

**Minutes of the Regular Meeting  
of the  
CAPTIVA EROSION PREVENTION DISTRICT**

**Wednesday, February 13, 2008 @ 12 p.m.**

Captiva Community Center  
11550 Chapin Lane, Captiva, FL 33924

Commissioners Present: Rene Miville (Absent), Sherrill Sims (Vice-Chairman),  
Dave Jensen (Treasurer), Doris Holzheimer (Secretary),  
Mike Mullins (Commissioner)

Also Present: Alison Hagerup (Administrator), Kelsey Angstadt  
(Assistant-Administrator), Drew Winchester (Breeze),  
Gene Christopher

**ITEM**

**1. CALL TO ORDER, ROLL CALL**

Commissioner Sims called the meeting to order.

**2. APPROVAL OF MINUTES**

**Commissioner Mullins moved to adopt the minutes of the regular meeting of January 9, 2008, seconded by Commissioner Holzheimer. No objections, motion carries in a 4-0 vote.**

As there was a member of the public who wished to participate in the discussion of Agenda item #8, Commissioner Sims asked if there were any objections to moving item #8 forward on the agenda. There being none, discussion ensued on New Business, Preliminary Apportionment discussion at request of Gene Christopher.

**8. NEW BUSINESS**

The administrator explained to the Board that Mr. Christopher had first gone to Commissioner Jensen to ask questions about the apportionment process, and he suggested speaking to the administrator. Hagerup provided Mr. Christopher with a copy of the apportionment report written by Dr. Stronge, and offered to meet with him after he had read it. Mr. Christopher had questions regarding the single family vs. multi family designations, and had brought a list of properties within Sunset Captiva, his condo association for comparisons.

Hagerup prepared a list of the properties by location, land use, and assessment amount for discussion purposes and scheduled it for board discussion in this meeting.

Mr. Christopher told the board that he was concerned at what seemed to be an inequity between what a non-gulf multi-family condo was paying as opposed to the assessment for a single family home, when both are listed with a rental company and are

openly renting their properties. He also questioned why a condo with the same features and footage as his with a homestead exemption would pay significantly less than he.

Commissioner Sims commented that times have changed since the plan was originally constructed, and that over time single family homes are now as likely to be rentals as condominiums were in the past. Commissioner Mullins suggested possibly raising the recreational assessment to a minimum benefit assessment, which would even assessments out more across the board. All Commissioners agreed that the plan needed a new approach rather than further “tweaking” of the old one. Commissioner Jensen stated that it seemed the spread of assessment values was much larger in the most recent project. Hagerup told them that the devaluation of South Seas Island Resort condos (approximately 40%) had shifted some of the tax burden to other condos throughout the island.

Christopher stated that he felt inconsistent property values were causing an unfair situation in assessments and that single family homes and condos shouldn't be different since many homes are being rented as much as condos now.

Commissioner Holzheimer suggested that the issues to be dealt with were threefold: one being property appraisals, over which the CEPD has no control, the second being the CEPD's apportionment formula, and the third being that we had just finished an assessment process and would not implement another until the next beach project.

Commissioner Mullins stated that the apportionment had been defined upfront, approved, noticed and that public hearings had been held. He said that to the best of his knowledge, the legal timeframe for comments on the plan had passed, but that Mr. Christopher needed to proceed as he saw fit. Commissioner Mullins asked the administrator to obtain a written opinion from the CEPD's attorney regarding the issue of the time for objections on the current assessment program being past.

Commissioner Mullins said that there were presently no differences between rentals and non-rentals. Commissioner Sims suggested keeping homesteads in the formula. Commissioner Mullins suggested discussing ideas and then letting Bill Stronge, economist, come up with a new plan.

Hagerup reminded the Board that there were certain requirements of benefit cost ratios for continued state and federal participation that must be considered.

Commissioner Holzheimer requested preparation for a discussion to take place in a workshop. She stated that she felt everyone was in agreement that these issues should be dealt with sooner than later, and there was discussion on structuring a series of workshops to develop a plan for the next assessment. Commissioner Holzheimer offered to provide an outline of an organizational format used for another group as an example. Commissioner Jensen suggested a “wild idea” meeting prior to bringing in consultants.

