



PORT ROYAL® PROPERTY OWNERS' ASSOCIATION, INC.  
52ND ANNUAL GENERAL MEETING  
*Hosted In-Person and Virtually via Zoom Webinar Services*  
FEBRUARY 15, 2022

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MEETING MINUTES

**ATTENDING BOARD MEMBERS**

Jamie Gibbs                    President  
Dick Del Bello                1st Vice-President, Treasurer  
Robin McClanathan        2nd Vice-President  
Claudia Babiarz             Secretary  
Brynne Coletti  
Katrina Reusche  
Terry Smith  
Harold Stratton  
Bruce Wiegand  
Kathy Woods

**CALL TO ORDER**

The 52<sup>nd</sup> Annual Meeting was called to order by Jamie Gibbs, President, at 10:30 AM.

**INTRODUCTIONS**

Jamie Gibbs welcomed Mayor Heitmann, City Council and staff, the Port Royal Board of Directors, and distinguished guests to the meeting. He thanked all those who joined the meeting virtually, especially the membership. He then introduced members of the Board and explained that the Association's Board of Directors consists of a voluntary board of residents and neighbors who are dedicated to providing support to the community, and act as a liaison between the City and Port Royal for the betterment of the neighborhood. He took a moment to thank the entire Board and Association staff for their hard work over the past year, in the height of the pandemic, presented many challenges.

Jamie then introduced the four guest speakers: Mayor Teresa Heitmann, Interim City Manager Chief Pete DiMaria, Chief of Police Tom Weschler and finally, Paul Hiltz, President and CEO of NCH Healthcare Systems.

**CITY PRESENTATIONS**

**MAYOR TERESA HEITMANN**

Mayor Heitmann thanked the Board for the opportunity to speak and acknowledged the residents for their support. She thanked her staff and fellow Councilors for successfully managing a crisis year, having to face the many challenges brought by the Covid pandemic. She commended the fire and police departments keeping the community safe and healthy. She briefly touched upon several initiatives that the City Council was proceeding with, including the Beach Outfall project and filtration of the stormwater retention ponds, or lakes, throughout the city, to aid in the functionality of the stormwater system. She also encouraged the members to lend their voices through the Association's staff, or at City Council meetings, so they are appropriately heard, particularly on issues related to NCH's heart institute, the Naples Beach Hotel project, the Naples Airport

Authority's Part 150 Study, and the relationship with Collier County. Mayor Heitmann thanked the membership and provided that she would remain available after the meeting to answer any questions.

#### **FIRE CHIEF PETE DIMARIA, INTERIM CITY MANAGER**

Chief DiMaria thanked Jamie for the introduction. He shared that the Executive Search for the City Manager position is well underway, and staff will be evaluating candidates in the next few months as they are anxious to fill this critical role. Chief briefly discussed the proposal for NCH's new Heart and Vascular Institute, indicating that he is confident that the city and hospital leadership can come to an agreement to build the desired facility while also remaining within the framework of the code and charter. He said that the Naples Beach Hotel project is still in the planning phase, and the Athens Group (the developer) is working with the Planning Department to identify potential zoning issues and working to remedy those in order to move the project forward. A new parking garage will be constructed in the Design District, and should begin this Fall. This garage is critical to serving the growth in the "D-Downtown" (Design District). Lastly, Chief briefly discussed progress with the negotiations with the Police Department, noting that they are working with the Department and FOP to ensure that the city is recruiting and retaining the best candidates in the City of Naples. He closed by thanking the Board and invited questions at the close of the meeting.

#### **TOM WESCHLER, CHIEF OF POLICE + EMERGENCY SERVICES**

Chief Weschler began by recognizing Chief DiMaria for his dedication to the city, excelling in not only the role as Fire Chief, but Interim City Manager when the city was in need. Chief Weschler noted crime was down 8.4% over the year. Annual crime stats do not include fraud or identity theft, which remain the maiden crime in the area. Chief Weschler stressed the importance of protecting personal information, and being vigilant about sharing data. Chief said it is critical that the department keep crime statistics down and property values up, which is why Community Policing is so important. He recognized and thanked Officer Sean Phillips for his dedication to Port Royal, and his outstanding service to the community. Chief Weschler commended the Port Royal Association for building a security program, which includes both the Police Department and Port Royal Security, because it has cut down auto thefts and smaller crimes dramatically.

