



PORT ROYAL® PROPERTY OWNERS' ASSOCIATION, INC.

50TH ANNUAL MEETING
FEBRUARY 25, 2020
9:30 AM

BOARD MEMBERS

Jamie Gibbs	President
Jean-Pierre Garnier	1st Vice-President
Robin McClanathan	2nd Vice-President
Dick Del Bello	Treasurer
Barbara Chur	Secretary
Alan Atterbury	
Brynne Coletti	
Robin McClanathan	
John Morris	
Katrina Reusche	
Terry Smith	
Harold Stratton	
Kathy Woods	

NEW DIRECTORS

Bruce Wiegand

CALL TO ORDER

The 50th Annual Meeting was called to order by Jamie Gibbs, President, at 9:30 AM.

INTRODUCTIONS

Jamie Gibbs introduced and welcomed Mayor Barnett, City Council and staff, the Port Royal Board of Directors, and distinguished guests to the meeting. He thanked all those who attended, especially the membership. Jamie then provided a brief overview of the meeting's agenda. He introduced members of the Board and explained that the Association's Board of Directors is a voluntary board who work extremely hard to provide support to the community, as well as act as a liaison between the City and Port Royal for the betterment of the neighborhood. He also introduced the Association's professional staff, who, he stated are critical to accomplishing the goals of the Association. He took a moment to thank the entire Board and Association staff for their hard work over the past year.

Jamie then introduced the four City presenters to the podium: Mayor Bill Barnett, City Manager Charles Chapman, Chief Tom Weschler and Gregg Strakaluse, Director of Streets & Stormwater.

PRESENTATIONS

BILL BARNETT, MAYOR

Bill thanked the Board for the opportunity to speak and thanked the residents for their support throughout the past year.

Overall it has been a great year for Port Royal and the City of Naples. The Association has continued a wonderful working relationship with Bill and the entire City.

Bill shared one of the greatest success stories out of Port Royal a few years ago – the street congestion initiative proposed by a resident at the Annual meeting. This was demonstrative of the positive working relationship and to this day Bill has not received a single email in complaint of the ordinance.

He said the City is in great shape, other than traffic congestion which is of course, normal. Restauranters and visitors are happy, the weather is beautiful – can't ask for more.

He again thanked everyone for their support and has enjoyed the wonderful working relationship with Port Royal.

CHARLIE CHAPMAN, CITY MANAGER

Charlie Chapman greeted the crowd, thanking everyone for having him and commended the Association on the golden 50th anniversary.

Before sharing updates on current events happening in the City, Charlie mentioned his open-door policy and invited residents to feel free to reach out to him or set up a meeting absolutely any time. He then went on to discuss the vision process. The vision document was last updated in 2007 and after collecting feedback from residents via survey, the goals are very similar if not the same for 2020. As it stands, the Planning Advisory Board just passed the summary report and City Council will review it on March 4th. City Council will have ample time to ask questions with the final review sometime in April or May. Charlie shared that the goal is to develop a work program that will stem directly from the vision plan, everything down to the budget should anchor back to the master document i.e. the vision.

Charlie touched upon the issue of water and resiliency after last year's terrible red tide season. Even though red tide is a natural occurring event, outside contributing factors from the human population and density from all over the state continue to increase nutrient loads. He said the City stands with integrity and honesty as changes are made at the local level to improve water quality. Some of these projects include septic to sewer conversion, storm water pipe improvements, reclaiming wells, pipe ditches and working with the County on the Belle Meade Golden Gate project which involves restoring natural flowways from the manmade drainage structure that travels from Golden Gate Estates into Naples Bay from the Golden Gate Canal. Ultimately, Charlie believes the City needs to be engaged on a bigger scope as it relates to water and will strive to make as much of a difference as possible.

He quickly mentioned a press release involving FEMA flood plain management and improvements to flood plain ranges in the City. He encouraged residents to review the maps to see if their properties are in the same flood zone or if they have been amended.

Charlie informed residents that the City is facing a transition period as it relates to staffing. There are a handful of retirements approaching in the next 5 to 10 years and the City is hiring plenty of wonderful new hires at the entry level, however the middle section is lacking. The City is working on a succession plan to focus on how to build upon successful transitions moving forward. He added that in 2020 all collection bargaining contracts open for negotiation. This includes four unions and five contracts. The City will also be performing a compensation study as the last one was done 10 years ago. He plans to look at paying classifications in an effort to keep the best and brightest on staff with the City.

