



PORT ROYAL® PROPERTY OWNERS' ASSOCIATION, INC.  
ANNUAL MEETING MINUTES | MARCH 30, 2021  
*Hosted Virtually via Zoom Webinar Services*

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51<sup>st</sup> ANNUAL MEETING  
MARCH 30, 2021  
9:30 AM

**BOARD MEMBERS**

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

**CALL TO ORDER**

The 51<sup>st</sup> Annual Meeting was called to order via Zoom video conference by Jamie Gibbs, President, at 9:30 AM.

**INTRODUCTIONS**

Jamie Gibbs introduced and 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 virtually, especially the membership. Jamie then provided a brief overview of the meeting's agenda. He introduced members of the Board and explained that the Association's Board of Directors is a voluntary board who work extremely hard to provide support to the community, as well as act as a liaison between the City and Port Royal for the betterment of the neighborhood. He also introduced the Association's professional staff, who, he stated are critical to accomplishing the goals of the Association. He took a moment to thank the entire Board and Association staff for their hard work over the past year.

Jamie then introduced the four City presenters: Mayor Teresa Heitmann, City Manager Charles Chapman, Chief Tom Weschler and Fire Chief Pete DiMaria.

**PRESENTATIONS**

**TERESA HEITMANN, MAYOR**

Teresa thanked the Board for the opportunity to speak and thanked the residents for their support throughout the past year.

After a crazy year navigating the pandemic and everything that came with it, Teresa is looking forward to a positive year ahead.

Overall it has been a great year for Port Royal and the City of Naples. The Association has continued a wonderful working relationship with Bill and the entire City.

She described environmental issues like storm water management, the beach outfall project and lake management that will be top of mind going into this year. Other projects moving forward in the City are the Naples Beach Hotel, Gulfshore Playhouse parking garage and the Old Naples Hotel.

Teresa was proud of the improvements made on 8<sup>th</sup> Street with hopes of extending improvements down to the City Dock. She asked residents to continue to be involved in City happenings noting the current Bicycle & Pedestrian Master Plan survey.

The economy has been vibrant and seemingly unaffected by the pandemic here in Naples. The mayor was hopeful about opening back up and urged residents to remain cautious and safe as restrictions were lifted with the influx of visitors.

She again thanked everyone for the support and has enjoyed the wonderful working relationship with Port Royal.

### **CHARLIE CHAPMAN, CITY MANAGER**

Charlie Chapman thanked everyone for the warm welcome and echoed some of the same sentiments Mayor Heitmann touched upon, commending the City Council for taking on the challenges of 2020.

He touched upon environmental issues mentioned by the Mayor, noting an upcoming discussion involving storm water management in the City Code encouraging the Association to stay engaged to make sure voices are heard. The document will set the tone for the next 25-30 years of development within the City as it related to commercial and residential stormwater management.

Next, he introduced the topic of a 10-year lake maintenance and restoration plan that has been endorsed by City Council. The multimillion-dollar project is currently out for bid.

The third environmental project is the Gulfshore Beach Outfall project that will cost more than \$20 million. The hope is to set a standard higher than what state regulatory agencies require. On June 1<sup>st</sup> there will be a workshop update to City Council with construction plans in the works for after summer recess.

Charles noted an ongoing discussion with TECO Gas regarding the high estimate for the installation of natural gas in the neighborhood. He explained that the follow up with the governmental affairs officer, Chris Lopez has been unsuccessful and hopes to connect with him to provide an update to the Association soon.

Charles discussed street resurfacing in Port Royal, sharing that City Council has historically allocated \$500,000 per year for street resurfacing for the entire City. Street improvements are determined by street condition and vocal residents who submit complaints. He said a two-part workshop series is slated to take place in May and June to discuss capital improvement projects. Charles, along with various City staff are preparing to make a pitch to City Council to increase amount allocated to \$1 million per year to move forward aggressively to tend to streets in need of maintenance.

Lastly, Charles encouraged residents to the Bike & Pedestrian Master Plan survey. The goal of this project is to determine changes to strategically improve transportation throughout the City.

### **PETE DIMARIA, FIRE CHIEF**

Chief DiMaria thanked Jamie for the invitation to speak at the Annual Meeting.