Chief Weschler closed by again thanking Jamie and the Board, and Officer Phillips for his tremendous efforts for the community.

#### **PAUL HILTZ, PRESIDENT AND CEO OF NCH HEALTHCARE SYSTEMS**

Paul thanked the Association for the opportunity to meet with the membership this morning. The Board of NCH approached Paul and his team about shifting the primary focus to quality in the heart and stroke space. A cardiac event requires immediate attention and proper, elevated care. In order to accomplish top-notch service that the community deserves, NCH has proposed a new Heart and Vascular Institute at the Hospital, which is in the design phase, and has been presented to the city's Planning Department. He briefly reviewed the proposal, noting the important factors that will make the hospital a success (such as the height and location of the proposed building). The second part of the program is to recruit premier doctors, and Paul informed the membership that his team was able to recruit one of the leading cardiac doctors in the country, who will head up the new facility once approved. They have started to build their team of doctors, including recently acquiring top top-tier physicians from Mass General and the Cleveland Clinic, and will continue to recruit talent at all levels in order to provide premier service to the residents of Naples. He also notified the community of a recent designation the hospital achieved, which signifies that the hospital now has the proper care facilities and tools needed to effectively stop a clot to the brain or an advanced cardiac event. He thanked the Port Royal Association for the support of the project, as they have been vocal about advancing the plans, and remains available for questions.

#### **ASSOCIATION UPDATE**

*Jamie Gibbs, President*

Jamie thanked the membership for the support that provides the Association with the resources to present a unified voice in projects at the City level. The Association is always looking for ways to enhance our neighborhood, from an aesthetic, safety, and functional standpoint. He then briefly touched on several important initiatives the Association is working on, including:

- Advancing discussions with FPL to convert our powerlines from above-ground to underground;
- An update on bringing natural gas to Port Royal, which was introduced at last year's Annual Meeting. After the initial engineering by TECO, the Board learned that the local source would not be sufficient enough to supply Port Royal with natural gas, and TECO would instead, have to connect to a source north of Coastland Mall and run the pipes down to Port Royal. What once was a simple project has grown in cost and complication exponentially. The Association is now the process of working with TECO and the city to determine whether other communities would be able to share the cost for this project. Though these projects are intricate and will take quite some time and work to implement, we are encouraged that we have the support of the city to move ahead and make these necessary improvements for our community.
- The Association is working on a solution to improve several streets in Port Royal where drainage and safety are concerns. These improvements include the installation of Miami-Dade gutters, which would widen the roadway on some of our narrower streets, like Lantern Lane, as well as resurfacing and repaving. Kings Town Drive and Captain's Place were recently repaved and are a big improvement, and Jamie thanked the City for their support.
- Several of the cul-de-sacs in Port Royal are in need of repair and redesign, which the Association will accomplish in partnership with the city's Streets & Stormwater and Community Services departments.
- The Beautification Committee is taking inventory of all city-owned trees in the rights-of-way to determine what species may be appropriate as part of our overall beautification effort.
- The Association was heavily involved in the city's Master Bike and Pedestrian plan update, which initially proposed options such as widening Gordon Drive to add defined bike lanes; increased signage; install sidewalks, etc. Through collaboration with the city and the residents of South Gordon Drive, the Association was directed the city to keep Gordon a shared road (sharrow) for bikers and cars, rather than make drastic changes that would negatively impact the quality of life for those residents.
- The Association worked diligently to eliminate commercial vehicle parking on Port Royal streets. Working with the Naples City Council, Police Department, City Manager, and staff, Jamie informed the membership that we were able to establish a new favorable ordinance that has provided a safer and more enjoyable neighborhood.
- In the height of the Covid pandemic, staff worked meticulously to get our members vaccinated as quickly as possible. The Board and staff are grateful to Chief DiMaria for his steadfast diligence in protecting our members and keeping in such close contact with Jenna as vaccinations became available to our community.

