



**MEETING MINUTES  
REGULAR BOARD MEETING,  
OCTOBER 28, 2025**

Present (in person): John Cammick, President; Bill Deile, Vice President; Denny Dekker; Tom Ferguson; Cole Williams; Chris Rogers; Mikes Maillakakis, General Manager; Chris George, Deputy General Manager; Susan Duvall, Fiscal Officer

Present (via Zoom): P. Michael Rose, Treasurer; Frank Potter, Secretary; Paul Brown; Michael Dreikorn, Zach Liebretreu

Absent (excused): None

Absent: None

- A. The meeting was called to order at 10:00 AM by President John Cammick.
- B. Former Director Michael Dreikorn thanked the Greater Pine Island Community for electing him to the GPIWA Board and he thanked the GPIWA Staff for their work, he thanked the Directors for their work, and he said his farewells. All in attendance expressed their gratitude for his service on the Board and wished him well in his future endeavors. It should be noted that Michael Dreikorn had to resign his Directorship because he sold his home and is no longer a member of the GPIWA.
- C. The roll call was performed by Secretary Frank Potter.
- D. The Board of Director's Attendance Report was reviewed, see Exhibit **119**.
- E. Bill Deile moved to approve the Agenda, see Exhibit **118**, seconded by Denny Dekker, the motion carried.
- F. After notification of Michael Dreikorn's resignation from the Board, the Directors looked for a replacement candidate to finish his remaining term for this year, which would be the months of November and December. Chris Rogers was nominated by Director Tom Ferguson. His resume, see Exhibit **120**, was reviewed by the Directors leading up to the meeting. During the meeting Directors asked Chris Rogers questions about his resume and himself. After the question and answer period Chris Rogers was asked to leave the room. A discussion occurred about his qualifications. Bill Deile moved to accept Chris Rogers as Michael Dreikorn's replacement until the end of the year, seconded by Tom Ferguson. The motion carried.
- G. The minutes from the Regular Board Meeting held on August 26, 2025, were presented. Bill Deile moved, seconded by Cole Williams for approval of the minutes. The motion carried.

H. August's and September's Treasurer's Reports Exhibit 121 were given by the Fiscal Officer. Treasurer's Report Chart-1 Reserves Graph Exhibit 122 was presented by the General Manager. Tom Ferguson moved, seconded by Bill Deile, for approval of the Treasurer's Report. The motion carried.

I. The Balance Sheet for August Exhibit 123, and for September Exhibit 124 were presented by the Fiscal Officer. Bill Deile moved, seconded by Tom Ferguson, for approval of the August and September Income Statements. The motion carried.

J. The Income Statement for August Exhibit 125, and for September Exhibit 126 were presented by the Fiscal Officer. Income Statement Chart-1 Revenue % by Month Exhibit 127, Income Statement Chart-2 O&M Expenses % by Month Exhibit 128, Income Statement Chart-3 Total Uses % by Month Exhibit 129, Income Statement Chart-4 Profits (Loss) YTD by Month Exhibit 130 were presented by the General Manager. Bill Deile moved, seconded by Cole Williams, for approval of the August and September Income Statements. The motion carried.

K. Attorney Zach Liebetreu investigated a few minor procedural things from the previous Board meeting. He confirmed that everything matched the GPIWA documents. He is working on the "demand letter" for an Xfinity subcontractor who damaged our infrastructure and has resisted paying for the repair of the damages. The letter is still in the draft phase. This sparked a larger conversation about this Xfinity sub-contractor, and finding out when other utilities will be working in the right of way (ROW) in our service area. GPIWA staff will investigate whether or not they can be notified by Lee County when a ROW Permit is awarded to a contractor in our service area.

L. Director's Report August Exhibit 131, Director's Report September Exhibit 132, Director's Report Chart-1 Accounts Exhibit 133, Director's Report Chart-2 Water Sold Exhibit 134, Director's Report Chart-3 Total Charges Exhibit 135, were presented by the General Manager. Denny Dekker moved, seconded by Bill Deile for approval of the Director's Reports. The motion carried.

M. As the meeting was running long, the Operations' Report and the General Manager's Report were skipped to expedite the presentation of New and Old Business. Both these reports were presented to the Board after business was completed.

N. New Business Memo "Holiday Gift" Exhibit 140. Bill Deile made a motion, seconded by Denny Dekker to approve the holiday gift of \$600 net for the GPIWA employees, to be paid on November 28, 2025 along with a thank you memo from the Board. The motion carried.

O. Old Business Memo "Proposed Past Due Framework" Exhibit 141. Board was set to approve the revised framework, then a discussion started about what the maximum write-off amount should be. In the first iteration, from last Board meeting it was \$10. During that meeting it was changed to \$100. During this meeting the Board Directors were undecided about what it should be. They asked staff to estimate the

cost to GPIWA to implement the different steps and include that cost as part of the "steps" writeup. This would give them an idea of the cost borne by GPIWA and then inform them what the write off amount should be. Tom Ferguson made a motion to table discussion on the topic and allow the General Manager to update the Past Due Framework for the next Board meeting. Motion was seconded by Cole Williams. The motion carried.

- P. As part of Old Business, the General Manager presented an informational Memo, see Exhibit 142, about a credit line with Centennial Bank. The topic is deferred to the next Regular Board Meeting in December.
- Q. The General Manager's Report was presented, see Exhibit 139. The General Manager Mikes Maillakakis reported on:
  - a. Capital Project Updates
  - b. Development
  - c. Modernization
  - d. Staff updates
  - e. CoCC annexations
  - f. Water Loss

Bill Deile moved, seconded by Paul Brown for approval of the General Manager's Report. The motion carried.

- R. Operations' Report for August Exhibit 136, the Operations' Report for September Exhibit 137, and Operations' Report Chart-1 Percent Unknown Water Lost were presented by the General Manager. Bill Deile moved, seconded by Cole Williams for approval of the Operations' Reports. The motion carried.
- S. There being no further business before the Board, the Regular Meeting was adjourned at 12:32 PM.

Mikes Maillakakis for Frank Potter, Secretary