Charlie talked about City and County regional collaboration, sharing his previous experience working in the County world in Hendry County and how his past relationships are contributing to an open dialogue now. His positive relationship with the County Manager, Deputy County Manager and many of the County Commissioners has led to progress in City and County coordination including mutual aid agreements with police, fire and emergency management with a focus on communication and efficiency. He emphasized the importance of establishing a working relationship with the County as it relates to water

quality, especially how to manage storm water discharge and create universal fertilizer ordinances. He hopes to have a conversation about limiting and eventually eliminating septic tanks as they are a major contributor to the water quality issue.

Charlie mentioned the introduction of a quarterly City newsletter in an effort to keep residents informed year-round. He asked residents to please email him at Citymanager@naplesgov.com if they would like to be added to the mailing list. The newsletter will alert residents about upcoming important topics to be discussed at the City level in City Council Meetings as well as positive stories/happenings throughout the City. Charlie shared the City's efforts to revamp the approach to communications overall, including a much-improved annual report format which went from 300 text heavy pages to 30 pages with pictorial graphs, illustrations and bullet points.

Lastly, Charlie reviewed a few State of Florida legislative issues that involve preemptions of local government control. He said in the current session there are close to 39 bills attempting to take power away from local governments in a one size fits all approach. The most startling of which involves vacation rentals (Airbnb, VRBO, etc.) – the state is arguing each property owner has private property rights; however the City is speaking for neighbors who have the same private property rights and do not want to live next to transient lodging. Luckily, Governor DeSantis recently shared his concern about this preemption and thinks the decision should be made at the local level. Charlie said it will be a huge victory if he holds true to his statement. He also said the good news is the City's transient lodging ordinance will be grandfathered in and there is even a possibility to negotiate the ability to amend the ordinance as it relates to the times without losing grandfather status. Another bill Charlie highlighted involves smoking in public places. He hopes this will grant the City the power to regulate smoking in public parks, beaches and around buildings as they cannot currently regulate non-smoking areas.

Charlie culminated his presentation by again thanking everyone for their support of the City and reminded them that his door is always open.

TOM WESCHLER, CHIEF OF POLICE

Chief Weschler noted that the mission of the Naples Police Department is to keep crime down and the property values up. The crime rate remains very low throughout the City, although the one thing that continues to be a challenge is identity theft and fraud. Chief Weschler encouraged residents to keep their information safe and be wary of scams.

Throughout the City, the main challenge is managing people in vehicles as in season traffic builds. He said officers are regularly sent to areas with congestion issues.

Chief Weschler recognized Officer Sean Phillips as an outstanding community policing officer for Port Royal. He starts each day in Port Royal at 7am patrolling the streets to make sure construction sites and landscape vehicles are in compliance. Officer Sean wrote 39 citations for construction site violations over the past year. He works closely with the building department to ensure proper construction site management and plays a major role in keeping the streets clear.

Chief Weschler touched upon current initiatives noting the great success license plate reader cameras have had in solving crimes. Active shooter training continues throughout the City with the ultimate goal of keeping officers equipped and trained.

Chief Weschler informed residents that the biggest challenge is unlocked doors and key fobs left in vehicles. He shared a story about Emery Lorenzo, a career burglar from Miami who traveled to affluent areas across the country and burglarized homes. He committed most of his crimes on Fridays and Saturdays from 5 to 10 pm when homeowners were out on the town leaving homes unlocked. Two homes in Aqualane and one house on Gordon Drive fell victim to Emery's crimes and never knew they were being burglarized. He eventually decided to travel to homes via boat and was stopped in Naples for not having lights on. He fled, beaching the boat and dumping his belongings. From his belongings the police were able to learn more about him and began tracking him. He was eventually apprehended and in his confession he said he focused on affluent neighborhoods because residents are out on Fridays and Saturdays, and don't lock their doors or set their alarms.

Chief Weschler added that another group from the East Coast was targeting vehicles parked at the Club's fitness center. Spotting unlocked vehicles when the mirrors were not folded in and taking belongings from inside. Chief Weschler hoped these stories would encourage residents to take the time to lock their doors and take care of their belongings because people are out there trying to take advantage.

Chief Weschler closed by thanking Officer Sean for all he does in the neighborhood.

GREGG STRAKALUSE, DIRECTOR OF STREETS & STORMWATER

Gregg congratulated the Board on celebrating their golden anniversary and introduced himself as Port Royal's City liaison. He continues to be impressed with the coordination and corporation by the Association's Board and staff.

