Pelican Preserve Advisory Committee

Thursday, July 9, 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.** May 14, 2026 Pelican Preserve Advisory Committee Meeting Minutes

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

7. **SUBCOMMITTEE UPDATE(S)**
   - **A.** Landscape Update
   - **B.** Ponds Update
   - **C.** Safety & Security Update

8. **ITEMS FOR DISCUSSION**
   - **A.** Communications Review
   - **B.** Monument Design Update
   - **C.** FY27 Budget Discussion

9. **STAFF UPDATE**

10. **MEMBER ITEMS AND REPORT**

11. **SET NEXT MEETING AGENDA**
    Next scheduled meeting: August 13, 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**

May 14, 2026 Pelican Preserve Advisory Committee Meeting Minutes

1. **Requested Motion**: **Meeting Date**: July 9, 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. 5.14.26 Gateway Services PPAC Minutes.pdf

7. **Staff Recommendations**:

Approve the May 14, 2026 PPAC Meeting Minutes

MINUTES OF MEETING
PELICAN PRESERVE ADVISORY COMMITTEE
Thursday, May 14, 2026, at 2:00 p.m.
DRAFT

1. CALL TO ORDER

Mr. Hedges called the meeting to order at 2:00 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Members:
Peggy Hall, Chair, (*Remote)*
Ed Hedges, Vice-Chair, *(Acting Chair)*
John Barry
Marty Mantenfel
Tom Shaner
Doug Zanter
Patricia Zimmerman

Staff:
Laura LeRoy, Assistant District Manager

Guests:
Bob Geppert, BOS
Carole Pankau, BOS
Cece Haas, Safety & Security Subcommittee
Bill Prysi, Weston & Sampson

> On MOTION by Mr. Mantenfel, seconded by Mr. Barry, with all in favor, approve Peggy Hall to participate remotely due to extraordinary circumstances. 6-0

4. PUBLIC COMMENTS

Ms. Sherry Schiller, from Camarelle discussed item 8G regarding concerns over purchasing authority for subcommittees and the need for more in-house fiscal control.

5. APPROVAL OF MINUTES

A. January 7, 2026 Ponds Subcommittee Meeting Minutes
B. March 12, 2026 PPAC Minutes

> On MOTION by Mr. Mantenfel, seconded by Mr. Barry, with all in favor, approve the meeting minutes included as items 5A and 5B. 7-0

6. FINANCIAL REPORT

A. District Financial Report

Ms. LeRoy updated the Board on its current financial position based on the April financials, which were not included in the agenda package but will be included in next month's agenda package.

Ms. LeRoy stated that expenses are on target and reviewed budget amendment adjustments and reserve account transfers.

Ms. LeRoy also noted a concern with the Safety & Security budget, as it did not include funding for speed monitoring devices and is currently over budget by $30,000 in unplanned spending for the year.

Mr. Hedges suggested that the budget associated with the removal of old streetlights be adjusted accordingly.

Ms. LeRoy stated the "R&M other" is the only over budgeted item.

7. SUBCOMMITTEE UPDATE(S)

A. Landscape Update

A compliment from Mark Everman regarding Mr. Mantenfel was discussed.

B. Safety & Security Update

Ms. LeRoy advised the Board that she is back with Safety and Security Subcommittee and will be running the meetings. She will be working more on the administrative side, and Mr. Flores will be executing the projects.

Mr. Mantenfel expressed concerns regarding two older trees located on Pelican Preserve Boulevard that have green tape around them. Mr. Hedges stated that no trees will be removed as part of the street lighting project. There is still some tree trimming, sod replacement (which will be addressed during the rainy season), and miscellaneous electrical decommissioning.

A discussion ensued focusing on tree trimming requirements and the cost to improve safety near streetlights. Because of the conflict between the subcommittees on the decision of which trees should be trimmed, GSCDD is looking to PPAC to make the decision.

> On MOTION by Mr. Mantenfel, seconded by Mr. Shaner, with all in favor, approval to trim 80 trees as recommended by the Safety and Security Subcommittees' original proposal for $12,400, charged to the streetlight project budget. 7-0

Mr. Hedges stated the bid for the Pelican Preserve mill and resurfacing project will include three components: (1) milling and resurfacing from Treeline to the four-way stop; (2) the formal implementation of the bike lane along the Boulevards; and (3) restriping all neighborhood streets.

