



April 14, 2026, meeting

AGENDA

*Meeting convened at 9 a.m. – see Zoom log-in details below
Email the panel: captivacommunitypanel@gmail.com*

- 9:00 a.m. Introductions and roll call; approval of March 10, 2026, minutes
- 9:05 a.m. **Updates:** Order will be based on availability.
- Lee County Sheriff's Office update – Sgt. Rich Zeltman
 - Captiva Fire District & bond referendum update – Chief Jeff Pawul
 - CEPD update – Brighton Heard, General Manager
 - SCCF update – Matt DePaolis, Environmental Policy Director
- 9:45 a.m. Community review of 14865 Mango Court addition
- 10:00 a.m. South Seas redevelopment legal update – David Mintz
- 10:10 a.m. Rauschenberg property update – David Mintz
- 10:15 a.m. Public records litigation – David Mintz
- 10:20 a.m. Stormwater Committee update – Jay Brown
- 10:25 a.m. Wastewater Committee update – Jay Brown
- 10:30 a.m. Infrastructure Committee update (Captiva Drive shoulder) – Mike Bennett
- 10:35 a.m. Bayside resilience project – David Mintz
- 10:45 a.m. Development Committee – Margarethe Thye-Miville
- 10:50 a.m. Panel members' comments & questions
Audience comments & questions (use Zoom Q&A messaging to submit)
- NOTE:** Anonymous questions will not be answered during the meeting

Adjourn

Next Captiva Community Panel meeting scheduled for May 12

One or more elected or appointed local government officials, including but not limited to officials with the Captiva Erosion Prevention District, may be in attendance at this meeting.

You are invited to a Zoom webinar!

When: Apr 14, 2026 09:00 AM Eastern Time (US and Canada)

Topic: April 2026 Captiva Community Panel meeting

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/81237504557?pwd=5dlq3hQIB44WNjyn7FZ7PyDNGT2prf.1>

Passcode:475007

Join via audio:

+1 305 224 1968 US	+1 646 931 3860 US
+1 929 205 6099 US (New York)	+1 301 715 8592 US (Washington DC)
+1 309 205 3325 US	+1 312 626 6799 US (Chicago)
+1 253 205 0468 US	+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)	+1 360 209 5623 US
+1 386 347 5053 US	+1 507 473 4847 US
+1 564 217 2000 US	+1 669 444 9171 US
+1 669 900 6833 US (San Jose)	+1 689 278 1000 US

Webinar ID: 812 3750 4557 / Passcode: 475007

2026 panel officers:

- President: David Mintz
- Vice president: Bruce McDonald
- Secretary: Jay Brown
- Treasurer: Sandy Stilwell Youngquist

Captiva Community Panel obligations

- 1) Publish an annual schedule of meetings after the December meeting.
- 2) Re-elect panel members (or elect new panel members) for those whose terms expire (see below). Panel officers will be elected at the January meeting after the new panel members are installed.
- 3) Develop and approve an annual budget no later than the December meeting.
- 4) Bylaws revisions will be addressed as necessary. Any amendment requires 60 days' notice prior to vote, and approval requires a two-thirds vote of the full panel at a panel meeting where a quorum is present.
- 5) The president shall appoint a Nominating Committee of at least three members (only one of which can be a panel member) by the March meeting, for ratification by the panel members at that meeting. The committee (along with the CPOA and CCA appointments) will offer a slate of candidates at the October meeting, for a vote at the December meeting. See bylaws for more detail.

PANEL SEAT ASSIGNMENTS:

- **CPOA:** Bruce McDonald, Sandy Stilwell Youngquist, Margarethe Thye-Miville, Ken Suarez, John Wade
- **CCA:** Michael Bennett, Jon Rosen
- **PANEL:** Jay Brown, Linda Laird, David Mintz, Bob Rando

TERM STATUS:

- Expires in December 2026 and termed out: Linda Laird, Bruce McDonald
- Expires in December 2026 with another three-year term possible: Ken Suarez
- Expires in December 2027 and termed out: David Mintz
- Expires in December 2027 with another three-year term possible: Michael Bennett, John Wade
- Expires in December 2028 and termed out: Sandy Stilwell Youngquist, Margarethe Thye-Miville
- Expires in December 2028 with another three-year term possible: Jay Brown, Bob Rando, Jon Rosen

Article 6, Section 2 -- Terms of Office

Panel Members shall serve terms running for a period of three (3) consecutive years commencing at the Regular January meeting. Panel Members may be appointed or elected pursuant to these Bylaws for a second three (3) year term, for a maximum of six (6) consecutive years. Panel Members having completed two (2) consecutive terms on the Panel shall not be eligible for re-appointment to the Panel unless and until a period of one (1) year has expired since the completion of the last term served by such Panel Member. A Panel Member filling a vacancy pursuant to Article Six, Section 6.C. for a period of 18 months or more shall be deemed to have served a full three (3) year term. Such Panel Member shall be eligible for a second three (3) year term. A Panel Member filling a vacancy for a period of less than 18 months shall be eligible for two additional three (3) year terms

Article 5, Section 1 -- Election of Officers

At its first January meeting following its annual meeting in December, the Panel shall elect Officers of the Panel who shall serve a one (1) year term or until the end of their term on the Panel, whichever period is the lesser. The terms of office shall commence at the Regular January meeting. Mandatory Panel nominations and elections as necessary shall be held for the following offices: President, Vice President, Secretary and Treasurer. The Panel may also choose to elect other officers as may be desired from time to time. Election of officers may not occur without a quorum of the Members being first established.