After discussion, the time frame of 2-4 pm on Tuesdays seemed to be the most viable for the majority of commissioners.

### **3. ADMINISTRATOR'S REPORT**

a) **Monthly financial report**

Hagerup told the Board that the Accountant, Russ Baker, had been out to prepare the statements.

Commissioner Mullins suggested that a monthly, vs. annual, budget variance report would be more effective in identifying anomalies in the budget, and asked that a monthly report format be explored.

Hagerup said that the Chairman had contacted someone from Colonial Bank regarding a line of credit, and that she had had a conference call with representatives from said bank to discuss possibilities. Colonial Bank was more inclined to offer an unsecured line of credit if the CEPD were to move its remaining SBA reserves of approximately 2.3 million to their bank. Hagerup reported that Russ Baker had recommended moving the remaining SBA reserves to another bank as long as it could be done without penalty, and asked Board who she should proceed.

Commissioner Mullins stated that the Board should not rush into any decisions regarding long range investments until they had fully explored a no-risk investment policy. He also suggested that were certain advantages in dealing with national banking institutions to avoid any perception of conflicts of interest.

**b) Federal project update**

Hagerup told the Board that the Corp had received bids from two contractors for the 80,000 cy beach fill project but was still in negotiations with them over price. There was discussion on how best to lessen any impacts on visitors during peak season with short notice.

**c) TDC Funding request restrooms**

Hagerup reported that last year's request for semi-permanent restrooms had been resubmitted, mainly to keep the dialogue open with the county over the need for restrooms on Captiva. Commissioner Mullins asked that Hagerup look into requesting money from the TDC for an additional parking machine.

**d) CP&E Monitoring request**

Hagerup told the Board that the increase for the monitoring bid was due to two additional tasks-\$5000 for the long-range schedule and \$2000 for integrating the Corps as built survey into the report.

**Commissioner Mullins moved to approve CP&E's monitoring proposal, seconded by Commissioner Holzheimer. No objections, motion passes in a 4-0 vote.**

**e) Consultant Review**

Hagerup explained to the Board the prior succession of consultants and how long the current ones had been with the District. Commissioner Mullins stated that the Board needed to consider the upcoming succession as the consultants started to retire and also requested that legal, accountant and economist charges be broken out separately in the budget.

- f) **Beach tilling**  
Hagerup told the Board that the last required year of tilling to level escarpments and soften the beach for turtle nesting had been completed.

#### 4. BLIND PASS UPDATE

- a) **Monthly schedule updates**  
Hagerup explained to the Board that they were still awaiting the biological opinion but that mitigation plans were already moving ahead. She submitted an excel sheet that detailed the tasks to be completed in the coming month as requested in the previous meeting, saying that she would update it monthly for them.  
Commissioner Mullins stated that the schedule update should be written in as missing details in the county's schedule, and that the schedule should kept current be made available at every meeting.
- b) **Pending Issues**  
Hagerup reported that the only pending issue was getting the biological opinion completed and that the project would be advertised prior to this.

#### 5. COMMISSIONER'S ITEMS

- a) **Dunes Day Planting, Commissioner Mullins, Administrative follow up**  
Hagerup informed the Board that one property owner had inquired into additional dune plantings and that all 500 sea oats had been repotted at SCCF Native Nursery. Commissioner Mullins said he would like to obtain some and plant them on his property also.
- b) **Project Procedure Manual, Commissioners Holzheimer and Mullins, Administrative follow up, Bob Gray update**  
Hagerup told the Board that Gray was to send monitoring data. Commissioner Holzheimer requested that a review date be set and that she would be out of town February 16 through the 24.

#### 6. PUBLIC COMMENT

There was no public comment at this time.

#### 7. OLD BUSINESS

There was no old business at this time.

#### 8. NEW BUSINESS

New Business was discussed following approval of minutes.

The meeting adjourned at 2:47 p.m.