Ms. LeRoy stated that bids will be opened on May 27, 2026, and that the results will be announced and reviewed on May 28, with a recommendation to be presented to the Board.

Mr. Zanter gave the report for the Ponds Subcommittee meeting, Mr. Jim Latham was elected Chair and Mr. Harold Daigneau was elected Vice-Chair. He also discussed the restoration of Pond 21, the biggest pond project, being 7,000 linear feet.

8. ITEMS FOR DISCUSSION

A. Presentation of Design Program from Bill Prysi with Weston & Sampson

Mr. Prysi briefly discussed the presentation to the Committee, which outlined the design program and focused on two schematic concepts for community entry signage.

Mr. Prysi discussed the level of flexibility and overall direction of the design concept, including the associated budget figures as presented.

Mr. Hedges raised concern with the lighting design and existing electrical issues within the Pelican landscape lighting system. Mr. Prysi stated it would be most likely LED lighting.

A discussion ensued regarding the design concepts, and Ms. Hall suggested engaging the community to vote on whether to proceed with the new concept.

A consensus was reached to have Mr. Prysi develop a ‘melded’ concept that incorporates waterfall features and high-quality materials (in place of wood), along with clear pricing estimates for the next review

B. PPAC Member Selection/Recommendation

> On MOTION by Mr. Zanter, seconded by Mr. Mantenfel, with all in favor, approve the renewal of Tom Shaner to PPAC. 7-0

C. Safety & Security Subcommittee Member Appointments

> On MOTION by Mr. Mantenfel, seconded by Ms. Hall, with all in favor, approve Mr. Gann and Ms. Haas to the Safety and Security subcommittee. 7-0

D. Ponds Subcommittee New Member Recommendations

> On MOTION by Mr. Mantenfel, seconded by Ms. Zimmerman, with all in favor, approve Mr. Nemia, and Mr. Ball to the Ponds subcommittee. 7-0

E. Communications Review

Ms. Zimmerman provided a handout of the bulletin that included the budget and includes a Q&A section. She requested input from committee members.

F. Proposed Weiser Patrol Vehicle Lease Agreement and Contract Amendment

Ms. LeRoy discussed the vehicle lease agreement and has been in communication with Mr. Weiser. She stated the vehicle was delivered to the office earlier than expected and is currently not operable by Weiser Security, until the agreement is finalized by Mr. Weiser.

> On MOTION by Mr. Mantenfel, seconded by Mr. Zanter, with all in favor, recommend to the Board of Supervisors that PPAC accept the agreement for the Weiser vehicle. 7-0

G. Purchasing Authority of the Pelican Preserve Advisory Committee and Subcommittee Chairpersons

Ms. LeRoy discussed the need for a purchase order process with the Subcommittee Chairs.

> On MOTION by Mr. Shaner, seconded by Ms. Zimmerman, with Mr. Mantenfel and Mr. Barry dissenting, approved a policy change regarding subcommittee purchasing authority, establishing a limit of three requests per fiscal year, with a limit of $10,000 per subcommittee, each requiring approval from the PPAC Chair. 5-2

H. Approval of Revised District's Pond Standards

Mr. Zanter stated the pond standards were approved but some minor changes were needed. Mr. Mantenfel inquired and requested some changes to the Pond Standards as they were incorrect.

> On MOTION by Ms. Zimmerman , seconded by Mr. Shaner with Mr. Hedges, Ms. Hall, Mr. Zanter, Mr. Barry and Mr. Mantenfel voting nay, the motion failed to approve the revised District’s Pond Standards. 0-7

The committee reviewed a 35-page draft of District Pond Standards. Concerns were raised regarding the lack of defined roles for subcommittees compared to staff. Mr. Mantenfel requested that it be sent back to Ponds subcommittee with additions/clarification. Mr. Mantenfel will send his list of concerns to Ms. LeRoy.

I. Purchase of Additional staff Gauges

Ms. LeRoy provided an overview of the 17 staff gauges and noted the Board has approved the first 12 on the list. Mr. Zanter discussed what a staff gauge is, basically a ruler that measures the level of pond water.

> On MOTION by Mr. Zanter, seconded by Ms. Hall, with all in favor, the committee voted against approving the purchase of five staff gauges specifically for Pelican Preserve. 7-0

J. FY27 Budget Discussion

Ms. LeRoy stated that there have been no changes to the budget since the last presentation. An Operations and Maintenance (O&M) breakdown was provided, followed by discussion. She also noted Pelican contributes 7.2% to the overall Parks and Recreation budget.

