

CAPTIVA EROSION PREVENTION DISTRICT

Workshop Minutes

August 20, 2026

DRAFT - SUBJECT TO BOARD REVIEW AND APPROVAL

Prepared from the Zoom meeting recording/transcript.

Meeting	Apportionment / Assessment Workshop
Date / Time	August 20, 2026; called to order at approximately 1:04 p.m. based on the recording start time
Available Recording	Zoom recording totaling approximately 48 minutes
Location / Format	Zoom workshop
Board Participation	Chairman Bob Walter and Vice Chairman and Secretary Tim McGowan participated from the start; Treasurer Bernie Dupre joined later by phone; Commissioner Rene Miville and Commissioner John Wade did not participate
Workshop Status	No formal substantive Board votes were taken during the workshop

1. Call to Order and Attendance

- Chairman Bob Walter called the August 20, 2026 workshop to order at approximately 1:04 p.m.
- Chairman Bob Walter and Vice Chairman and Secretary Tim McGowan participated from the start. Treasurer Bernie Dupre joined later by phone. Commissioner Rene Miville and Commissioner John Wade did not participate in the recorded workshop.
- Also participating were District Office Manager Lisa Batchelor; GMS representatives including Darrin Mossing and Keith Nelson; other consultants; and member of the public Jon Rosen. Dr. Strong had been expected to participate but did not join during the recorded workshop.

2. Lee County Funding Update

- Chairman Walter reported continued follow-up with Lee County regarding the District's request for \$4.5 million in additional assistance to reduce the amount ultimately assessed to property owners.
- Chairman Walter stated that Lee County Commission Chairman Cecil Pendergrass had spoken with County staff and that an additional County budget workshop had been scheduled for the following Monday. Chairman Walter described the response from Commissioner Pendergrass' office as positive and supportive of helping the District.
- The Board discussed that any additional County contribution could reduce the final special-assessment amount before certification.

3. Property-Owner Notice / Assessment Amount

- GMS reported that the published notice and draft mailed notice had been prepared using a \$12 million figure while the Board had previously approved a \$10 million island-wide special-assessment amount by a 3-0 vote at the August 10 meeting.
- The workshop discussed whether the mailed notice should present an estimated range, historically used by the District, or a single estimated amount. Early discussion considered a \$10 million to \$12 million range or a \$12 million high-end estimate if a range could not be produced.
- After public comment and additional discussion, the direction changed. Chairman Walter instructed GMS that, if a range could not be used, the mailed notice should be based on \$10 million and should use qualifying language such as "estimated" or "approximately." GMS confirmed it would use \$10 million.
- Chairman Walter directed GMS to proceed with the owner mailing so that notices could be delivered in advance of the August 31, 2026 final public meeting.

4. Apportionment Model Review

- GMS presented the working apportionment model and stated that it was comfortable with the current benefits-based methodology. Discussion confirmed that the model continues to use the historical drivers, including just value, recreational benefit, storm-protection benefit, homestead treatment, commercial treatment, and geographic zones.

- The Board and GMS discussed two historical 2022 assessment files that differed by approximately \$37,000. Chairman Walter emphasized that the 2021 nourishment was placed on the tax roll in 2022 and that the master spreadsheet containing the 2022 just values is available for comparison.
- Adjustments discussed for two church properties had been incorporated into the working model.
- Chairman Walter requested that the final model include, by parcel, the original 2021 assessment amount, the proposed current assessment amount, and the percentage increase. Increases of approximately 40% or more are to be highlighted so potential anomalies can be reviewed quickly.
- GMS will circulate the revised final model to the Board after the comparative information is added.

5. Existing Assessment Balances and Payoffs

- Lisa Batchelor reported that she maintains the current outstanding-balance information from the 2021 assessment and will provide the updated list to GMS so parcels that have since paid off their prior assessment are not incorrectly carried forward as having an outstanding balance.
- A cutoff date for the current payoff information is to be established. Lisa stated she would send the updated information to GMS following the workshop.
- GMS advised that remaining prior assessment balances and the new assessment are expected to be combined on the tax bill, because Lee County had indicated that separate line items may not be available.

