

November 6, 2025 Renourishment Workshop Meeting Minutes

- **Project Progress and Timeline Updates:** Brighton and Nicole provided a comprehensive update on the project's progress, noting that the pipeline is nearing the Twin Waters area, plantings are complete for the first phase, and the project is expected to finish around November 20th-23rd, with equipment demobilization planned before Thanksgiving to minimize holiday impacts.
 - **Pipeline Progress and Dredging:** Brighton explained that the pipeline is approaching Twin Waters and will soon be flipped to begin pumping sand north from the subline, with approximately 200,000 cubic yards left to dredge at that stage.
 - **Plantings and Signage:** Brighton reported that plantings are complete for the entire southern phase up to Twin Waters, with gaps left for walkways, and that signage has been placed at Turner Beach to prevent trampling of new plants, with plans to add more signs as areas are opened and planted.
 - **Increased Project Efficiency:** Brighton noted that the end of turtle season has allowed the team to increase their daily progress, moving the projected finish date up to around November 20th-23rd, and that a more precise completion date will be available as the project nears its end.
 - **Equipment Demobilization:** Nicole stated that, barring unforeseen delays, the dredger and beach equipment should be removed by Thanksgiving, with only pipe removal and minimal impacts expected during the holiday season.
- **Sanibel Northern Project and Contractual Arrangements:** Brighton shared that the Sanibel City Council unanimously approved Holly Milbrandt's proposal for the northern tip project, with a \$142,000 cost share, and Rene, Nicole, and Brighton discussed the implications for liquidated damages and contract arrangements with Great Lakes, clarifying that Sanibel will have a separate contract utilizing the existing agreement.
 - **Sanibel City Council Approval:** Brighton attended the Sanibel City Council meeting, where Holly Milbrandt presented the project proposal, which was unanimously approved, including a \$142,000 cost share from Sanibel, excluding liquidated damages.
 - **Liquidated Damages and Change Orders:** Rene questioned whether a change order or waiver of liquidated damages would be required for Sanibel's participation; Nicole clarified that liquidated damages are a legal issue to be addressed with their attorney, and that Sanibel's contract would be separate but based on the existing agreement.
 - **Contractual Clarifications:** Nicole confirmed that there would be no contracting changes required on Rene's end for Sanibel's addition, and that any liquidated damages would be handled between the original party and Great Lakes, with Sanibel 'piggybacking' on the contract.
 - **Next Steps and Coordination:** David suggested meeting in person on Monday to ensure all parties are aligned on the contractual and procedural details before the next meeting.
- **Dune Signage Strategy and Implementation Debate:** Rene, Brighton, Nicole, and Bob engaged in an in-depth discussion about the type, placement, and cost of signage to

protect newly planted dunes, debating temporary versus permanent signs, cost estimates, installation logistics, and the need for board input on the final approach.

- **Temporary Versus Permanent Signs:** Rene advocated for inexpensive, temporary lawn signs based on prior success, while Brighton and Bob raised concerns about aesthetics, durability, and environmental impact, favoring more permanent, spaced signage on treated posts.
- **Cost Estimates and Sourcing:** Brighton presented quotes for permanent signage ranging from \$30,000 to \$55,000 for 500 signs and poles, depending on materials and finish, while Rene and Bob calculated that in-house procurement and installation could reduce costs to approximately \$6,000–\$10,000 for 100 signs and poles.
- **Installation Logistics:** The group discussed leveraging beach ambassadors for installation, with Rene noting their relevant experience and suggesting that a small crew could complete the work in a few days, further reducing costs compared to external bids.
- **Board Decision and Next Steps:** Consensus was reached to present both signage options and cost analyses to the board at the upcoming Monday meeting, allowing for a final decision based on aesthetics, effectiveness, and budget.
- **Dune Pathways and Emergency Access Design:** Nicole described the design of dog-leg pathways at major thoroughfares such as Andy Rosse Lane and Allison Hagrup Park, ensuring manageable elevation changes for emergency vehicles and foot traffic, with additional pathways planned at Whightman and Laika.
 - **Pathway Design and Locations:** Nicole explained that the team is working with the chairman to develop dog-leg pathways with a two-foot elevation difference for emergency vehicle access at key locations, and that similar foot pathways will be created at Whiteman and Leica.
- **Planting Watering Methods and Growth Timeline:** Rene inquired about the watering methods for new plantings, and Nicole confirmed the use of both watering and hydrogel, also outlining the expected growth and maturity timeline for the dune vegetation.
 - **Watering and Hydrogel Use:** Nicole stated that the new plantings are being watered and supplemented with hydrogel to support establishment.
 - **Growth and Maturity Timeline:** Nicole explained that the plants reach a hardy level in about six months and achieve full maturity in a year, with signs used as reminders to protect the dunes during this period.
- **Estoppel Letter Process and Tax Collector Reporting:** Brighton and Rene discussed recent issues with the estoppel letter process, noting deficiencies in reporting to the tax collector, the need to correct past errors, and the ongoing effort to establish the correct legal procedure for future compliance.
 - **Deficiency Identification and Correction:** Brighton reported that their accountant identified significant deficiencies in the estoppel letter process, specifically in reporting to the tax collector, and that efforts are underway to correct past errors and update the tax collector accordingly.
 - **Volume of Affected Transactions:** Brighton estimated that over 20 estoppel letters have been issued in the past six months, representing potential cases needing correction to prevent double taxation for homeowners.

- **Establishing Correct Procedure:** Brighton and Rene agreed on the need to determine the proper legal process for estoppel letters and tax reporting, with Brighton noting that while they can correct past mistakes, they are still working to identify the correct procedure for future compliance with guidance from our interim accountant, Racquel McIntosh.