9. STAFF UPDATE

Ms. LeRoy provided staff updates regarding breaches in the black wrought iron fence near the emergency access road. She wants PPAC to know, she communicated to KW of the issue and they assured the District that it is being addressed however it has not been fixed.

10. MEMBER ITEMS AND REPORT

None.

11. SET NEXT MEETING AGENDA

Next scheduled meeting: June 11, 2026, at 2:00 p.m.
Mr. Barry will be remote at the June 11 meeting.
Mr. Mantenfel will not be at the July 9 meeting.

12. ADJOURNMENT

> On MOTION by Mr. Mantenfel, seconded by Mr. Zanter with all in favor, the PPAC meeting adjourned at 4:01 p.m. Approved, 7-0

PPAC

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

Vote: _____ Signature: _____

BOS

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

Vote: _____ Signature: _____

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Gateway Services Community Development District

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

District Financial Report

1. **Requested Motion**:

Meeting Date: July 9, 2026

2. **Agenda**:
FINANCIAL REPORT

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

4. **Submitter of Information**:
Laura LeRoy

Attachments:

1. PP Financial Summary May 2026.pdf

Financial Report
Committee/Sub-Committee: Pelican Preserve Advisory Committee
Period For: October 2025 - May 2026
Total Budget: $ 4,756,269

Balance Sheet Data:

Total Current Assets	$ 5,421,809
Total Current Liabilities	$ 251,172
Total Fund Bal./Retained Earnings	$ 5,170,637
Assigned to:	
Reserves - Capital	$ 2,336,300
Reserves - Emergency	$ 100,000
Reserves - Landscape	$ 405,934
Reserves - Safety & Security	$ 291,340
Reserves - Ponds	$ 16,745
Unassigned*	$ 2,020,318
Net change in Fund Balance	$ 1,090,966

Investments	$5,420,135

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	YTD Encumbered	Remaining Balance	% of Budget Remaining
Administrative	$ 38,826	$ 26,503	$ 1,408	$ 10,915	28.1%
Op. Admin. Services	$ 587,400	$ 280,689	$ 7,177	$ 299,534	51.0%
Op. Expenses	$ 98,700	$ 17,974	$ 5,000	$ 75,726	76.7%
Safety & Security - Ops & Maint	$ 1,217,400	$ 633,405	$ 188,233	$ 395,762	32.5%
Landscape Services - Ops & Maint	$ 732,447	$ 327,480	$ 161,988	$ 242,979	33.2%
Ponds - Ops & Maint	$ 1,107,218	$ 480,977	$ 197,209	$ 429,032	38.7%
Prof Services - Trustee Fees	$ 3,500	$ 3,500	$ -	$ -	0.0%
Assessment Collection Costs	$ 9,767	$ 7,724	$ -	$ 2,043	20.9%
Cap Outlay - Admin Bldg Construction	$ 454,211	$ -	$ -	$ 454,211	100.0%
Bond - Main District Bldg Construction	$ 506,800	$ -	$ -	$ 506,800	100.0%
Totals	**$ 4,756,269**	**$ 1,778,252**	**$ 561,015**	**$ 2,417,002**	**50.8%**

*Any increase or decrease in actual revenues & expenditures for the Fund automatically post to the Unassigned Fund Balance.

Unassigned Reserves Transfers

Date	Amount	Account Number	Account Name	Reason

Financial Report
Committee/Sub-Committee: Pelican Preserve Safety & Security Subcommittee
Period For: October 2025 - May 2026
Total Budget: $ 1,217,400

