

July 24, 2025 CEPD Board Meeting Minutes Summary

CEPD Board Minutes and Updates

The CEPD Board meeting was held to discuss meeting minutes approval and administrative updates. The minutes for April, May, and June were approved after a brief review. The board discussed transitioning to Microsoft Teams for meeting recordings, with plans to evaluate Teams' capabilities before considering third-party options. Chairman John Wade provided an update on a public document request from South Sea, noting that all parties had submitted their replies and the matter was now pending further communication. He also emphasized the importance of commissioners using their CEPD email accounts for all board-related correspondence.

Banking and Parking System Updates

The team discussed banking options, deciding to maintain their relationship with 5th 3rd for operating accounts while exploring Regions for money market and savings accounts due to higher interest rates, though they noted Regions' misleading approach regarding Treasury notes. They also reviewed parking management, planning to transition from Park Mobile to a new system called Oboe after construction completes in early November, which will allow them to customize signs with their logo. Finally, they discussed credit card processing fees, noting potential revenue of around \$45,000 in recent months, and agreed to implement monthly financial reporting templates in QuickBooks.

Beach Renourishment and Grant Updates

The meeting discussed beach renourishment projects and related easements, with CEPD explaining that a recent Senate bill simplifies the process by granting automatic easements for renourishment projects, though some property owners still need to be contacted. They also discussed a \$500,000 grant for invasive species control, which CEPD will meet with FWC about tomorrow, and noted the need to modify the grant terms to allow funding for replacing lost trees, particularly since 60-70 trees were removed in the village area.

Legal and CPA Firm Engagement

The board discussed engaging legal and CPA firms. They unanimously approved engaging Maggie Mooney's law firm for legal services. The board also approved a motion to engage either Eisner or Raquel McIntosh as the CPA firm, with the chairman and general manager authorized to make the final selection. The CPA firm will assist with the upcoming budget for the new fiscal year, starting October 1st.

Budget and Beach Renourishment

The team discussed upcoming budget and submission deadlines, with a key deadline of August 4th for submitting forms through the Oasis Portal for the 2026 budget. They reviewed that the proposed tax rate is 0.4128, and Brighton is working on a draft budget for the August 11th meeting. Lynn Nietfeld, a senior vice president from Great Lakes, introduced herself as the project manager for the upcoming beach renourishment project, noting her experience with the previous two Captiva renourishments.

Beach Restoration Project Timeline Concerns

Lynn explained the current schedule and potential delays for the beach restoration project, highlighting the importance of completing the work by October 31st due to contractual obligations and potential penalties. She discussed the possibility of bringing in an alternate dredge to expedite the process, pending availability and contract negotiations. The CEPD board expressed concerns about the tight timeline and lack of contingency days, emphasizing the critical need to protect the densely populated and commercially important areas of the island. Lynn committed to exploring options for an additional dredge and providing an update within the next two weeks.

Captiva Beach Renourishment Project Update

The meeting focused on the Captiva Island beach renourishment project, discussing potential challenges with turtle nesting and project timelines. Lynn confirmed that the dredge, Galveston, is scheduled to arrive in Captiva after completing its current job in New Jersey, though there are concerns about potential delays. The team discussed the possibility of accelerating the project's southern end, but Lynn noted that moving turtle nests would be difficult. Nicole provided an update on survey processing, stating it would take 3-4 business days to determine the final volume needed for the project. The conversation ended with a review of a proposal for construction phase services, which includes various tasks such as pre-construction services, daily site observation, and post-construction surveys.

Coastal Planning Contract and Funding

The board approved a coastal planning and engineering contract and signed an interlocal agreement with Lee County for cost sharing, though they noted the need to seek additional funding from the county commission. The board also discussed audit engagement letters, deciding to postpone their review to the next meeting to clarify certain details, and briefly touched on beach management funding from the state.

Beach Renourishment Grant Application

The meeting focused on discussing a state grant application for beach renourishment projects. Nicole explained that the application involves updating maps, identifying new parking spaces and

bike racks, and requesting state cost share funding. CEPD inquired about the funding request deadline and potential additional items to include, such as vegetation and permanent facilities. Nicole clarified that the funding would only support permit-related activities for beach renourishment and monitoring, not supplemental projects or bathroom facilities. The group discussed the possibility of using previous grant agreements to offset Great Lakes costs and explored potential disaster recovery funding opportunities. CEPD requested a summary of multi-year funding requests and limitations to share with commissioners, and Nicole agreed to provide this information for a future board workshop.