

**MINUTES
SOUTH GULF COVE WATERWAY
MUNICIPAL SERVICE BENEFIT UNIT (MSBU)**

**ADVISORY BOARD REGULAR MEETING
WEDNESDAY, AUGUST 27, 2025**

9:30 a.m. – 11:44 p.m.
Mac V. Horton West County Annex
6868 San Casa Drive, Englewood, Florida

Board Members: Pat Gilchrist, Chair
Roland Coderre, Vice Chair
Jenna Ginsberg
Jim Krause
John Osanitsch

County Staff: Lorraine Moneypenny, Community Liaison
Matt Logan, Project Manager

Guests: Carl Poleschner, Florida Drawbridge
Sign-in sheet attached

Call to Order / Roll Call:

The meeting was called to order at 9:30 a.m. A roll call was taken, and a quorum was present.

Changes to Agenda / Motion to Approve Changes: None.

Citizen Input on Agenda Items (3 Minute Limit): None.

Approval of Minutes: Mr. Krause motioned to approve the May 28 minutes as submitted. Mr. Osanitsch seconded, and the motion passed unanimously.

Unfinished Business:

- a. Lock Repair: Mr. Poleschner of Florida Drawbridge shared that he finished the removal of marine growth at the lock with a standard sanitation blaster plus scraping. This work is performed annually as part of the maintenance contract. An effort was made to minimize the time the lock was not passable. Mr. Osanitsch emphasized that down times should be planned (for weekdays) and communicated in advance for all lock work. In response to questions, Mr. Poleschner said he greases the locks every month and will do spot painting next month. New railings are being fabricated off site for installation soon, and work on the dock and pilings begins September 15. Most of the work will be on land, but pile driving may affect lock use time. The pull chains work, but the cables installed in 2009 are compromised and the box must be reinstalled. Florida Drawbridge will submit an estimate soon. The chains will not be activated until the dock is complete. The estimate to repair damage done by the vessel strike in February (attached) is \$3,900. County Risk Management will present it to vessel operator or insurance company. If the claim is paid, the advisory board will look for the credit to its account.

- b. Lock Cameras: The community liaison relayed that the County Attorney ruled against recording video at the lock or elsewhere in the County. If the subject is revisited, it will be in the context of the new tender house. Ms. Ginsberg announced that a solar camera had been installed at the lock that morning.
- c. Exterior Dredge: Mr. Logan announced that a Request for Letters of Interest (RLI) has been published to procure an engineering firm for the dredge design. The likely targets are sides of canals and near the lock. Permit applications have been submitted. Mr. Krause asked if economies of scale could be achieved by combining the external dredge with the internal. Mr. Logan said he would ask the engineer to investigate that. There is a standing permit to dredge the internal waterway, but there might be different approaches to finding mobilization sites and getting equipment through the lock. Mr. Osanitsch moved that the County and its engineer investigate the possibility of combining the two projects. Mr. Coderre seconded, and the motion passed.
- d. Interior Dredge: Discussed above.

New Business:

- a. Financial Reports: The Board reviewed the third quarter FY25 financials. Mr. Gilchrist noted that assessment revenues are down from last year when they should be up. Mr. Coderre stressed that any future tender house design fees should be charged to the state appropriation. Mr. Gilchrist said relief from tender house design costs might result in a lower assessment. Or would mean, as Mr. Coderre said, more money to spend on lock rehabilitation. He noted that stated lock tender costs should be higher.
- e. Parallel Lock / Tender House: The State of Florida appropriated \$6.1 million for the tender house in June. On September 16, the County Commissioners will hold a workshop about the fate of the lock being designed to sit parallel to the existing lock, with a tender house in between. Advisory Board members viewed the draft slideshow (slide sheet attached) that Public Works will present at that meeting. They discussed boat traffic, manatee detection devices, the two-story tender house design, ADA requirements, and the necessity of siting the tender house close enough to the lock. Mr. Gilchrist thought the slideshow could be improved by reference to the white paper (attached) he wrote. It had been provided to the team preparing the September 16 presentation and was now projected to the screen for consideration by the Advisory Board and public. It concludes that, even considering new development and population growth, lock usage will never be high enough to justify building a second. The other justification for building a parallel lock was to have an alternative during existing lock down time; with tenders on duty and responsible maintenance, down time is hardly an issue.