## REPORTS

### SECURITY

*Dick Del Bello, Chair of Security Committee*

Dick provided a brief update on security, noting that it continues to be a top priority of the Association. After hiring Kroll Consultants to advise the Association on how to enhance the safety within our community during the Covid pandemic and 2020 election, the first recommendation as to gate the entire community. In order to properly gate the entire community, Gordon Drive would be the only logical location to implement a gate system, however, the City would not allow the Association to do this as there are several complications, including eliminating public beach access on 32<sup>nd</sup> and 33<sup>rd</sup> Avenues. Our security program has continued to evolve. For almost a year, the Association has been contracting with Port Royal Security and the Naples Police Department to provide stationed overnight surveillance at the entrance of Port Royal to monitor each person entering and exiting our community in the evening hours. Thus far, this operation has been effective. We will be installing new security cameras, equipped with license-plate readers, to actively monitor our streets, in addition to the current camera we have on Gordon Drive. We feel this will be an effective deterrent and will help dissuade potential crime. Because of the new security initiatives, the Board felt it was important to increase the Membership Dues to help fund the additional

cameras and security detail. Dick also noted that the Architectural Review Fees also increased, in part, to offset the security-related expenses as the increase in construction makes the community susceptible to potential crime.

Finally, we are fortunate to have an excellent relationship with Officer Sean and the Police Department and are in constant direct communication with Sean.

## **FINANCIAL**

*Dick Del Bello, Treasurer*

Dick provided an update on the Association's financials, noting over a half of million dollars in capital reserves and a very strong financial position. The Association has very strong members, with 85% of properties participating. Dick explained that the Association's two sources of revenue streams include Membership Dues and Architectural Review Fees. He encouraged the members to speak with their friends and neighbors about joining the Association, because together, the Association can achieve a tremendous amount. The Budget for 2022 remains conservative. The Board has appropriately adjusted expense categories to better reflect the many projects slated to accomplish this year. Overall, Dick said the Association's financials are in great shape and if anyone is interested in reviewing the full financial report to please see Jenna.

## **ARCHITECTURE & CONSTRUCTION**

*Jamie Gibbs on behalf of Harry Stratton, Architecture Committee Chair*

Jamie briefly commented on architecture, sharing the Architecture Review Committee reviewed 20 new homes in 2021 (versus 15 homes during the previous year) and 21 substantial renovations. Jamie shared that the Committee interviewed a prospective builder from Tampa who intended to work on a speculative project in Port Royal, and the Committee denied approval due to many concerns, but primarily, because of lack of on-site supervision. The role of the Committee, in addition to plan review, is to thoroughly vet builders and architects to ensure that they are appropriate for our community. Lastly, the office is continuing to work with the Building Department and Officer Sean to help mitigate construction site issues, including on-site parking, flagmen during large deliveries or at the finishing stages of building, etc., to help with congestion and street safety. Finally, the Committee is trying to anticipate high-construction areas and work with the building department and specific contractors to plan appropriately so as to cause the least amount of impact to our residents.

## **RECOGNITION OF OUTGOING DIRECTORS**

*Jamie Gibbs, President*

Jamie fondly recognized outgoing Board of Directors Robin McClanathan and Brynne Coletti, who have made tremendous contributions to the Board from 2016 to 2022. Dick then thanked Jamie for his incredible leadership over his six year tenure, highlighting the many accomplishments the Board was able to achieve under his direction. Each of these Board members will be missed, and their efforts and dedication to the community are commended.

## **APPROVAL OF MINUTES**

Jamie Gibbs, President, called for approval of the 2021 Annual Meeting minutes. Unless there were any modifications or comments, Jamie asked for a motion for approval. The minutes were approved by unanimous consent.

## **INTRODUCTION OF NEW DIRECTORS**

Jamie welcomed and introduced new Board Members Peter Arnold, Kevin Ruesterholz, Giselle Wagner, and Wanda Zaiser, who were elected by the membership.

## **QUESTION AND ANSWER FORUM**

Dick fielded a question from the audience regarding TECO and the possibility of bringing natural gas to Port Royal, just as Aqualane has done. Dick shared the recent challenges presented by TECO, including their inability to find an economical

solution to bringing gas to Port Royal. The initial cost estimate of the project was \$10 million, which in comparison to Aqualane, was over 10 times more expensive. The Association is leaning on the City to find an equitable approach to providing gas to our community, and perhaps the neighborhoods north of us who might be able to connect to any new lines.

Another member of the audience asked if Membership in the Association is mandatory. Dick commented that while it is not mandatory, it is strongly encouraged, as there are many benefits to joining, including beautification, Deed restriction enforcement, architectural plan review and construction management, city liaison for issues related to the community, and more. Further, the TECO and FPL utilities project will require support from the majority of the community in order for them to move forward. It is important that residents of the community participate in the Association to show the City that they are supportive of our many initiatives.

## **ADJOURNMENT**

The meeting concluded at 11:50 a.m.