

Briefing Meeting Minutes
of the
Captiva Erosion Prevention District
CEPD Office, 11513 Andy Rosse Lane, Unit 4
March 28, 2019 @ 1:00 P.M.

Commissioners Present: Mike Mullins (Chair); Dave Jensen (Commissioner)

Absent (excused): Harry Kaiser (Secretary); Bob Walter (Treasurer) : Michael Lanigan (Vice Chair);

Staff Present: Carolyn Weaver (CEPD Administrator); Joe Wagenti (CEPD Deputy Administrator)

Vendors: Dr. Bill Stronge (by phone)

1. Call to Order:
Chairman Mullins called the meeting to order at 1:00 pm.
2. Roll Call
The Chair called the roll and the results are outlined above.
3. Public Comments
None
4. Tentative Apportionment

Chairman Mullins provided a brief overview of Captiva's tax history (bed tax, economic impact, etc.) and TDC's role in the renourishment project. Discussion was held regarding CGWIA and Sunset Captiva in regards to storm and recreational benefit assessment. Chairman Mullins would like to see a version of the assessment where the millage recreational benefit is the same for residential, multi-family, and condo (homesteaded) and another rate for non-homestead properties. Commercial properties would be assessed the same millage. Commission Jensen would like to see a comparison of the recreational benefit from 2014 to what is being proposed now.

Chairman Mullins stated the most compelling argument against moving from an Ad Valorem assessment is that \$1.8M would be moved from commercial to residential property owners, further burdening those owners.

Dr. Stronge joined the meeting by conference call. Chairman Mullins asked Dr. Stronge to explain the rationale behind the 50/50 proposal concerning Sunset Captiva. Dr. Stronge stated that was an engineering question and went into further discussion of the 4 major categories of armor, development, backfill, and land loss. To summarize: 85% represent savings to property owners that would avoid losses to the beach (backfill category).

Dr. Stronge made it clear that the beach survey was to assess the recreational benefit only and the storm assessment was determined through the engineering reports. Chairman Mullins stated the Commission is enabled to undercharge, not overcharge property owners. There was additional discussion over the Gulf Way property on the 40' right-of-way property; the CEPD

received an email from the HOA over concern of the assessment and how they were determined. Ms. Weaver will follow up with this.

Dr. Stronge discussed the foundational importance of the Benefit Analysis. Chairman Mullins stated the final assessment was 38% of the maximum assessment of the last project. Our letter will need to have a low (\$9M) to high range (\$18M), once the apportionment is approved.

Discussion was held about the recent vote, and how we had a 38% turnout (117 votes, 317 total voters). Supervisor of Elections thought this was very high for a non-election vote.

5. Commissioner Comments

Commissioner Jensen said there's a rumor circulating in the public that our assessment is higher because we aren't using the Corps of Engineers.

Commissioner Mullins stated we need definitive answers regarding federal funding.

Adjourn

The meeting was adjourned at 2:54 pm