So that the presentation can accurately reflect Advisory Board views, members voted on five specific questions:

- Abandon all design permitting, and planning for a parallel lock. 5:5 in favor
- Modernize, harden and update existing lock with a view to an additional 30 years of life. 5:5 in favor
- Do not expand width of lock. 5:5 in favor

- Proceed to build tender house adjacent to (with visibility to) current lock with state allocated funds. 5:5 in favor
- Do not relocate project to construct a lock at southern end. 3:2 in favor

The discussion about the last option, the southern lock, centered around feasibility. All members agreed that feasibility is low -- due to permits, land swaps, expense. If those obstacles were miraculously swept away, they would be in favor.

Mr. Logan assured the Board that the County is committed to building the tender house in the time frame dictated by the state appropriation. The siting likely will change but it would be challenging to build it where the pump house is, as Mr. Krause suggested.

Citizen Input on MSBU Items (3 Minute Limit):

- Mr. Bonis asked for a copy of the Gilchrist white paper. He stressed that tender house design must proceed quickly, as the state funds have an expiration date.
- Mr. Buele asked that the County Attorney provide a written justification for ruling against installing at the lock cameras that record traffic.
- Mr. Wielgosz agreed. Courts have ruled that the public has no expectation of privacy in public spaces.
- Mr. Brown said the designer of the tender house should meet with the Advisory Board.
- Mr. Vaccaro announced the next edition of his newsletter will be published October 1.
- Mr. Ciemniak said the tender house should be designed in such a way that it could service a parallel lock, if one were to be installed in thirty years. He said the County should reimburse itself for design costs incurred to date from the state appropriation.

Mr. Krause agreed that building with an accommodation to future developments is a good idea, but often thirty-year-old infrastructure is outdated for new builds. Board members discussed a *Friends of South Gulf Cove* estimate of the number of slips likely to be built in the future, at Harbor Village and elsewhere in the unit; they will have little impact on lock traffic, especially on weekdays. The community liaison said the tender house designer can attend an MSBU Advisory Board meeting.

Advisory Board Open Discussion:

Ms. Ginsberg relayed that the parallel permit application included a provision for a manatee detection system like those used on Lake Okeechobee and other waterways managed by the US Army Corps of Engineers (ACE). The application was rejected in part because the detection system was deemed experimental.

Schedule Meetings / Items for Next Agenda:

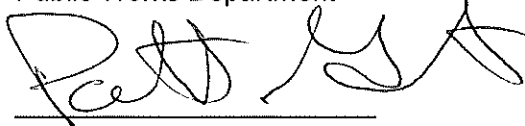
Parallel lock and interior dredge will appear on the next agenda. Future meetings are scheduled at 9:30 a.m. in the West County Annex Room 120 as follows:

- Wednesday, Dec. 17, 2025
- Wednesday, March 4, 2026
- Wednesday, June 3, 2026

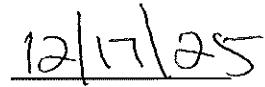
- Wednesday, September 9, 2026
- Wednesday, December 2, 2026

The meeting was adjourned at 11:44 a.m.

Submitted by Lorraine Moneypenny
Public Works Department

A handwritten signature in black ink, appearing to be 'Lorraine Moneypenny', written over a horizontal line.

Chair Signature

A handwritten date '12/17/25' in black ink, written over a horizontal line.

Date

AGENDA

SOUTH GULF COVE WATERWAY MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

ADVISORY BOARD REGULAR MEETING WEDNESDAY, AUGUST 27, 2025

**9:30 a.m., Mac V. Horton, West County Annex
6868 San Casa Drive, Englewood, Florida**

BOARD MEMBERS: Patrick Gilchrist, Chair
Roland Coderre, Vice Chair
Jenna Ginsberg
Jim Krause
John Osanitsch

