL REQUIREMENTS:

1. Do not apply material during inclement weather or when air substrate surface temperature is below recommendations.
2. Maintain disposal area in orderly manner, prevent run-off into waterways or onto adjacent properties.

J. COLORS:

1. **There may be a color change, either way, this bid is based on one prime coat and one finish coat for coverage.**
2. Provide field sample illustrating coating color, color coverage, texture and finish.
3. Accepted sample may remain as part of the work.

K. APPLICATION:

1. Apply products in accordance with manufacturer’s recommendations.
2. Do not apply finishes to surfaces that are not dry.
3. Apply each coat to dry film thickness as recommended by manufacturer.
4. Allow applied coat to dry before next coat is applied.
5. Apply exterior coatings using brush, roll or spraying where applicable.

L. CLEANING:

1. As work proceeds, promptly remove paint where spilled, splashed, or splattered.

2. During progress of work maintain premises free of unnecessary accumulation of tools, equipment, surplus materials, and debris.
3. Collect waste, cloths, and materials which may constitute a fire hazard, place in metal containers and remove daily from site.

M. INSPECTION:

1. Verify surfaces are ready to receive work as recommended by manufacturer.
2. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially effect proper application.
3. Verify moisture content does not exceed manufacturer recommended "dry" condition.
4. Beginning of installation means acceptance of existing surfaces.

N. WARRANTY:

1. Hein Brothers, LLC. and ***The Sherwin-Williams Company*** will provide a "Ten (10) Year Labor and Material Warranty" to all painted masonry walls and ceiling surfaces with Resilience product line.
2. Warranty against blistering, peeling, or other loss of adhesion of material applied by Hein Brothers, LLC. and other defects in material. This does not cover loss of adhesion of pre-existing coatings.
3. No warranty on wood and metal.
4. This quote is based on ***The Sherwin-Williams Company*** specifications. We will strictly adhere to these specifications as they pertain to this project.

O. QUALITY ASSURANCE: Hein Brothers, LLC., is a qualified applicator company specializing in commercial and residential painting and finishing with over 100 years combined experience in the industry.

P. NOTES: All estimates in this Bid Proposal and all work performed will comply with the product manufacturers specifications as outlined by ***The Sherwin-Williams Company*** and Hein Brothers Contract provided September 19, 2024. Hein Brothers shall not be responsible for delays resulting from such unforeseen occurrences including, without limitation, any force mature, acts of God, inclement weather, delays or complications caused by third parties, delays resulting from strikes or other labor troubles, direct or indirect acts of government, fires, floods, newly discovered and previously unknown conditions of the building which require additional preparation, or any other cause beyond our control.

In addition, a full-time supervisor will remain on project every day until completion, as well as daily site visits from our General Superintendent, Carlos Vazquez (cell: 239-339-3789) and Project Representative, Mark Hein (cell: 239-339-3075). A *Sherwin-Williams* Representative will also perform multiple weekly visits.

All Approved Colors shall be signed off and approved by the Board of Directors or Authorized Agent in advance of application. Hein Brothers shall only be responsible for

applying the Approved Colors and will not be responsible for any paint or paint product not approved by the paint manufacturer.

ADDITIONAL NOTES: This proposal has been prepared using *Sherwin-Williams* Paints; however, Hein Brothers is a qualified applicator of premium quality painting products also provided by Florida Paints and Coatings, Benjamin Moore, PPG/Porter Paints, Povia Paints, Valspar Paint, and the Scott Paint Company.
For product material information, feel free to visit the manufacturers websites: http://www.sherwin-williams.com, https://www.floridapaints.com, www.benjaminmoore.com/Offical-Site, www.ppgporterpaints.com, http://poviapaints.com, www.valsparpaint.com, and www.scottpaint.com.

Hein Brothers will work continuously and expeditiously to complete the project, barring any unforeseen circumstances. Hein Brothers will also require a space at the job site for a port-a-let and job site trailer. Hein Brothers will also require clear and reasonable access to all areas of work prior to commencement. Any landscaping that obstructs access to the areas of work will need to be trimmed back by Owner to ensure accessibility prior to painting preparations. Hein Brothers will not be responsible for any damage to landscaping in the work areas due to Owner's failure to trim said landscaping prior to work commencement. Hein Brothers will use reasonable efforts to protect any grass in the work areas if the use of high-lift aerial platform equipment is utilized. Grass will be protected with plywood if the use of a high-lift aerial platform equipment is utilized.