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	Amount Encumbered	Remaining Balance	% of Budget Remaining
Contr Svcs - Security Services	$ 350,000	$ 228,964	$ 109,198	$ 11,838	3.4%
Contr Svcs - Police Patrol	$ 15,000	$ 10,536	$ -	$ 4,464	29.8%
FPL Expenses- Streetlights	$ 157,400	$ 68,345	$ -	$ 89,055	56.6%
Utilities - Gatehouse	$ 10,500	$ 3,704	$ -	$ 6,796	64.7%
R&M-Sidewalks	$ 40,000	$ 1,070	$ -	$ 38,930	97.3%
R&M-Signage	$ 17,500	$ 18,266	$ -	$ (766)	-4.4%
R&M Roadway	$ 30,000	$ 30,337	$ -	$ (337)	-1.1%
Safety & Security-Other	$ 40,000	$ 7,315	$ -	$ 32,685	81.7%
Speed Monitoring Devices	$ -	$ 27,715	$ 14,659	$ (42,374)	0.0%
Street Sweeping Services	$ 9,000	$ 4,349	$ 4,349	$ 302	3.4%
R&M - Gatehouse	$ 63,000	$ 38,792	$ 270	$ 23,938	38.0%
R&M Streetlights	$ 70,000	$ 118,816	$ 28,200	$ (77,016)	-110.0%
Cap Outlay - Vehicles	$ -	$ 28,209	$ -	$ (28,209)	0.0%
Cap Outlay-Roads	$ 400,000	$ 41,242	$ 22,302	$ 336,456	84.1%
GIS Web Portal	$ 15,000	$ 5,745	$ 9,255	$ -	0.0%
Total	**$ 1,217,400**	**$ 633,405**	**$ 188,233**	**$ 395,762**	**32.5%**

Balance Sheet Data:

Reserves	$ 291,340

Pelican Preserve
Unassigned Reserves Transfers

Date	Amount	Account Number	Account Name	Reason

Financial Report

Committee/Sub-Committee: Pelican Preserve Landscape Subcommittee

Period For: October 2025 - May 2026

Total Budget: $ 732,447

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	Amount Encumbered	Remaining Balance	% of Budget Remaining
Contr Svsc - Landscaping	$ 388,447	$ 220,267	$ 129,090	$ 39,090	10.1%
R&M-Other Landscape	$ 30,000	$ 36,022	$ 2,840	$ (8,862)	-29.5%
Annual Tree Trimming	$ 144,000	$ -	$ 375	$ 143,625	99.7%
Monuments and Signs	$ 15,000	$ 4,608	$ -	$ 10,392	69.3%
Landscape Replacement	$ 85,000	$ 26,987	$ 8,999	$ 49,014	57.7%
Shared Entry Feature	$ 16,000	$ -	$ 15,000	$ 1,000	6.3%
Irrigation Maintenance	$ 14,000	$ 3,683	$ 1,597	$ 8,720	62.3%
Holiday Lighting & Decorations	$ 25,000	$ 25,000	$ -	$ -	0.0%
GIS Web Portal	$ 15,000	$ 10,913	$ 4,087	$ -	0.0%
Total	**$ 732,447**	**$ 327,480**	**$ 161,988**	**$ 242,979**	**33.2%**

Balance Sheet Data:

Reserves - Landscape	$ 405,934

Date	Amount	Account Number	Account Name	Reason

Financial Report

Committee/Sub-Committee: Pelican Preserve Ponds Subcommittee

Period For: October 2025 - May 2026

Total Budget: $ 1,107,218

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	Amount Encumbered	Remaining Balance	% of Budget Remaining
Contr Svcs - Lakes	$ 135,000	$ 68,249	$ 47,233	$ 19,518	14%
R&M Stormwater System	$ 10,000	$ -	$ -	$ 10,000	100%
Basin 6 Flowway	$ 12,000	$ -	$ -	$ 12,000	100%
Shared Flowway Maintenance	$ 8,218	$ -	$ 6,135	$ 2,083	25%
Fish Gate & Aerator Maintenance	$ 10,000	$ -	$ -	$ 10,000	100%
Vine Control & Removal	$ 10,000	$ -	$ -	$ 10,000	100%
Littoral Restoration	$ 40,000	$ 985	$ -	$ 39,015	98%
Pond Aeration	$ 147,000	$ 76,174	$ 27,988	$ 42,838	29%
R&M Drain Boxes	$ 25,000	$ -	$ 23,550	$ 1,450	6%
Conservation & Wetlands	$ 90,000	$ 42,823	$ 15,421	$ 31,756	35%
Pond Bank Improvements	$ 600,000	$ 283,454	$ 66,174	$ 250,372	42%
GIS Web Portal	$ 20,000	$ 9,292	$ 10,708	$ -	0%
Total	**$ 1,107,218**	**$ 480,977**	**$ 197,209**	**$ 429,032**	**38.7%**

Balance Sheet Data:

Reserves - Ponds	$ 16,745

Date	Amount	Account Number	Account Name	Reason

Gateway Services Community Development District

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

Landscape Update

1. **Requested Motion**: **Meeting Date**: July 9, 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	Laura LeRoy

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5. **Background**:

We're awaiting approval for a $10,000 proposal to do updates around the entrance.