COUNTY STAFF: Lorraine Moneypenny, Community Liaison
Matt Logan, Project Manager

PURPOSE: Regular Meeting

1. Call to Order / Roll Call
2. Pledge of Allegiance
3. Changes to the Agenda / Motion to Approve Changes
4. Citizen Input on Agenda Items (3 Minute Limit)
5. Approval of Minutes: May 28, 2025
6. Unfinished Business
 - a. Lock Repair
 - b. Lock Cameras
 - c. Exterior Dredge
 - d. Interior Dredge
7. New Business
 - a. Financial Reports
 - b. Parallel Lock – BCC Workshop Draft Presentation and Gilchrist white paper
8. Citizen Input on MSBU Items (3 Minute Limit)
9. Advisory Board Open Discussion
10. Meeting Schedule / Items for Next Agenda
11. Motion to Adjourn



South Gulf Cove Waterway
Municipal Service Benefit Unit

Advisory Board Meeting Attendance - Special
9:30 a.m., Wednesday, August, 2025

Location: Mac V. Horton, West County Annex
6868 San Casa Dr., Englewood, FL

**INFORMATION SUPPLIED ON THIS FORM
BECOMES PUBLIC RECORD**

NAME (please print)	Email Address	Phone Number
DAN BONIS	CHIEF98731@Hotmail.com	757 615 6344
Tom Brown	tomvbrown@yahoo.com	774-289-3638
PAUL CIEMNIAK	SHOPPING@CIEMNIAK.COM	N/A
Roland Coderre	rc817B@gmail.com	618-660-9356
HENDRY J WIELGOSZ ⁸⁵² JR	HAMMER146@VIZIO.NET	413 537-1652
JOHN OSWITSCH	JOHN0@SELFSTARTER.COM	707-235-6200
Maryann Wise	Wise235201@gmail.com	239-340-9476
Jerry W Berg	STEAMGENR1@GMAIL.COM	513 218 1435
Jenna Gury		
PATRICK GILCHRIST	PATGILCHRIST@CMAIL.COM	914 490664
JACK Harrington	jwharrington3@gmail	
MICHAEL HARKINS	ON FILE	ON FILE
Jim Kravus	JKravus@gmail.com	508-261-3752
MARK VACCARO	15676 Aubrey Ct	610-451-3370
Crystal Moore	Crystal.moore@charlottecountyfl.gov	941-626-4978

NAME (please print)	Email Address	Telephone Number
Matthew Logan	mlogan.matthew	941.575.3610
Mark Baker		217-899-4599
Alex Wasser		816-529-2216
John Wheeler	Wheeler.John@comcast.net	732-674-0817

South Gulf Cove Waterway MSBU

Fund Financial Report

Oct. 1, 2024 - June 30, 2025

	Actual FY2024	Adopted Budget FY2025	YTD Actual FY2025	Encumbered FY2025	Balance FY2025
Beginning Balance	\$4,298,391	\$4,540,272	\$4,805,380		
Revenues					
Assessments & Earnings	769,448	517,372	597,389		
Grant & Subsidy Revenue	-	-	-		
Loans & Borrowing	-	-	-		
Total Revenue	\$769,448	\$517,372	\$597,389		
Expenditures					
Salaries and Benefits (Lock)	81,605	74,937	1,816	-	73,121
Contract Services	1,140	1,311	950	190	171
Survey	24,865	15,000	6,985	-	8,015
Navigational Trimming	-	25,000	-	-	25,000
Public Works Services	58,356	47,128	30,365	-	16,763
Internal Charges	5,990	16,768	16,768	-	-
Purchased Services	25,953	11,756	20,564	4,064	(12,871)
Materials and Supplies	2,052	-	134	-	(134)
Capital Outlay	-	-	-	-	-
Debt Services	-	-	-	-	-
Project Costs					
SGC WW Maint. Dredging	-	1,680,183	-	-	1,680,183
SGC Parallel Lock	7,890	265,382	154	263,157	2,071
SGC WW Lock	54,608	50,000	24,827	113,973	(88,799)
Total Expenditures	\$262,458	\$2,187,465	\$102,563	\$381,383	\$1,703,518
Reserves (Ending Fund Balance)	\$4,805,380	\$2,870,179	\$5,300,206		
Reserve %	94.8%	56.7%	98.1%		

Date Prepared: 7/30/2025

Monthly Funding Report

START
DATE:

04/01/2025

END DATE:

06/30/2025

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South Gulf Cove Waterway Benefit Unit

Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
	93429	Contract Management - Waterways		06/09/2025	0.25	21.60	0.00	0.00	0.00		21.60
	Work Order 93429 Total										21.60
	96832	Contract Management - Waterways		04/01/2025	1.00	86.41	0.00	0.00	0.00		86.41
	96832	Contract Management - Waterways		04/08/2025	0.50	43.21	0.00	0.00	0.00		43.21
	96832	Contract Management - Waterways		04/09/2025	0.50	43.21	0.00	0.00	0.00		43.21
	96832	Contract Management - Waterways		04/11/2025	0.75	64.81	0.00	0.00	0.00		64.81
	96832	Contract Management - Waterways		04/21/2025	2.00	172.82	0.00	0.00	0.00		172.82
	96832	Contract Management - Waterways		05/05/2025	1.00	86.41	0.00	0.00	0.00		86.41
	96832	Contract Management - Waterways		05/07/2025	0.50	43.21	0.00	0.00	0.00		43.21
	96832	Contract Management - Waterways		05/08/2025	0.25	21.60	0.00	0.00	0.00		21.60
	96832	Contract Management - Waterways		05/09/2025	0.25	21.60	0.00	0.00	0.00		21.60
	96832	Contract Management - Waterways		05/21/2025	2.00	172.82	0.00	0.00	0.00		172.82
	96832	Contract Management - Waterways		05/22/2025	4.00	345.64	0.00	0.00	0.00		345.64
	96832	Contract Management - Waterways		05/23/2025	0.25	21.60	0.00	0.00	0.00		21.60
	Work Order 96832 Total South Gulf Cove MSBU										1,123.34
	113633	Contract Management - Waterways		06/30/2025	0.08	7.20	0.00	0.00	0.00		7.20
	Work Order 113633 Total All Waterway MSBUs with a Budget										7.20
	Contract Management - Waterways Total										1,152.14
	79989	Contracted Work		04/08/2025	0.50	43.21	0.00	0.00	0.00		43.21

Monthly Funding Report

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South Gulf Cove Waterway Benefit Unit

Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
	79989	Contracted Work		04/30/2025	0.75	64.81	0.00	0.00	0.00		64.81
	79989	Contracted Work		05/27/2025	0.50	43.21	0.00	0.00	0.00		43.21
	79989	Contracted Work		06/04/2025	0.25	21.60	0.00	0.00	0.00		21.60
	79989	Contracted Work		06/23/2025	0.50	43.21	0.00	0.00	0.00		43.21
Contract Management Total											
Work Order 79989 Total					2.50	216.03	0.00	0.00	0.00	0.00	216.04
South Gulf Cove Lock Cattle Dock Point Rd					2.50	216.03	0.00	0.00	0.00	0.00	216.04
Contracted Work Total											
	112987	Data Collection		06/16/2025	0.23	16.80	0.00	1.08	0.00	0.00	17.88
	112987	Data Collection		06/17/2025	0.23	16.80	0.00	1.08	0.00	0.00	17.88
	112987	Data Collection		06/18/2025	0.23	16.80	0.00	1.08	0.00	0.00	17.88
	112987	Data Collection		06/19/2025	0.23	16.80	0.00	1.08	0.00	0.00	17.88
	112987	Data Collection		06/23/2025	0.23	16.80	0.00	1.08	0.00	0.00	17.88
Work Order 112987 Total					1.14	83.98	0.00	5.40	0.00	521.00	89.38
SGCM					1.14	83.98	0.00	5.40	0.00	521.00	89.38
Data Collection Total											
	112099	Lock Maintenance		06/19/2025	3.00	206.82	0.00	14.25	0.00	0.00	221.07
Work Order 112099 Total					3.00	206.82	0.00	14.25	0.00	1.00	221.07
15600 CATTLE DOCK POINT RD, 03, TALLAHASSEE, FL					3.00	206.82	0.00	14.25	0.00	1.00	221.07
Lock Maintenance Total											
	96264	Lock Tender Operator		04/01/2025	12.00	261.24	0.00	0.00	0.00	0.00	261.24