Owners will be responsible for removing any furnishings, plants, rugs, blinds, and any other personal property from entryways, lanai, and for cleaning of lanai's, prior to work commencing. Lanai's will not be pressure cleaned. Lanai walls and ceilings to be painted will be broom cleaned, floors will be cleaned with a solvent to remove residues prior to painting. Hurricane Shutters will need to be left in the OPEN position for painting of lanai walls and ceilings. If shutters are closed, the area will not be painted. Garage Doors must, and will, always be painted in the closed position. Owners should take care when opening their garage door for the first time after painting, as the paint seal between garage door panels may hinder opening with automatic openers, (Doors need to be open within thirty (30) days by owners or owner's representative).

While pressure washing, any windows and screens will be rinsed off. However, they will not be cleaned professionally. Hein Brothers will use all reasonable care and efforts to protect screened areas. Hein Brothers will not be responsible for screens that may tear/rip during our normal scope of work, due to age and existing condition.

Screen replacement projects will be utilizing industry standard 18/14 mesh (or Phifer 18/16) and spline, unless otherwise noted and will exclude inaccessible screen and or spline area(s).

Owner shall be responsible for providing notice of the work to begin to residents and surrounding neighbors before the commencement of work. Owner shall advise residents and surrounding

neighbors to remove any cars, vehicles, or other personal property from around the work area, prior to commencement of work. Hein Brothers shall not be responsible for any overspray on vehicles, or other personal property, that was not moved prior to work commencing. Owner shall also be responsible for flagging sprinklers to allow high lifts to navigate around the property. Hein Brothers shall not be responsible for any damages sprinklers which were not flagged.

Owners shall assume all responsibility financially to provide full and safe access to building (s) during the duration of this project.

Hein Brothers will require the continuous use and access to electricity and water for this project. Normal project hours will be 8:00 a.m. to 5:00 p.m., Monday through Friday.

Owner is responsible for placing the fire alarm in the “Test Mode" during the project. Owner is also responsible for suspending any elevators on the top floor of the building and disabling their operations while building is being pressure washed and returning elevators to normal use after pressure washing is completed.

At all times, painters will wear proper attire provided by Hein Brothers/Painters, including shirts, white paints, and work shoes.

Due to certain exterior surfaces exhibiting excessive layers/thickness of existing materials from previous repaints, early product failure may occur. To prevent such product failure, exterior surfaces may need to be stripped down to bare substrates prior to painting. Once notified if this applies to your property, if Owner elects not to perform the surface stripping prior to painting, Owner then accepts full responsibility for any defects that may occur due to application over previously applied materials. Hein Brothers will not be responsible for adhesion failure that may occur as a result of Owners failure to strip the surface, and Hein Brothers’ labor warranty shall not be applicable in such situation.

No music shall be allowed on the job site, and a foreman will be on site throughout the project until completion. Any remaining supply of finish materials will be relinquished to Owner for touch-up use.

Please advise us of any of your specifications that you find are contradictory to the scope of work that we have provided. We will make necessary changes.

Materials and Labor Cost Escalation: The parties acknowledge that the Contract Price and this proposal have been prepared and calculated based upon the current prices for materials and labor needed to complete the Work. The parties further acknowledge that Painting and Restoration materials can be subject to price volatility due to conditions beyond the control of Hein Brothers, LLC. Accordingly, should there be an increase in the prices of any product or materials and or labor included in the proposal between the date of this proposal and the time when the Work is completed, and such price increase ultimately results in higher materials and labor costs for Hein Brothers, LLC to complete the Work, the total consideration due to Hein Brothers, LLC under the Contract and

proposal shall be subject to increase in an amount equal to the additional cost increase for the materials and labor. Upon written notice and documentation to Owner evidencing the stated increase in material and labor costs, Owner agrees to pay that additional cost increase to the Hein Brothers, LLC.

The labor warranty provided by Hein Brothers shall expressly exclude any claims of damage due to unforeseen conditions, including without limitation, previous coating adhesion failure, water intrusion, PH burn, delaminating stucco, rust mites, and or hydrostatic pressure. Any claims for construction defects are subject to the notice and cure provision of Chapter 558, Florida Statutes. Hein Brothers, LLC, State of Florida Certificated General Contractor License #CGC1520738.

Q. PRICES:

Base Bid: ..... $ 14,980.00

Includes: All labor, equipment and materials to pressure clean, prep, prime and paint all exterior previously painted exposed stucco surfaces, bridge face, vertical walls, wing walls, columns, arched exterior ceilings, metal rails, and all miscellaneous attached previously painted items. Caulking, as needed to all exposed cracks and voids and any other areas, will be performed prior to painting. Minor stucco repairs up to 100 square feet, water truck for pressure washing, waterproofing at all horizontal surfaces of both walls. All work to be performed in accordance with The Sherwin-Williams Company manufacturer's product specifications.