The Washingtonian palms at the four-way stop took another lightning strike and at least three, if not four are dead. This is the 4th or fifth time in 5 years that lightning has killed some of these palms.

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.B**

Ponds Update

1. **Requested Motion**: **Meeting Date**: July 9, 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	Laura LeRoy

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5. **Background**:

- The next ponds meeting will be on 8/10/26 @ 8:30am
- Installed drainage system into pond behind 10700 & 10730 Ravena - to eliminate pond bank erosion problem - complete
- Improved downspout drainage system with feed into pond 49 at 10550 Casella - to eliminate pond bank erosion problem - scheduled for this week
- Signed a contract with VIP Pool Care to manage the front entryway fountains - fountains back in operation as of 6/26
- Contracted with Copeland Southern to clean the 9 fish grates
- Planning phase on storm drain inspections for 2027
- Re-balanced pond groupings for some of our pond inspectors to create smaller and closer pond groups
- Install missing pond signs - pending completion
- We will be reviewing the wood bridges and boardwalk to improve the top rails which have been warping - Harold Daigneau taking lead on this

Submitted by Jim Latham

Attachments:

None.

Financial Impact:

N/A

6. **Alternative Action**:

N/A

Gateway Services Community Development District

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

Safety & Security Update

1. **Requested Motion**: **Meeting Date**: July 9, 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	Laura LeRoy

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5. **Background**:

Submitted by Jay Gann, Chair, SSSC

Attachments:

1. SSSC Update.pdf

Financial Impact:

N/A

6. **Alternative Action**:

N/A

Safety and Security Subcommittee Highlights for PPAC July 30, 2026

Here are highlights from the PP Safety and Security Sub-committee from the **June 28, 2026 meeting**.

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

Status on upcoming high visibility projects included:

FPL Streetlights- Approved transformer removal expenses necessary to close out Streetlight Conversion Project in the amount of $5,851.63

Pelican Preserve BLVD Mill and Resurface and Bike Lane and Striping Projects - Job award approved by BOS on June 18th.

Note: Pre-construction meeting held June 30th. Curb and gutter repair for Pelican Preserve BLVD set to start on Tuesday, July 7th. **Mill and Pave set for July 27-31** w/temp striping, August 10-11 for thermoplastic bike lane and all community road striping. On July 1st, I attended a Curb and Gutter meeting onsite along with Paul Flores, Tetra Tech rep and the construction company rep. We walked Pelican Preserve BLVD from Treeline to Veneto Drive, verified and marked 100 linear feet to be repaired. We found, after further investigation, 2 other areas needing repair, a sinking sidewalk entrance by Trieste and a multiple cracked area near Veneto-golf course side of street. This brings the total linear feet to be repaired at 138. This adds approximately $2,850 to the contract price but needs to be done. Change order will be processed soon. Patricia is preparing a communication to the community.

Approved final phase procurement of signage needed ($22,820.30) to address Manual on Uniform Traffic Control Devices (MUTCD) deficiencies in Pelican Preserve. This action will bring signage on PP roads up to code. Approved motion to pull from reserves, if necessary, to complete this fiscal year.

Bridge Inspection Program Discussion- GSCDD staff- Paul Flores is working to establish a possible continuing Services Agreement for a multiyear bridge inspection schedule and will report back to committee.

Safety and Security Subcommittee FY27 meeting date schedule set.

9310 Breno-damage by contractor placing concrete debris on roadway. Contractor milled and paved damaged area on June 12th and claim for damages resolved.

Working a request from PPCA for a releasable copy of Post Orders regarding Weiser responsibilities of gate guards. Intent is to address any mis-conceptions about duties and responsibilities and address any resident complaints. Jennifer Nisenoff is our point person and is working with Laura Leroy to provide this document.

Please let me know if you have any questions.