He shared some data to bring everyone up to date on the Covid crisis with details on new cases, infection rate, positive test rate, ICU capacity and vaccination rates. Chief is hoping to continue vaccinations to work toward immunity level and decrease probability of seeing large spikes in infection.

Chief DiMaria continues to work closely with Jenna and the Association's team to connect members of the community with vaccination opportunities.

### **TOM WESCHLER, CHIEF OF POLICE**

Chief Weschler noted a particularly challenging year as indicated by the Mayor and Chief DiMaria, nevertheless crime is down 11% on an annual basis. However, domestic violence is up 26% which might be attributed to Covid. Annual crime stats do not include fraud or identity theft, which remain the maiden crimes in the area. Chief Weschler encouraged residents to keep their information safe and be wary of scams.

Chief Weschler informed viewers of a few incidents involving auto thefts, reminding residents to lock vehicles and bring key fobs inside.

He addressed the previously mentioned topic of Civil unrest in the City, stating the Naples Police Department is in constant contact with Collier County Sheriff's Office Fusion Center, Florida Department of Law Enforcement and have members of Joint Terrorism Task Force sit in on various meetings. He said there is no indication of local concerns at this point, but the NPD will continue to stay on top of it.

Chief Weschler touched upon current initiatives noting the great success license plate reader cameras have had in solving crimes as well as 56 new cameras throughout the City. Community Policing continues as the main initiative – Chief Weschler recognized Officer Sean Phillips as an outstanding community policing officer for Port Royal.

As he says every year, the police department strives to keep crime down and property values up with the main goal of preventing crimes. He encouraged residents to call for anything at all, no matter how small.

The main challenge over the last year has been hiring in a competitive market and strangely, an increase in dogs on the beach. Officers continue to educate people and ask for compliance. Beach parking has been a hot button with Covid and an influx of visitors from other parts of the state. Officers work very hard to enforce the strong initiatives put in place by Council to address the parking issues and continue to adapt.

Chief Weschler closed by thanking Officer Sean for all he does in the neighborhood.

### **PRESENTATION OF CITY AWARDS**

*Jamie Gibbs, President*

Jamie presented an award to Master Officer Phillips for the tremendous role he played in the Association's success over the past year.

Jamie commended Sean, Port Royal's community police officer for a little over a year, on being a wonderful asset to the Association, the Board, and most importantly, our residents. Sean came to Naples from New York in 2014 and is currently a Florida Crime Prevention Practitioner (FCPP), member of the Hostage Negotiations Team, department Field Training Officer, and certified Crisis Intervention Team member. He is very involved in the community spearheading several important causes. He is a Drug Abuse Resistance Education (D.A.R.E.) Instructor, "Coffee with A Cop" program organizer, and the presentation coordinator for the "Do the Right Thing" program.

Sean has been an incredible asset to our community and continues to be instrumental in enforcing our commercial vehicle parking ordinance and construction ordinance. He is dedicated to keeping our residents and streets safe and has been an

invaluable resource in our security efforts. Sean is always available to our Board and office staff and fosters an incredible working relationship with us.

## **ASSOCIATION UPDATE**

*Jamie Gibbs, President*

Jamie reiterated the positive working relationship the Association shares with the City, without which many of these initiatives would not happen. He thanked the membership for the support that provides the Association with resources to present a unified voice in projects at the City level.

As a result of the relationship with the City is the street congestion ordinance which has made a major impact on the community. Not only is the neighborhood more enjoyable, but safer too.

Jamie mentioned several projects Charles alluded at the City level including: installation of Miami-Dade gutters on various streets; beautification enhancements to several cul-de-sacs; road resurfacing and repaving; replacement trees that were lost during Hurricane Irma; Natural Gas and High Fiber Optic Cable installation; oversight of the Bike and Pedestrian Plan and security enhancements.

Jamie noted it has been about a year since the Association recognized the tremendous efforts of first responders in the City through a Giving Back initiative. The Association purchased gift cards from over two dozen “homegrown” Naples eateries and distributed them to over 5,000 first responders within the City of Naples. The Board of Directors felt this was an important way to show the community support for those who work tirelessly to keep Port Royal and Naples safe every day, but especially in the fight against Covid-19. The response from the community was overwhelming. Jamie shared a quote from local restaurateur, Pam Pischner, owner of Grouper & Chips, Naples:

*“The money from that sale alone enabled me to continue to stay open and gave me the strength to carry on. My employees are family to me, and I could not bear the thought of letting them down or the many local customers who have made my business a success over the last 26 years. Words cannot express my gratitude to the Port Royal HOA for giving me this peace, and their generosity will never be forgotten.”*

## **REPORTS**

### **SECURITY**

*John Morris, Chair of Security Committee*

John presented the security initiatives proposed by the newly formed Security Committee after it was brought to the Association’s attention that residents may have heightened concerns around civil unrest and threats to personal security given the divisive state of the country over the past few months.