Gregg commented on the success of the commercial parking ban, echoing Chief Weschler positive remarks to Officer Sean on a job well done enforcing and educating companies on the ordinance. He said because of the ordinance's success, right of way devices are not as necessary as they once were. Gregg has been communicating with the Board on how to recapture the green space up to the edge of the road. He noted there may be specific properties with other issues that can be addressed on a case by case basis. He shared an example where a truck may have a tough time turning a corner without traveling into the right of way – Gregg's team is very willing to come up with solutions where needed and will work with the Association and property owners on this initiative.

Gregg introduced the Galleon Drive bridge maintenance project that will take place this summer. He said most work will happen under the bridge, however some of the woodwork above the bridge will be replaced, like for like. He hopes the project will be complete by next season.

Gregg mentioned the Association may be interested in a future project that involves installing natural gas and fiber optic underground, much like Aqualane is currently installing. He said the City attorney is currently working with FPL, Teco and Century Link to potentially allow certain underground utilities to be placed in the City owned right of way. FPL is currently working on a separate undergrounding project of their own which would require homeowners to add an easement to their property and lead to the question of FPL working within the City owned right of way instead. This would release burden from private property owners. Gregg said if there is enough interest in the natural gas and fiber optic project it can certainly be pursued by the Association.

Gregg shared information on a vulnerability assessment that is underway in the Streets & Stormwater department. The assessment will take into account increased hot weather days, sea level rise and climate change to identify City infrastructure that might be vulnerable to negative impacts. The report will determine what will need to be improved upon to prepare for the future and will be presented to City Council in the spring. The next step will involve coming up with a resiliency plan.

Gregg touched upon an oyster reef restoration project in Naples Bay that will help improve water quality. Two of the three restoration areas have been completed and the majority of the project was covered by grant funding. The City is hoping to seek additional grant funding to install even more oyster reefs.

While on the topic of water quality, Gregg educated residents on a project to remove storm water beach outfalls. He said this project has been in the works for a number of years which has allowed the City to save money within the storm water fund as well as collect grant money to help cover the cost. This is a project that will last 50 years and keep up with any environmental changes that may occur. With the future in mind, the City looked for opportunities associated with the project to improve infrastructure for vulnerabilities and other changes that may occur. The road will be raised to combat sea level rise in storm events, making the system more resilient. Another opportunity involving multi-mobility and the addition of bike lanes on Gulf Shore Boulevard is also being considered, staff is currently working on questions and plans to present the plan to City Council – as it stands, nothing has been decided regarding bike lanes.

PRESENTATION OF CITY AWARDS

Jamie Gibbs, President

Jamie presented an award to Master Officer Phillips for the tremendous role he played in the Association's success over the past year.

Jamie commended Sean, Port Royal's community police officer for a little over a year, on being a wonderful asset to the Association, the Board, and most importantly, our residents. Sean came to Naples from New York in 2014 and is currently a Florida Crime Prevention Practitioner (FCPP), member of the Hostage Negotiations Team, department Field Training Officer, and certified Crisis Intervention Team member. He is very involved in the community spearheading several important causes. He is a Drug Abuse Resistance Education (D.A.R.E.) Instructor, "Coffee with A Cop" program organizer, and the presentation coordinator for the "Do the Right Thing" program.

As previously mentioned by Chief Weschler, he surveys the neighborhood first thing every morning and has been instrumental in enforcing our commercial vehicle parking ordinance. He is dedicated to keeping our streets safe and continues to be an incredible asset for the Port Royal community.

ASSOCIATION UPDATE

Jamie Gibbs, President

Jamie reiterated the positive working relationship the Association shares with the City, without which many of these initiatives would not happen. He thanked members of City Staff in helping Port Royal achieve many small wins this year and hopes to continue an outstanding relationship for many years to come.

Jamie was excited to announce the Association's great membership year after experiencing a surge in membership commitments, potentially due to enthusiasm surrounding RCC cards. He discussed the benefit of joining the Association, noting past initiatives and a great working relationship with the City as just a couple of the positive functions. He reiterated the Association's willingness to listen to residents and eagerness to help with both personal and community wide issues.

Jamie shared a recent win for the Association which involved taking a deeper look at lot definitions after a member brought to the Association's attention that the City was measuring lots in a different way than historically recorded. The goal of this effort was to provide clarity within the code by properly identifying what constitutes a legally, buildable lot in Port Royal while preserving the integrity of lot sizes based on previously approved plats. Jamie was pleased to announce that after working closely with City staff, the amendments to the Code were approved unanimously by City Council this month.

Jamie mentioned a couple of road improvement projects Gregg alluded to on Spyglass and Lantern Lanes that once completed, will greatly improve the quality of life for the affected residents. Jamie assured the residents of the Association's support in these projects.

