

Minutes

**Regular Meeting of the  
Captiva Erosion Prevention District**

Tween Waters Inn, 15951 Captiva Drive, Captiva, Florida 33924

March 9, 2016 @ 1:00 P.M.

**Commissioners Present:** Dave Jensen, Chairman; Mike Mullins, Vice Chair; Harry Kaiser, Secretary; Robert Walter, Treasurer; Richard Stegmann, Commissioner

**Staff Present:** Kathy Rooker, CEPD Administrator; Amanda Colon, CEPD Assistant to the Administrator; Hans Wilson, Hans Wilson and Associates; Jack Alexander, Stroemer & Company PA

**1. Call to Order**

Chairman Jensen called the meeting to order at 1:02 P. M.

**2. Roll Call**

The roll was called and the results are outlined above.

**3. Approval of the December 2015 Meeting Minutes**

Vice Chair Mullins made a motion to dispense with the reading of the February 10, 2016 meeting minutes and accept them as received. Commissioner Stegmann seconded the motion. The motion carried unanimously.

**4. Public to be Heard**

No comments from the public.

**5. Financial Report**

**a) Budget Performance Ending February 29, 2016.**

Treasurer Walter reviewed the financial report. He reported the parking lot revenue continues to be very successful and will help subsidize future beach renourishment.

**6. Old Business**

**a) Response to Fish Kills**

Ms. Rooker reported that she reached out to Lee County to get a written policy on how to handle a fish kill. Lee County does not have a written policy for an event but the Director of Lee County Parks and Recreation stated in an email to Ms. Rooker that Parks and Recreation has requested \$100,000 this year as they have done in the past from the Tourist Development Council (TDC) should a large event occur and can request additional funds if necessary. The Department also selects two vendors for the emergency cleanup annually.

**7. New Business**

**a) CEPD Meeting Guide**

Chairman Jensen directed commissioners' attention to a CEPD Meeting Guide within their meeting packet. The references in the guide can be used at each monthly meeting to facilitate effective and efficient meetings and will become a component of each meeting packet. The Chairman asked Commissioners to look at it when they have a moment.

**b) Beach Nourishment Project Benefit Analysis and Apportionment: William Stronge, Ph.D.**

Chairman Jensen explained to the Commissioners that since the Board has two new members and the subject of apportioning and assessing the cost of beach renourishment is important for everyone to understand he invited Dr. Strange to the meeting to explain the methodology . Dr. Strange began his presentation by introducing his associate , Gary Jackson, Ph.D., an economist familiar with the Lee County economy . Using the last completed beach project as an example, Dr. Strange gave a PowerPoint presentation on the methodology for apportioning the benefits of beach nourishment and assessing property owners the cost of beach nourishment projects.

Vice Chair Mullins asked Dr. Strange if northern Sanibel properties are included when calculating the cost benefits of a nourishment project. Dr. Stonge explained that since northern Sanibel is not a federal project any cost benefit to Sanibel would not be included in the Federal analysis.

Vice Chair Mullins asked how much of the benefits analysis is directed towards the Federal side of the project versus State and County. Dr. Strange responded that we follow the Federal guidelines because it' s defensible in court should a lawsuit be filed.

Captiva resident, Ms. Schwartzel, asked for an explanation of interval property. Commissioner Walter explained that it is a timeshare. She questioned why the interval properties are only 5% of the total. Dr. Strange explained that they have such a small number of units.

Commissioner Walter asked if someone staying at South Seas in a private home or condo would be considered staying in a commercial property if they booked through South Seas. Dr. Strange answered that it would not be a commercial property since it is not owned by South Seas. Discussion continued about the difficulty of determining if a visitor were staying at the South Seas resort hotel or if they were staying in a private accommodation located within South Seas. Getting accurate responses to a number of questions from visitors for the economic surveys performed by Dr. Strange can be difficult .

Chairman Jensen asked why there is such a big gap between single family and multifamily millage rates. Vice Chair Mullins asked if the assumption is that multifamily homes are rented more than single family homes. Dr. Strange said the assumption is that a multifamily home will make greater use of the beach.

Vice Chair Mullins stated that the assumption is that if you are homesteaded you are not renting your property. It's a single family home with lower beach usage. Dr. Strange agreed with Vice Chair Mullins. Surveys have demonstrated that Captiva residents living in a single family home do not spend a great deal of time on the beach. The longer they live on the island, the less often they visit the beach. Short term visitors are responsible for the highest beach usage.

Ms. Schwartzel stated that the multifamily homes are often rented and should be considered hotels or commercial properties. Chairman Jensen explained that commercial properties include banks, hotels, etc. Ms. Schwartzel believes that the categories for residential homes should be changed to include a business category for vacation rental homes. Dr. Strange said that the problem is to distinguish how many people on the beach are from a homesteaded property.

**c) Approval of FY 14 / 15 Annual Financial Report**

Accountant Jack Alexander explained to commissioners that the Annual Financial Report was a clean audit with no findings. Vice Chair Mullins made a motion to accept the annual financial report as presented. Secretary Kaiser seconded the motion. The motion carried unanimously.

**8) Administrator Report**

**a) FEMA Determination**

Ms. Rooker reported that CEPD did receive a determination from FEMA. FEMA has offered \$474,327.36. She recommended the Board wait until the April meeting to make a decision to accept the determination or file an appeal. Ms. Rooker has requested more information from FEMA concerning how the determination was made including the calculations and data used to analyze the sand loss. Additionally, a summary sent by FEMA was missing a sentence.

Vice Chair Mullins made a motion to delay the decision to April's meeting. Seconded by Secretary Kaiser. The motion carried unanimously.

**9) Public to be Heard**

No comments from the public.

**10) Commissioner Comments**

No comments

**Adjourn**

There being no other business, the Chairman adjourned the meeting at 3:04 P.M.