Thanks!

v/r
Jay Gann
Chair
Pelican Preserve Safety and Security sub-committee
safetymember4@gatewaydistrict.org

Gateway Services Community Development District

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

Communications Review

1. **Requested Motion**: **Meeting Date**: July 9, 2026

Review and give feedback regarding the Pelican Bulletin

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

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5. **Background**:

Issued bulletin on June 15: “PPAC Offers Safety Tips for Enjoying the Summer Months in PP” – Obey Traffic Laws, Watch Out for Alligators, Avoid Solicitors

Bulletins in the works:

“Section of Pelican Preserve Boulevard to be Repaved Beginning @@@@@.
All Roads to be Restriped; Bike Lanes to become Official on Main Streets

“Gateway Services Approves Preliminary Budget for Fiscal Year 2027;
Assessment Increase for PP Homeowners Will Be 3.2% or Less”

“New Roving Vehicle Takes to the Road”

Attachments:

None.

Gateway Services Community Development District

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

Monument Design Update

1. **Requested Motion**: **Meeting Date**: July 9, 2026

Update to PPAC regarding the conceptual drawings.

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

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5. **Background**:

The Landscape Architect will be providing (2) updated renderings at the August PPAC meeting.

Attachments:

None.

Gateway Services Community Development District

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

FY27 Budget Discussion

1. **Requested Motion**: **Meeting Date**: July 9, 2026

Review the budget and make a recommendation for projects and budgets for FY27.

Why the action is necessary:

The attached FY27 Budget was approved at the June 4, 2026 Board of Supervisors meeting. The final budget will be adopted by the Board of Supervisors at a Public Hearing on August 20, 2026.

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

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5. **Background**:

The Subcommittees create and propose a budget which then goes to PPAC who review the overall Pelican Preserve budget and make a recommendation to the Board of Supervisors for the Pelican Preserve (002) fund assessments. The projects recommended also help staff assess resource needs for the upcoming year.

Attachments:

1. PP Approved FY27 Budget.pdf

Financial Impact:

TBD

6. **Alternative Action**:

Do nothing

7. **Staff Recommendations**:

Review the approved FY27 budget and make recommendations for adjustments, if any.

Fiscal Year 2027 Operating Budget -- Pelican Preserve Fund (002)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
REVENUES			
Interest - Investments	$ 100,000	$ 100,000	$ -
Special Assmnts- Tax Collector	3,631,739	4,192,927	561,188
Special Assmnts- Reserves	-	-	-
Settlements			
Insurance Reimbursements			
Special Assmnts- Discounts	(145,270)	(167,717)	(22,447)
TOTAL REVENUES	**3,586,469**	**4,125,210**	**538,741**
EXPENDITURES			
ADMINISTRATIVE SERVICES			
P/R-Board of Supervisors	3,999	4,000	(1)
Payroll - Taxes	306	306	-
Attorney Fees	7,500	7,500	-
Engineering Fees	5,833	1,667	4,166
Management & Accounting Services	9,333	9,667	(334)
Developer & Resident Reviews	-	5,000	(5,000)
Auditing Services	4,667	6,500	(1,833)
Public Officials Insurance	2,188	1,167	1,021
Legal Advertising	2,500	2,500	-
Dues, Licenses, Subscriptions	2,500	2,500	-
Total Administrative Services	**38,826**	**40,806**	**(1,980)**
OPERATIONAL ADMIN SERVICES			
Payroll - Salaries	305,172	306,565	(1,393)
Payroll - Overtime	333	766	(433)
Payroll - PTO Buyout	15,275	15,367	(92)
Payroll - Processing Fees	2,000	3,000	(1,000)
Payroll - Bonus	5,833	5,833	(0)
Payroll - Market Adjustments	10,006	-	10,006
Payroll - Taxes	25,751	25,133	618
Retirement Benefits	16,831	18,850	(2,019)
Health and Life Insurance	53,559	57,266	(3,707)
Workers' Compensation	7,022	6,924	98
Professional Fees	3,400	3,333	67
Professional Fees - HR fees	1,530	833	697
Telephone/Fax/Internet Services	459	3,000	(2,541)
Postage	170	167	3
Cellular Service	3,910	4,167	(257)
Internet Fiber Service	1,020	-	1,020