14865 Mango Court addition

Description of work:

We will be constructing an addition on the front right portion of home of approximately 336 SF. The addition will house a new bedroom, one new bathroom and one relocated master bathroom. The property has TPC-2 zoning and has been given a Minimum Use Determination by Lee County. Based on this, we will need a staff level setback variance granted to make room for the addition. The setback off Mango Court right of way is 25 ft. We will be applying for a 8 ft setback variance to accommodate the NW corner of the addition.

The exterior of the addition will be done to match the existing structure and done with high quality workmanship to elevate the value of the property and neighborhood. As part of the overall renovations for the home, we will be remodeling the interior and exterior, adding new landscaping and other exterior upgrades like windows, lower level coverings, etc. We would anticipate this work to begin this summer.

Grant & Brittney Mechlin

Captiva Community Panel

FINANCIAL UPDATE

	April 9, 2026						
Revenues:	2021 actual	2022 actual	2023 actual	2024 actual	2025 actual	2026 proposed	2026 actual
Fund-raising events	\$0.00	\$0.00		\$3,729.39			
Solicited donations	\$71,594.77	\$46,244.76	\$95,190.87	\$52,179.85	\$45,211.69	\$40,000.00	\$23,120.00
SLR study donations	\$33,346.00	\$0.00					
Interest	\$0.00	\$0.00	\$32.61	\$244.27	\$489.78	\$350.00	
Other revenue	\$0.00	\$0.00	\$250.00		\$35,000.00		
From cash reserves	\$0.00	\$2,049.82		\$40,470.58	\$8,836.40	\$17,795.70	
Annual revenues (net)	\$104,940.77	\$48,294.58	\$95,473.48	\$96,624.09	\$89,537.87	\$58,145.70	\$23,120.00
Expenses:	2021 actual	2022 actual	2023 actual	2024 YTD	2025 final	2026 proposed	2026 actual
Legal fees	\$0.00	\$0.00			\$16,790.50		\$2,207.00
Administration	\$19,800.00	\$21,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$10,000.00
Administration -- bonus	\$0.00		\$5,000.00			\$0.00	
Iguana eradication			\$33,550.00	\$40,000.00	\$800.00	\$0.00	
Communications (Mail Chimp)	\$384.00	\$0.00	\$424.00	\$318.00	\$318.00	\$350.00	\$106.00
Development Committee	\$1,856.64	\$0.00		\$324.21			\$500.00
Waste/Stormwater Committee	\$0.00	\$0.00					
Sidewalk Committee	\$3,220.00	\$0.00					
Sea Level Rise Committee	\$10,375.00	\$6,570.47	\$3,875.00				
Bayside adaptation study	\$16,566.90	\$16,786.37					
Other committees	\$500.00				1072.9		
Support for ongoing projects	\$0.00	\$0.00	\$10,000.00	\$20,000.00	\$35,000.00	\$20,000.00	
Travel reimbursement	\$2,423.08						
MSTU petitions (Iguanas)	\$2,205.32	\$0.00				\$0.00	
Copies and mileage	\$332.20	\$256.32	\$336.76	\$82.66	\$53.60	\$100.00	\$53.60
Website/computer services	\$6,797.02	\$99.00	\$512.11	\$637.13	\$655.72	\$960.00	\$353.95
Storage	\$456.76	\$578.76	\$736.00	\$1,859.56	\$76.00	\$960.00	\$301.32
Advertising for meetings & events	\$0.00	\$0.00					
AV & Zoom fees	\$404.42	\$455.88	\$1,180.84	\$1,127.88	\$1,127.88	\$1,200.00	\$375.96
Insurance -- D&O & Hole-in-One	\$1,797.00	\$1,741.14	\$3,210.07	\$1,511.00	\$3,056.07	\$3,300.00	
Taxes & fees	\$136.25	\$357.25	\$317.51	\$230.38	\$163.75	\$200.00	\$138.13
Processing & service charges	\$234.06	\$308.13	\$284.85	\$532.17	\$358.11	\$500.00	26.73
To cash reserves	\$36,841.48	\$0.00	\$5,437.80	\$0.00			
Other (1% Contingency)	\$610.64	\$141.26	\$608.54	\$1.10	\$64.54	\$575.70	
Operations total expenses	\$104,940.77	\$48,294.58	\$95,473.48	\$96,624.09	\$89,537.07	\$58,145.70	\$14,062.69
Net income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.80	\$0.00	\$9,057.31

Cash on hand April 2025	\$237,544.32
Cash on hand April 2026	\$244,574.26
% change	2.96%

Pending expenses:	
County grant for wastewater study	\$60,000.00 Not disbursed to city
Total	\$60,000.00

Cash flow analysis	
Cash on hand	\$244,574.26
Escrowed directed donations	\$20,000.00
Escrowed county grants	\$60,000.00
Cash available for use	\$164,574.26