

Captiva Community Panel
MINUTES
Oct. 8, 2013

Attending: Robert Baugh, Jay Brown, Jack Cunningham, Mike Kelly, Jerry McClure, Mike Mullins, David Rohn, Sandy Stilwell, Susan Stuart

Audience: 10

The meeting convened at 9 a.m. with introductions. The Aug. 13 and Sept. 17 minutes were unanimously approved (Rohn/Brown).

CEPD update: Administrator Kathy Rooker told the audience that the dredge for the beach restoration project was here, and was laying down sand for the pipe pad at the Jensen Curve. The project would use two dredges, one pumping and the other filling the hopper dredge. Trucks were bringing pipe to the staging area. McClure asked if they'd be pumping 24/7. Rooker said they would once work got under way. The community can find weekly updates on the mycepd.com website. Work was getting started just a week later than the district expected. She noted the project schedule and map on the website was only an estimate of progress, which the dredgers would be doing their best to keep on schedule.

Brown asked about the current project funding status and communications with owners. Rooker said the board won't know the final costs until the project is done, and there would not be a new apportionment until all the bills are in. The last project estimate was \$19.4 million, and the district has \$10 million in hand. Brown asked what the basis was for the range of project costs sent to property owners in 2010. Rooker said that was based on a \$15 million project without state and federal funding. Brown asked why the board wasn't putting something out now. Rooker said that was not the way legislation works, that the apportionment will change based on the market value of your home and the final cost of the project plus any outside funding. Owners should look in the middle of that range – depending on the final funding from the county, from CEPD reserves, etc. Discussion of funding pursued. Cunningham asked how soon owners will be assessed. Rooker said that once the project is certified and all bills are in, we turn figures over to the economist, he looks at current market value at that point and apportions cost to all properties based on a formula. Owners can pay the assessment all at once or have it spread over seven years on your tax bill.

McClure said that with the Hagerup Park closed, more people are coming through South Seas, hoped the resort was prepared for that. Discussion followed. Cunningham said the district should put an assessment timeline on the website. Stilwell said people who are buying property now need to be told they will be obligated for an assessment. Mullins said people could call the district office for a copy of the 2010 bond letter. He said the district had built an Excel model to give approximate costs, which could be used to give people a sense of the likely assessment. Legislation doesn't preclude doing an estimate before the project is finished. Rooker said that could be very deceiving, since market value changes annually. Brown said that model info would be better than what exists right now. A lot of things have changed since 2010. Three years has gone by, so an update seems reasonable. Mullins said it would not be deceptive; we just have more information now which could make it much more realistic. Harry Kaiser said apportionment bills won't go out till the end of 2015 or 2016. Rooker said the 2010 estimate was apportionment, what comes next will be the actual assessment. Loan is out there, we are anxious to move forward as well.

Dave Jensen said he would ask what's involved in getting that information out at the CEPD board meeting tomorrow. If there is no cost, why not? Mullins said the model developed by economist Bill Stronge was available, we could run as often as we wanted without going back to him. The model was done for exactly this purpose. Discussion of Stronge's formula and assessment. Rooker said this was not appropriate to discuss here, please bring these issues to the CEPD meeting. Rohn asked that, looking ahead at the next project, what the Corps wants to provide federal funding. Doris Holzheimer said the Lee County Property Appraiser sets property values (which are the basis for assessments), not the CEPD. Those figures are not open to debate out here. Kaiser urged people to come to the CEPD meeting with your questions. Discussion of funding ranges and apportionment process.

LCSO update: Deputy Mike Sawicki said that Joe Ciazza would be replacing Camp Reilly on the island. This time of year, there are fewer people but crazier incidents, like the spate of break-ins on Sanibel. He said there was a break-in at South Seas where the burglars gained access from the beachfront – a reminder to make sure doors are locked, watch for people on the beach lurking, etc. Nathalie Pyle asked about a deputy presence on Tween Waters section of Captiva Drive when people are coming to work. Most are good, but a few are flying by. Discussion followed.