6. Amortization and Payment Term

- Chairman Walter reiterated the District's intent to amortize the new assessment over seven years, consistent with prior District practice and the anticipated loan term.
- GMS reported that it had requested a preliminary amortization schedule from Regions for the District's PAR debt, described during the workshop as just under \$16 million. The loan structure is expected to finalize on September 15, 2026.
- GMS discussed using a level annual amortization approach rather than the prior method of equal principal plus interest, which produced declining annual payments.
- Lisa Batchelor noted that the published notice contained statutory language referencing payment over as many as 20 years and had raised the issue with District Counsel. GMS stated its non-legal view that 20 years may be a maximum rather than a required term. The seven-year intent and the statutory notice language are to be reconciled before final materials are issued.

7. Project Cost, Grant Funding, and U.S. Army Corps Discussion

- The workshop discussed approximately \$32 million in project costs already incurred, plus approximately \$1 million in future required costs such as tilling, plantings, and other continuing project requirements. At the conclusion of the workshop, Chairman Walter directed that the owner letter reflect approximately \$33 million in total project costs, including future costs.
- Chairman Walter reported that approximately \$13.1 million had been received from the Florida Department of Environmental Protection and that additional grant commitments had been received in writing but not yet collected. The \$10 million assessment amount was discussed as already accounting for anticipated future costs and committed funding.
- Chairman Walter reiterated his position that the District should revisit its relationship with the U.S. Army Corps of Engineers because of the effect he believes the existing federal arrangement has on FEMA funding eligibility. He noted that the Board had previously deferred that issue for later consideration. No action was taken on the matter during this workshop.

8. Public Comment

- Jon Rosen asked for clarification regarding whether the current apportionment model could be demonstrated to replicate the methodology used for the prior assessment. GMS stated that it is confident the current model follows the historical methodology, while acknowledging differences and incomplete underlying data in the historical files.
- Mr. Rosen also questioned sending property owners a \$12 million figure when the Board had previously approved \$10 million, and asked whether the District's project-cost estimates were sufficiently complete to avoid under- or over-allocation.
- Discussion clarified that approximately \$32 million had already been incurred, approximately \$1 million in additional future costs was being carried, and the proposed \$10 million assessment already included the anticipated future costs and grant assumptions. Treasurer Dupre supported using an amount of approximately \$10 million rather than a \$12 million figure.
- No additional public comment was received.

9. Workshop Recap and Direction

- If a range cannot be used in the mailed notice, GMS is to use an estimated/approximately \$10 million assessment amount.
- GMS is to send the Board the revised final apportionment model with 2022 just-value data and parcel-level comparison to the prior assessment.
- Lisa Batchelor and GMS will reconcile the most recent published-ad wording with the mailed notice, and the total project-cost figure in the letter is to include future costs, for an approximately \$33 million total.

10. Adjournment

- Chairman Walter stated that he would make a motion to adjourn. The recording does not clearly capture a separate second or vote. The workshop concluded at approximately 1:51 p.m.

11. Action Items and Follow-Up Summary

Responsible Party	Follow-Up
GMS / Keith Nelson	Finalize and send the property-owner mailing in advance of the August 31 public meeting. If a range cannot be used, base the mailed estimate on approximately \$10 million and use qualifying "estimated" wording.
GMS / Darrin Jr.	Revise the apportionment model to show the prior assessment by parcel, the proposed current assessment, percentage change, and highlighting of increases of approximately 40% or more; incorporate the 2022 just-value comparison and circulate the final model to the Board.
Lisa Batchelor	Send GMS the current outstanding-balance/payoff list for the 2021 assessment and coordinate a cutoff date so paid-off balances are not carried forward.
Lisa Batchelor / GMS	Compare the final published advertisement with the mailed notice and incorporate the latest approved wording.
GMS / Lisa / Counsel	Obtain or estimate the preliminary amortization schedule for the PAR debt and reconcile the intended seven-year repayment term with the statutory 20-year notice language before final materials are issued.
Chairman Bob Walter	Continue follow-up with Lee County and Commissioner Cecil Pendergrass regarding the District's \$4.5 million funding request.
GMS	Update the owner letter to reflect approximately \$33 million in total project costs, including the estimated future required costs.

DocuSigned by:



7E743FF03E08419

Secretary /Assistant Secretary

Signed by:



3B285110375440A...

Chairman / Vice Chairman