



REORGANIZATION MEETING MINUTES
FEBRUARY 24, 2026

Present (in person): John Cammick President, Bill Deile Vice President, Frank Potter Secretary, Tom Ferguson, Cole Williams, Ila Valcarcel, Rhonda Dooley, Mikes Maillakakis General Manager, Chris George Deputy General Manager, Susan Duvall, Financial Officer

Present (via Zoom): Paul Brown Treasurer, Cynthia Rowe

Absent (excused):

Also present: Zach Liebetreu Esq, Attorney, Janet Deile Chair of the Ballot County Committee, E. Trevor Elmquist, and Jeff Brewington

The meeting was called to order at 12:30 PM by President Cammick.

Ila Valcarcel moved to accept the agenda, seconded by Frank Potter, the motion carried, see Exhibit **8**.

Consent Agenda:

1. The Consent Agenda was amended by adding bullet 5.A.b.iii to it. With the amendment the following items were placed on the Consent Agenda:
 - a. 5.A.a.i Treasurer's Report December 2025 Report, see Exhibit **9**
 - b. 5.A.b.i Balance Sheet for November, see Exhibit **12**
 - c. 5.A.b.ii Balance Sheet for December, see Exhibit **13**
 - d. 5.A.b.iii Balance Sheet for January, see Exhibit **14**
 - e. 5.A.c.i Income Statement for November, see Exhibit **15**
 - f. 5.A.c.ii Income Statement for December, see Exhibit **16**
 - g. 5.A.c.vii Income Statement for January Chart-1, see Exhibit **21**
 - h. 5.A.c.viii Income Statement for January Chart-2, see Exhibit **22**
 - i. 5.A.c.ix Income Statement for January Chart-3, see Exhibit **23**
 - j. 5.C.a Director's Report for December, see Exhibit **24**
 - k. 5.C.e Director's Report for January, see Exhibit **25**
 - l. 5.D.a Operation's Report for December, see Exhibit **29**
 - m. 5.D.b Operation's Report for January, see Exhibit **30**
 - n. 5.D.c.Operation's Report Chart-1, see Exhibit **31**
2. No items were pulled by the Board for review. Ila Valcarcel made a motion to amend the Consent Agenda and then approve all the items on it. The motion was seconded by Frank Potter and carried.
3. After the Attorney's Report the following items were added to the Consent Agenda:
 - a. 5.C.b Director's Report Chart-1, see Exhibit **26**
 - b. 5.C.c Director's Report Chart-2, see Exhibit **27**
 - c. 5.C.d Director's Report Chart-3, see Exhibit **28**

Election of Officers:

1. Ila Valcarcel made a motion to keep John Cammick as President. The motion was seconded by Frank Potter and was carried.
2. Cole Williams made a motion to keep Bill Deile as Vice President. The motion was seconded by Paul Brown and was carried.
3. Ila Valcarcel made a motion to make Paul Brown the Treasurer. The motion was seconded by Frank Potter and was carried.
4. Cole Williams made a motion to keep Frank Potter as Secretary. The motion was seconded by Bill Diele and was carried.

Committee Assignments:

Committee assignments left by Chris Rogers (Mike Dreikorn), Denny Dekker, and P. Michael Rose were filled. After discussion:

1. Frank Potter moved, seconded by Cole Williams that Cynthia Rowe replace Chris Rogers (Mike Dreikorn's) seat on the Finance Committee, the motion carried.
2. Bill Deile moved, seconded by Cole Williams that Ila Valcarcel fill Chris Rogers (Mike Dreikorn's) seat on the Adm/Personnel Committee, the motion carried.
3. Bill Deile moved, seconded by Frank Potter that Rhonda Dooley fill Denny Dekker's seat on the Production/Distribution Committee, the motion carried.
4. Frank Potter moved, seconded by Bill Deile that Ila Valcarcel fill P. Michael Rose's seat on the Production/Distribution Committee, the motion carried.
5. Cole Williams moved, seconded by Bill Deile that Tom Ferguson fill Denny Dekker's seat on both the Pension Committee, the motion carried.