Jamie also touched upon a few undergrounding projects residents have expressed interest in. As Gregg had mentioned, the Association is in the beginning stages of working with the City and FPL on an effort to underground powerlines. Separate from that project, the Association has approached TECO to bring natural gas to Port Royal and will be working with the City on next steps. Fiber optics will be considered as well. Jamie mentioned the added value these projects would have on the neighborhood and will communicate with residents once more information is available.

Jamie commented on the success of the street congestion ordinance and asked residents to please contact the office if violators are observed.

Jamie shared after a resident inquiry, the Kings Town Drive ficus are being fertilized on an annual basis in addition to the bi-yearly fertilization performed by the City. It was also brought to the attention of the Association that 48 of the ficus trees had white fly and all treatment costs would be covered by the City (thanks to Jenna!).

After a resident inquiry at the last annual meeting, the Association is making improvements to the lighting at the Galleon and Kings Town Drive entrances. The Association is working with a landscape architect on a lighting design that will be understated, yet effective. He hopes the additional lighting will be installed this summer

REPORTS

FINANCIAL

Dick Del Bello, Treasurer

Dick presented the financial report noting very strong financials overall. A few investment changes were made to take advantage of low interest rates and generate extra interest income. Otherwise, the Association generates income entirely through membership dues and architecture review fees. Dick mentioned the extra cost involved to purchase the RCC cards was justified by an increase in membership to 85% of properties, thanking JP for a job well done. He said legal fee spending increased slightly due to the lot split issue and some money will be spent on the entrance improvements. There was also the addition of health care coverage for the Association staff which is a new expense for 2020. Overall, Dick said the Association's financials are in great shape and if anyone is interested in reviewing the full financial report to please see Jenna.

ARCHITECTURE & CONSTRUCTION

Jamie Gibbs, President

Jamie briefly commented on architecture, sharing the Architecture Review Committee reviewed 11 new homes in 2019 and 10 substantial renovations with thoughts that 2020 will be on a similar track.

Jamie shared a quick overview of the responsibilities of the Architecture Review Committee. He said the Committee interviews builders and architects for approval and strictly enforces the codes in Port Royal. The overarching goal is to make sure everything built in Port Royal remains consistent with the vision and code.

The office staff continues to work closely with the Building Department to help mitigate construction-site issues and meets regularly with contractors to establish open communication throughout the building process.

RECOGNITION OF OUTGOING DIRECTORS

Jamie Gibbs, President

Jamie spoke sincerely about outgoing Board member, Alan Atterbury for his tremendous contributions to the Port Royal community over the past six years. Alan has been instrumental as an Associate Member, providing insight into projects aligned with South Gordon Drive – Associate Membership was at an all-time high this year, thanks to his efforts. Alan has taken a keen interest in projects related to our community and our City, and we look forward to continuing our professional relationship as he leads the South Gordon Drive Association.

The second person retiring from the Board is Barbara Chur. Jamie spoke warmly about Barbara and her tenure with the Association, Barbara has been an active Board member since joining in 2014. She has provided valuable insight on all matters, and most notably with the Architectural Review Committee, which meets monthly. Her knowledge of our zoning regulations and deed restrictions are vast, and we will surely miss her kind and cheerful disposition at our meetings.

APPROVAL OF MINUTES

Jamie Gibbs, President, called for approval of the 2019 Annual Meeting minutes. Unless there were any modifications or comments, Jamie asked for a motion for approval. The minutes were approved by unanimous consent.

VERIFICATION OF QUORUM & RESULTS OF ELECTION

Jamie asked the Association's Secretary, Barbara Chur, to report the results of the election. The quorum to be reached was 228, and valid proxies received as of February 24, 2020 exceeded 228 by 14. This number constitutes a quorum for the meeting. The majority voted for Claudia Babiarz, Terry Smith and Kathy Woods for a second term on the Board of Directors, and Bruce Wiegand for his first term.

INTRODUCTION OF PROPOSED DIRECTORS

Jamie announced the following have been elected as new or re-elected directors: Claudia Babiarz, Terry Smith and Kathy Woods for a second term on the Board of Directors, and Bruce Wiegand for his first term. Jamie thanked each for their willingness to join the Board and congratulated them.

QUESTION AND ANSWER FORUM

Charles Chapman fielded one question from the audience regarding the progress of the Old Naples Hotel proposed for 2nd Ave S and Broad Ave N. Charlie said the approvals are still in place, however the investment partnership has not made an application for a building permit at this time. He is expecting to receive an application around August/September of this year.

ADJOURNMENT

The meeting concluded at 10:45 a.m.