Excludes: Clearing of vegetation, landscaping, plumbing, all electrical fixtures and or fire control devices, major concrete and stucco repairs/restoration over 100 square feet, replacement of light fixtures, permitting, electrical work, engineering, road markings, road special expansion joints, containment systems. unforeseen conditions, and any work not specifically mentioned above.

Notes:

1. Will need easy access for boat launch.
2. Water-based products to be used.
3. Job to start and finish during "dry" season.

Thank you for the opportunity to submit our bid proposal. I hope that we can come to terms and perform the work for you with our assurance of a job well done. If I can be of any assistance, please feel free to call.

Respectfully,

Bill Maksim, *B.S., CGC,*
Senior Project Manager

CONTRACT

Gateway Services CDD
Attn: Paul Flores, *Public Works Director*
13240 Griffin Drive
Fort Myers, Florida 33913
Phone: 239-738-5073/239.561.1313 ext 216
E-mail: paul.flores@gatewaydistrict.org

Date: December 19, 2025
Project: **Exterior Repainting and Repair**
Pelican Preserve Community
One (1) Arch Bridge with Minor,
Stucco Repairs
10601 Camarelle Cir
Fort Myers, FL 33913

We are pleased to submit our contract for the following:
Please see specifications for complete detail of work.

PRICE:

☐ **Base Bid:**..... **$ 14,980.00**

Includes: All labor, equipment and materials to pressure clean, prep, prime and paint all exterior previously painted exposed stucco surfaces, bridge face, vertical walls, wing walls, columns, arched exterior ceilings, metal rails, and all miscellaneous attached previously painted items. Caulking, as needed to all exposed cracks and voids and any other areas, will be performed prior to painting. Minor stucco repairs up to 100 square feet, water truck for pressure washing, waterproofing at all horizontal surfaces of both walls. All work to be performed in accordance with The Sherwin-Williams Company manufacturer's product specifications.

Excludes: Clearing of vegetation, landscaping, plumbing, all electrical fixtures and or fire control devices, major concrete and stucco repairs/restoration over 100 square feet, replacement of light fixtures, permitting, electrical work, engineering, road markings, road special expansion joints, containment systems. unforeseen conditions, and any work not specifically mentioned above.

Notes:
1. Will need easy access for boat launch.
2. Water-based products to be used.
3. Job to start and finish during "dry" season.

Contract Continues: Page One of Two

CONTRACT

Gateway Services CDD
Attn: Paul Flores, *Public Works Director*
13240 Griffin Drive
Fort Myers, Florida 33913
Phone: 239-738-5073/239.561.1313 ext 216
E-mail: paul.flores@gatewaydistrict.org

Date: December 19, 2025
Project: **Exterior Repainting and Repair**
Pelican Preserve Community
One (1) Arch Bridge with Minor,
Stucco Repairs
10601 Camarelle Cir
Fort Myers, FL 33913

Contract Continued: Page Two of Two

This proposal/contract is valid for ten (10) days due to today's rate of production and scarcity of raw materials.

Payment to be as follows: 100% within fifteen (15) days of completion.

All material is to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the enclosed specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Owners will be responsibility for any equipment cost associated with work delays due to approval of colors, samples, mockups, etc.… After payment terms have been negotiated, payment schedule will follow and become part of this contract. Subject to late charge of three percent to any unpaid balance after thirty (30) days past due date, unless otherwise negotiated. We shall not be liable for delays resulting from strikes or other labor troubles, direct or indirect acts of government, fires, floods, accidents or any other cause beyond our control. We are not responsible for damage from pressure washing to aged lanai screens. We are also not responsible for overspray on vehicles that were not moved even after our notice was posted advising vehicle owners to do so. Owner to carry fire, tornado and other necessary insurance. We carry General Liability and our employees are fully covered by Workman's Compensation.

This proposal/contract is valid for ten (10) days due to today's rate of production and scarcity of raw materials.

Hein Brothers, LLC. By: _____

Bill Maksim, *B.S., CGC, Senior Project Manager*

The enclosed prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Acceptance Date: _____

Signature: _____
Print Name: _____
Title: _____

State of Florida
Department of State

I certify from the records of this office that HEIN BROTHERS LLC is a limited liability company organized under the laws of the State of Florida, filed on November 13, 2012, effective November 13, 2012.