Reports:

The minutes of the Regular Meeting of December 9, 2025, were presented. Cole Williams moved, seconded by Frank Potter for approval of the minutes. The motion carried.

The General Manager presented the Treasurer's Report for January 2026, Exhibit **10**, and Treasurer's Report Chart-1 Reserves Graph, Exhibit **11**.

The General Manager presented the Income Statement Chart-1, Exhibit **17**, Chart-2, Exhibit **18**, Chart-3, Exhibit **19** for 2025.

The General Manager presented January's Income Statement, see Exhibit **20**.

Attorney's Report

Zach Liebetreu presented the Attorney's Report.

1. Discussion Regarding Next Level Underground:

- a. Last year, Next Level Underground was sent a *Demand Letter* by GPIWA's attorney. The letter outlined a required response timeline and was sent via certified mail, which was received. Kathy Redwits contacted the attorney and left a voicemail. The attorney returned the call but did not receive a response.
- b. This year, the attorney emailed and called multiple contacts at Next Level Underground but received no response.
- c. The attorney recommends sending the required notice, commonly referred to as a *Civil Theft Letter*, to Next Level Underground. This would be the final notice prior to filing suit for civil theft. The letter provides Next Level Underground with one final opportunity to respond to GPIWA before formal legal action is initiated.
- d. Florida's civil theft statutes allow for the recovery of:
 - i. Treble damages (three times the value of the stolen water)
 - ii. Attorney's fees
- e. Several Board members requested additional background regarding the incident involving Next Level Underground. The General Manager asked Distribution Manager Erik Iverson to join the meeting and provide a brief summary. Next Level Underground is an independent contractor for CenturyLink, installing communication cables. During directional drilling operations, they struck and damaged GPIWA water mains on four separate occasions. GPIWA issued an invoice totaling \$11,000 for the cost of repairs. Additionally, GPIWA observed Next Level Underground filling a water tank on their equipment without a construction water meter. GPIWA does not know whether it can prove the total volume of water taken.
- f. The proposed civil theft notice will include:
 - i. \$11,000 for the cost of repairs
 - ii. Authorization granting the General Manager full settlement authority
- g. A motion was made by Tom Ferguson and seconded by Frank Potter "*to litigate matters related to the January 2025 water breaks and theft, and to grant the General Manager full settlement authority for these matters.*" The motion passed unanimously.

2. Discussion Regarding Lee County Right-of-Way (ROW) Bond:

- a. During the discussion regarding Next Level Underground, Bill Diele asked whether GPIWA could seek payment through the ROW bond.
- b. The attorney advised that this is unlikely, as the bond is written in favor of Lee County.
- c. The attorney has experienced difficulty obtaining a unified response from Lee County regarding this issue.
- d. GPIWA staff contacted the DOT employee responsible for issuing ROW permits and requested information on when permits were issued within the two ZIP codes associated with Pine Island. The request was denied.
- e. The attorney will attempt to schedule meetings with leadership from the following Lee County departments:

- i. Department of Transportation (DOT)
- ii. Community Development
- iii. County Attorney's Office

New Business:

1. The General Manager presented a memo regarding a Leak Detection Incentive Program, see Exhibit **32**. The Board read through the program language. Afterwards there was discussion. Ila Valcarcel motioned, seconded by Frank Potter, to approve the Leak Detection Program, but to reserve the right to modify or cancel it in the future.
2. The General Manager presented a memo requesting that the following amounts be added to the FY26 budget, taking into consideration GPIWA received the \$600,000 from FEMA for reimbursement of the Pine Island Causeway Project, see Exhibit **33**.
 - a. \$132,500 be added to the FY26 budget for additional to continue replacement of old 5/8" water meters with new AMI water meters.
 - b. \$50,000 be added to CIP budget to design for a new production well.
 - c. Ila Valcarcel motioned, seconded by Cole Williams, to approve both requests, the motions carried.

Old Business:

There was no Old Business.

The Board agreed the next Regular Board Meeting will be held on April 28, 2026, at 10:00 AM.

There being no further business before the Board, the meeting was adjourned at 1:47 PM.

Mikes Maillakakis for Frank Potter, Secretary