Fiscal Year 2027 Operating Budget -- Pelican Preserve Fund (002)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
Utilities - Lift Stations	255	250	5
Building Utilities - Electricity	2,720	4,333	(1,613)
Building Utilities - Water/Sewer	1,020	1,333	(313)
Building Utilities - Other	1,700	1,667	33
Rentals & Leases	1,190	1,167	23
Admin Office Rent Expense	5,270	-	5,270
Insurance (Liab., Auto, Property)	34,000	33,333	667
Vehicle Maintenance	3,740	6,667	(2,927)
Building Maintenance & Repairs	6,800	6,667	133
Printing	255	-	255
Marketing Expenses	1,700	1,250	450
Meeting Minutes Prep.	1,870	1,833	37
Website & Newsletter	850	833	17
Team Events	850	1,167	(317)
Computer Support	17,850	19,867	(2,017)
Agenda & Document Hosting	1,105	1,917	(812)
Office Supplies	340	-	340
Computer Equipment & Peripherals	6,800	6,667	133
Operating Supplies	2,550	1,667	883
Vehicle Operations	7,650	7,500	150
Emergency Supplies	680	667	13
Education / Training	1,700	1,333	367
Software License Fees and Renewals	9,095	10,917	(1,822)
Dues, Licenses, Subscriptions	1,020	1,000	20
Capital Projects & Equipment*	-	-	-
Capital Projects Reserves	10,548	-	10,548
Admin Building O&M	17,000	14,167	2,833
GIS Mapping	10,030	10,000	30
Total Operational Admin Services	**600,859**	**587,404**	**13,455**
OPERATING EXPENSES			
Attorney Fees	20,000	20,000	-
Professional Fees	-	3,000	(3,000)
Engineering Fees	40,000	40,000	-
Utility - Irrigation	12,000	-	12,000
Electricity - Signs	7,200	3,000	4,200
Vehicle Maintenance	2,500	2,500	-
Tools & Equipment	4,000	4,000	-
Meeting Minutes Prep.	9,000		9,000
Vehicle Operations	4,000	4,000	-
Total Operating Expenses	**98,700**	**76,500**	**22,200**

Fiscal Year 2027 Operating Budget -- Pelican Preserve Fund (002)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
SAFETY & SECURITY			
Contr Svcs - Security Services	350,000	345,000	5,000
Contr Svcs - Police Patrol	15,000	20,000	(5,000)
Streetlights	157,400	210,000	(52,600)
Utilities - Gatehouse	10,500	8,000	2,500
R&M - Sidewalks	40,000	10,000	30,000
R&M - Signage	17,500	10,000	7,500
R&M - Roadway	30,000	20,000	10,000
Safety & Security - Other	40,000	20,000	20,000
Speed Monitoring Devices	-	12,000	(12,000)
Street Sweeping Services	9,000	12,000	(3,000)
Gatehouse Repair & Maintenance	63,000	20,000	43,000
Pressure Washing	-	30,000	
R&M Streetlights	70,000	-	70,000
Capital Outlay - Sidewalks		70,000	(70,000)
Capital Outlay - Roads	400,000	200,000	200,000
GIS Web Portal	15,000	15,000	-
Cap Outlay - Vehicles	-	30,000	(30,000)
Capital Projects Reserve	-	100,000	(100,000)
Total Safety & Security	**1,217,400**	**1,132,000**	**115,400**
LANDSCAPE SERVICES			
Contr Svcs - Landscaping	388,447	388,447	(0)
Utility - Irrigation	-	12,000	(12,000)
R&M - Other Landscaping	30,000	30,000	-
Plant Replacement Program	-		-
Annual Tree Trimming	144,000	144,000	-
Monuments and Signs	15,000	15,000	-
Tree/Sod Replacement	-	-	-
Landscape Replacement	85,000	85,000	-
Shared Entry Feature	16,000	16,000	-
Irrigation Maintenance	14,000	14,000	-
Holiday Lighting & Decorations	25,000	25,000	-
GIS Web Portal	15,000	15,000	-
Capital Projects Reserve	-	-	-
Total Landscape Services	**732,447**	**744,447**	**(12,000)**