The document number of this limited liability company is L12000143477.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on March 16, 2023, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixteenth day of March, 2023



Secretary of State

Tracking Number: 0248508157CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

HEIN, ERIC E

HEIN BROTHERS LLC
13721 JETPORT COMMERCE PKWY
SUITE
FORT MYERS FL 33913

LICENSE NUMBER: CGC1520738

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/05/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

110

HEINBRO-02 SE01SGESHOSKA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 11/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # L077730 AssuredPartners of Florida, Cape Coral 3501 Del Prado Blvd. S Suite #204 Cape Coral, FL 33904	CONTACT NAME: Heather Cox PHONE (A/C, No, Ext): (239) 205-1537 FAX (A/C, No): (239) 542-5527 E-MAIL ADDRESS: heather.cox@assuredpartners.com
INSURED Hein Brothers, LLC 13721 JetPort Commerce Pkwy #7 Fort Myers, FL 33913	INSURER A : Kinsale Insurance Company — 38920 INSURER B : Auto-Owners Insurance Company — 18988 INSURER C : Richmond National Insurance Company — 17103 INSURER D : Federal Insurance Company — 20281 INSURER E : Navigators Insurance Co — 42307 INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Contractual X XCU GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			0100275696-1	1/2/2025	1/2/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY			4946763600	4/24/2025	4/24/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $			RN70511951	6/12/2025	1/2/2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
D	Equipment Floater			4547-12-25 EUC	10/24/2025	10/24/2026	Leased or Rented	150,000
E	Protection & Indemni			NY25CFTZ0MJAX01	9/2/2025	9/2/2026	Any One Occurrence	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

INFORMATIONAL PURPOSES ONLY

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/05/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy (ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER FrankCrum Insurance Agency, Inc. 100 South Missouri Avenue Clearwater, FL 33756	CONTACT NAME: FrankCrum Certificate Department	
	PHONE: (800) 277-1620 X 4800	FAX: (727) 797-0704
	E-MAIL ADDRESS: certs@frankcrum.com	
	INSURERS(S) AFFORDING COVERAGE	**NAIC#**
	INSURER A: **Frank Winston Crum Insurance Company**	**11600**
INSURED FrankCrum L/C/F Hein Brothers, LLC 100 South Missouri Avenue Clearwater, FL 33756	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 1296124 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSRD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURENCE	$
	CLAIMS MADE / OCCUR						DAMAGE TO RENTED PREMISES (Ea occurence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY / PROJECT / LOC						PRODUCTS-COMP/OP AGG	$
	OTHER							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE UNIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURENCE	$
	EXCESS LIAB / CLAIMS MADE						AGGREGATE	$
	DED / RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N	N/A		WC202500000	01/01/2025	01/01/2026	X PER STATUE / OTHER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?						E.L. EACH ACCIDENT	$1,000,000
	(Mandatory in NH)						E.L. DISEASE-EA EMPLOYEE	$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-POLICY LIMIT	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Effective 09/08/2014, coverage is for 100% of the employees of FrankCrum leased to Hein Brothers, LLC (Client) for whom the client is reporting hours to FrankCrum. Coverage is not extended to statutory employees.

CERTIFICATE HOLDER

INFORMATIONAL PURPOSES ONLY

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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REFERENCES

Island Management
711 Tarpon Bay Road
Sanibel, FL 33957
Contact: Ms. Sarah Doherty,
Direct of Operations, CAM
Phone: 239-745-1940

Multiple Condominiums in SW FL
Contact: Mr. Jeff Charpentier, *GM*
Phone: 239-633-0170

Guardian Property Management
6700 Lone Oak Blvd
Naples, FL 34109
Contact: Mr. Hank Scholz, *Manager*
Phone: 239-322-8915

Wildcat Run Condo Assoc., Inc.
Wildcat Run Drive
Estero, FL 33928
Contact: Mr. Bill Chini, *Prty Manager*
Phone: 239-778-4189

Venetian Isles Condominiums
4000 Gulf Shore Blvd., North
Naples, FL 34109
Contact: Mr. Daniel Wollwinder
Phone: 239-315-8581

The Palms of Bay Beach Condo Assoc., Inc.
4203, 4223, 4253, and 4248 Bay Beach Lane
Fort Myers Beach, FL 33931
Contact: Mr. Mike Hicks, *Board President*
Phone: 434-944-6073

Tennis Villas at South Seas
3100 and 3200 Tennis Villas
Captiva, FL 33924
Contact: Ms. Sarah Doherty, *CAM*
Phone: 239-745-1940

Avalon Preserve
Fort Myers, FL 33908
Contact: Mr. Mike Kalen
Phone: 407-466-2500

Bellamar at Beach Walk
15490 Bellamar Circle
Fort Myers, FL 33908
Contact: Ms. Debbi Dimagio
Phone: 773-517-2802

Barrow Engineering
16051 Swallowtail Lane
Fort Myers, FL 33912
Contact: Mr. Rich Barrow, *Owner PE*
Phone: 239-4107768

LCM Engineering
5294 Summerlin Commons Way
Fort Myers, FL 33907
Contact: Ms. Tree Tietosrt
Phone: 239-834-2194