



**Briefing Meeting Minutes**  
of the  
**Captiva Erosion Prevention District**  
CEPD Office, 11513 Andy Rosse Lane, Unit 4  
October 17, 2019 @ 1:00 P.M.

**Commissioners Present:** Mike Mullins (Chair); Harry Kaiser (Secretary)

**Commissioners Absent:** Michael Lanigan (Vice Chair); Bob Walter (Treasurer)

**Consultants Present:** Carolyn Weaver (Administrator); Joe Wagenti (Deputy Administrator); Dr. Gary Jackson (Economist); Dr. Bill Stronge (Economist-by phone)

1. Call to Order

Chairman Mullins called the meeting to order at 1:04 pm.

Dr. Jackson joined the meeting at 1:18pm

2. Roll Call

The Chair called the roll and the results are outlined above.

3. Public Comments

Carroll Wetzel (by phone) wanted to express to the CEPD board to vote on the concept of an ad valorem-based apportionment approach in lieu of the benefits-based approach. He also discussed that CEPD should be careful making exceptions to the process and that it would cause more problems than good. Another point Mr. Wetzel made was his opposition in CEPD assessing a value to common elements.

Dick Pyle commended the property appraiser's valuation and is in favor of the Ad Valorem approach.

4. Tentative Apportionment

Chairman Mullins recognized Dr. Jackson's work on rental property and how CEPD will use that report for additional funding on the state and federal level. Also wants to ensure that the CEPD will need to further identify properties throughout the island that are renting.

Further discussion on feathering and if the CEPD should pursue that method. Dr. Stronge stated in the past they would feather up to 5 properties on each side of the zone partitions, but the basis of which is based on the engineers' report. Chairman Mullins wanted to postpone this method until a later date.

Discussion changed to addressing common elements and how to assess those particularly for Sunset Captiva and the Gulf Way Association. Chairman Mullins discussed a linear-foot method instead of using the aggregate value of each association. He also asked the economists to update the apportionment spreadsheet with the most current appraisal (just values) that will come out sometime October, 2019. The Gulf Way property was discussed on how to assess that 40' strip of property and CEPD working with the County appraiser to determine value.

Next item discussed was the Commercial valuations and if the CEPD should only regard those property's values or if the CEPD should consider a different approach. Chairman Mullins would like the economists to perform an enhanced commercial apportionment which was also noted in Dr. Stronge's memo earlier this year. He would like this information available for the November 12<sup>th</sup> board meeting. This would be addressed along with consideration of an Ad Valorem approach for residential properties.

Dr. Stronge went into explaining the impact of commercial properties (or lack thereof). For instance, the Green Flash is evaluated low but has a large impact. Chairman Mullins then discussed rentals versus commercial property and the differences in assessment.

Next issue was back to Sunset Captiva and that CEPD might consider a policy of assessing each condo association as a whole.

#### 5. Commissioner Comments

None.

Meeting adjourned at 2:46pm