Fiscal Year 2027 Operating Budget -- Pelican Preserve Fund (002)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
WATERWAY MANAGEMENT SERVICES			
Contr Svcs - Lakes	135,000	130,000	5,000
R&M - Stormwater System	10,000	75,000	(65,000)
Basin 6 Flowway	12,000	12,000	(12,000)
Fish Gate & Aerator Maint.	10,000	10,000	-
Vine Control & removal	10,000	10,000	-
Littoral Restoration	40,000	25,000	15,000
Pond Aeration	147,000	141,000	6,000
R&M Drain Boxes	25,000	25,000	-
Conservation & Wetlands	90,000	90,000	-
Pond Bank Improvements	600,000	650,000	(50,000)
Shared Flowway Maintenance	8,218	9,000	(782)
GIS Web Portal	20,000	20,000	-
Capital Projects Reserve	-	70,000	(70,000)
Total Waterway Management Services	**1,107,218**	**1,267,000**	**(171,782)**
PARKS & RECREATION (includes Special Events)			
Payroll - Salaries	-	24,449	(24,449)
Payroll - Overtime	-	244	(244)
Payroll - PTO Buyout	-	1,222	(1,222)
Payroll - Market Adjustments	-	-	-
Payroll - Taxes	-	1,983	(1,983)
Retirement Benefits	-	984	(984)
Health and Life Insurance	-	3,674	(3,674)
Workers' Compensation	-	748	(748)
Attorney Fees	-	141	(141)
Contract Svcs - Security Services	-	4,713	(4,713)
Contr Svcs - Landscaping	-	16,594	(16,594)
Utility Services - Trash Removal	-	706	(706)
Utility Services - Irrigation	-	1,624	(1,624)
Utility Services - Electric	-	2,020	(2,020)
R&M Fun Park	-	-	-
R&M - Irrigation	-	2,118	(2,118)
R&M - Signage	-	247	(247)
Tools and Equipment	-	530	(530)
Maintenance & Repairs	-	6,722	(6,722)
Sod Installation - Dog Park	-	-	-

Fiscal Year 2027 Operating Budget -- Pelican Preserve Fund (002)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
Sod Replacement - Soccer Field	-	6,708	(6,708)
District Events	-	3,531	(3,531)
Meeting Minutes Prep.	-	212	(212)
Holiday Lighting & Decorations	-	-	-
Uniforms	-	71	(71)
Education / Training	-	194	(194)
Software License Fees and Renewals	-	918	(918)
Commons Park O&M	-	9,180	(9,180)
Capital Projects & Equipment*	-	5,744	(5,744)
Capital Projects Reserves*	-	3,149	(3,149)
Total Parks & Recreation	**-**	**98,427**	**(98,427)**
SWIMMING POOL			
Attorney Fees	-	71	(71)
Contr Svcs - Landscaping	-	2,874	(2,874)
Telephone/Fax/Internet Services	-	-	-
Utility - Trash Removal	-	-	-
Utility - Irrigation	-	-	-
Utility - Electric	-	953	(953)
Propane/ Natural Gas	-	1,553	(1,553)
Maintenance & Repairs	-	2,471	(2,471)
Total Swimming Pool	**-**	**7,923**	**(7,923)**
OTHER FEES AND CHARGES			
ProfServ-Trustee Fees	3,500	4,000	(500)
Share of Admin Project Funding (PP)	-	34,000	
Share of P&R Project Funding (PP)	-	149,100	
Share of Waterway Project Funding (PP)	-	-	
Share of Roadway Project Funding (PP)	-	11,800	
Share of Landscape Project Funding (PP)	-	60,903	
Monuments & Signs	-		-
Misc-Assessment Collection Cost	9,767		9,767
HOA Agreement	-		-
Capital Outlay - Admin Bldg Construction*	454,211		454,211
Main Admin Building (Bond)*	506,800		506,800
Principal Debt Retirement	-		-
Interest Expense	-		-

Fiscal Year 2027 Operating Budget -- Pelican Preserve Fund (002)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
ProfServ-Assessment Methodology			
Capital Projects Reserve	-	60,000	(60,000)
Total Other Fees and Charges	**974,278**	**319,803**	**910,278**
TOTAL EXPENDITURES	**4,769,728**	**4,274,310**	**875,571**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**$ (1,183,259)**	**$ (149,100)**	**$ 1,414,312**
OTHER FINANCING SOURCES (USES)			
Use of Carryforward (PP)	263,000		(263,000)
Use of Bond Proceeds - Admin Shared (PP)*	506,800		(506,800)
Use of Reserves (PP)	400,000		(400,000)
Share of Admin Project Funding (PP)	-	-	
Share of P&R Project Funding (PP)	-	149,100	
Share of Waterway Project Funding (PP)	-	-	
Share of Roadway Project Funding (PP)	-	-	-
Share of Landscape Project Funding (PP)	-	-	-
Total Other Financing Sources (Uses)	**$ 1,169,800**	**$ 149,100**	**$ (1,169,800)**
NET CHANGE IN FUND BALANCE	**$ (13,459)**	**$ -**	**$ 244,512**