The Board has been working diligently on ways to enhance security measures within the community. John shared an example – during Election week, out of an abundance of caution, the Association employed the Naples Police Department to provide additional, overnight detail in the neighborhood for continuous police coverage during a potentially troubling time.

John expressed gratitude for the wonderful relationship with Officer Sean and the Police Department. Members of the Board and staff maintain open communication with Sean and have been working with the Department on more permanent security options that will protect the community and property values around the clock.

John informed the membership that the Association also contracted world-renowned security consulting firm Kroll to study and analyze Port Royal and make recommendations as to how to effectively improve security in the community. John shared the following results:

- Additional security cameras with potential monitoring
- TIF police officers (Tax Increment Financing)
- Naples Police Department extra patrol
- Outside security firm
- Create a Security Committee within Board, which can consist of Board members and residents

John reviewed results from a recent security survey distributed to residents by the Association. He thanked members for their participation noting 73% of responses among members. More than 90% said that security and safety were important and thought the Association should play a role in security. When it comes to cost, nearly 80% are willing to pay higher annual dues with the majority in the \$500 to \$1,000 tier.

## **FINANCIAL**

*Dick Del Bello, Treasurer*

Dick presented the financial report noting very strong financials overall with the highest membership numbers over the last three years. Dick outlined the Association's two sources of revenue stream: membership dues and architectural review fees which total about \$350,000. He noted an increase in membership fees that will take place in 2022 to offset security initiative costs. 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**

*Harry Stratton, incoming Chair of Architecture Committee*

Harry briefly commented on architecture, sharing the Architecture Review Committee reviewed 15 new homes in 2020 (more than the 11 of the previous year) and 10 substantial renovations with thoughts that 2021 will be on a similar track.

Harry shared the Association staff continues 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.

The Architectural Review Committee will begin to explore ways in which we might be able to better control construction in Port Royal. The Committee will be looking at ways, with the help of the Association's attorney, to tighten up construction codes to figure out how to mitigate construction to reduce impacts on residents.

## **RECOGNITION OF OUTGOING DIRECTORS**

*Jamie Gibbs, President*

Jamie spoke sincerely about outgoing Board member, JP Garnier for his tremendous contributions to the Port Royal community over the past six years. He has been a key player on both the Architectural and Docks Committees, but most notable was his position as Chair of the Membership Committee. Thanks to JP's efforts, membership has been consistently high and climbing year over year during his tenure. JP has taken a keen interest in project relating to our community at the City level and has provided invaluable feedback and input on our many initiatives affecting Port Royal, and most recently, his profound inside knowledge on the novel coronavirus and the vaccination process. Jamie wished JP continued success on the Port Royal Club's Board and hopes to foster a great relationship in the years to come.

## **APPROVAL OF MINUTES**

Jamie Gibbs, President, called for approval of the 2020 Annual Meeting minutes. Unless there were any modifications or comments, Jamie asked for a motion for approval. The minutes were approved by unanimous consent.

## QUESTION AND ANSWER FORUM

John fielded a question from the audience regarding whether the Association has considered making Port Royal a gated community. He said there has been a decent amount of support as well as opposition for creating a gated community. The feasibility is limited due to public beach access points on Gordon Drive, amount of traffic that would build at a single entrance, the cost and limited support from residents. John said generally, this is not a practical solution for Port Royal.

Dick fielded a question about avoiding a construction debacle like the owner builder project on Rum Row that is taking 6+ years to build. He said unfortunately there is not much that can be done since it is very easy to extend a permit with the City building department. Dick despite immense efforts from the office staff and Architecture Committee, the project has dragged on. He mentioned the possibility of working with Council or the City to limit the length of building permits, unfortunately legally there is nothing the Association can do.

## ADJOURNMENT

The meeting concluded at 10:45 a.m.