Hurricane Committee: Doris Holzheimer said the NOAA National Hurricane Center website was closed due to the federal government shutdown, but its links are still active. A committee meeting was planned for next week. Ann Bradley said the library status was that construction was progressing and the library will close Oct. 19 for renovations. It should re-open in January, perhaps sooner. The Sanibel library can serve you, county residents can get a card for free; or you can go to a county branch library on the mainland. The book drop will be open out here, but we cannot take Sanibel materials. Telephone reference can also help you with many issues.

Planning update: Planner Max Forgey said the next step in this cycle was the community survey, which will provide talking points for future workshops which will target the upcoming season. Three workshops will be held in tandem with a panel meeting, one workshop at a different time and place. County staff will provide us with facilitators, as many as we need. These workshops are not limited to topics in the survey, but we do want to cover those during this process. Cunningham asked about dates for workshops. Forgey said he would discuss that at the next meeting. Pyle asked how this fits with the county planning. Planner Kathie Ebaugh said this is an update to your plan; planning is a continuum so this is the next phase. Transmittal effort is in process for the overall larger county plan, next year likely.

Communication: Stuart said the brochure is under way, and will be ready for final approval once Paul McCarthy gets back.

Budget: Gooderham asked for any questions about the usual monthly financial reports. He asked panel members to review the enclosed 2013 budget, noting that even though revenue has fallen below estimates because the county grant was not in place to request reimbursements, expenses had also come in much lower. This mean the panel ended up in a better year-end cash position than anticipated. He asked that if any panel members had items to be included in the 2014 panel budget, to bring them to the November meeting so they could be discussed in advance of having a final budget to approve perhaps at the December meeting.

Community survey: Gooderham noted that the packet had the third draft of the survey, which incorporated both suggestions and comments from the last meeting that resulted in significant changes. The version they were reviewing was set up as it would appear in Survey Monkey, except that things

would be broken into pages by topic rather than as shown. The plan was to revise the draft based on comments made today, to have the survey ready to go live no later than Oct. 15 and remain up until at least Nov. 15. This would allow for time to analyze the results for presentation at the Dec. 10 panel meeting. Postcards with the survey link would be mailed to all property owners and voters; owners of multiple properties would receive a single card, but those who were registered voters would also receive a card. In addition, the link with an explanation would be emailed to the panel email list plus additional email addresses gleaned from the CEPD database, reaching some 500 addresses with a live hyperlink that could be used to directly access the survey.

He asked for comments, and received the following:

- Emphasize this is not a vote in the introduction.
- Change the first question to a ranking rather than a checkbox.
- Make sure the online version would be legible.
- Correct minor typos as noted.
- Some questions were suggested to be re-worded.
- Eliminate the question: “What’s the one business Captiva really doesn’t need?”
- The beach parking question should focus more on beach access. Rewordings were suggested.
- The “other issues” question was revised.
- “Timeshare owner” should be added to the “best description” question.

Bylaws Committee: Mullins noted that the Bylaws Committee had met just prior to today’s meeting to make a final review of proposed language concerning the panel structure. He said this discussion of the new language would be the trigger to start the 60-day requirement before a bylaws amendment vote, and that such a vote needs two-thirds approval by the panel to approve any amendment. McClure offered thanks to the committee. He said that the committee had decided to address only this issue now and, depending on the outcome, then move on to suggest other possible revisions after the vote on Dec. 10. A description of changes being proposed followed: Deleting allocation of seats, nominating committee to nominate new members that the panel will vote to approve or deny. Nominating Committee will have five members to suggest new panel members. Stillwell asked if the panel will appoint the Nominating Committee rather than the president. (Stuart, Baugh and Stilwell left the meeting at this point.) Mullins said this had been a trickle-up process, which was unnecessarily complicated. Discussion of changes. Mullins said the proposal can be discussed at Nov. 12 meeting, as well as before the vote in Dec. 10. McClure said hopefully the committee will be instructed to look at the entire document to address any of the other changes necessary.

Other business: None.

The meeting adjourned at 11 a.m.

-- *Ken Gooderham, administrator*