Monthly Funding Report

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04/01/2025

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06/30/2025

South Gulf Cove Waterway Benefit Unit

Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
	96264	Lock Tender Operator		04/02/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/03/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/04/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/05/2025	10.00	217.70	0.00	0.00	0.00		217.70
	96264	Lock Tender Operator		04/06/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/07/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/08/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/09/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/10/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/11/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/12/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/13/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/14/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/15/2025	19.50	731.12	0.00	0.00	0.00		731.12
	96264	Lock Tender Operator		04/16/2025	18.00	391.86	0.00	0.00	0.00		391.86
	96264	Lock Tender Operator		04/17/2025	18.50	662.18	0.00	0.00	0.00		662.18
	96264	Lock Tender Operator		04/18/2025	19.00	413.63	0.00	0.00	0.00		413.63
	96264	Lock Tender Operator		04/19/2025	13.50	293.90	0.00	0.00	0.00		293.90
	96264	Lock Tender Operator		04/20/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/21/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/22/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/23/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/24/2025	12.00	261.24	0.00	0.00	0.00		261.24

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	96264	Lock Tender Operator		04/25/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/26/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/27/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/28/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		04/29/2025	14.00	304.78	0.00	0.00	0.00		304.78
	96264	Lock Tender Operator		04/30/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/01/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/02/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/03/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/04/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/05/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/06/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/07/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/08/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/09/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/10/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/11/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/12/2025	18.00	649.92	0.00	0.00	0.00		649.92
	96264	Lock Tender Operator		05/13/2025	19.00	413.63	0.00	0.00	0.00		413.63
	96264	Lock Tender Operator		05/14/2025	19.00	671.69	0.00	0.00	0.00		671.69
	96264	Lock Tender Operator		05/15/2025	14.00	399.12	0.00	0.00	0.00		399.12
	96264	Lock Tender Operator		05/16/2025	14.00	399.12	0.00	0.00	0.00		399.12
	96264	Lock Tender Operator		05/17/2025	12.00	261.24	0.00	0.00	0.00		261.24

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	96264	Lock Tender Operator		05/19/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/20/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/21/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/22/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/23/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/24/2025	20.00	435.40	0.00	0.00	0.00		435.40
	96264	Lock Tender Operator		05/25/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/26/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/27/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/28/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/29/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/30/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		05/31/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/01/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/02/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/03/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/04/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/05/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/06/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/07/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/08/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/09/2025	12.00	261.24	0.00	0.00	0.00		261.24

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DATE:

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06/30/2025

South Gulf Cove Waterway Benefit Unit

Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
	96264	Lock Tender Operator		06/10/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/11/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/12/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/13/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/14/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/15/2025	12.00	519.30	0.00	0.00	0.00		519.30
	96264	Lock Tender Operator		06/16/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/17/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/18/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/19/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/20/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/21/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/22/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/23/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/24/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/25/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/26/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/27/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/28/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/29/2025	12.00	261.24	0.00	0.00	0.00		261.24
	96264	Lock Tender Operator		06/30/2025	12.00	261.24	0.00	0.00	0.00		261.24
Work Order 96264 Total				1,152.50	26,618.83	0.00	0.00	0.00	0.00	0.00	26,618.83

16200 CATTLE DOCK POINT RD, PORT
CHARLOTTE, CHARL, FL, 33981

Monthly Funding Report

START DATE:

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South Gulf Cove Waterway Benefit Unit

Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
Lock Tender Operator Total											
					1,152.50	26,618.83	0.00	0.00	0.00	0.00	26,618.83
	72752	MSBU Administrative Work		04/10/2025	0.50	43.21	0.00	0.00	0.00		43.21
	72752	MSBU Administrative Work		04/01/2025	2.00	147.80	0.00	0.00	0.00		147.80
	72752	MSBU Administrative Work		04/02/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72752	MSBU Administrative Work		04/03/2025	0.75	55.43	0.00	0.00	0.00		55.43
	72752	MSBU Administrative Work		04/07/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72752	MSBU Administrative Work		04/08/2025	2.50	184.75	0.00	0.00	0.00		184.75
	72752	MSBU Administrative Work		04/10/2025	1.00	73.90	0.00	0.00	0.00		73.90
	72752	MSBU Administrative Work		04/15/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72752	MSBU Administrative Work		04/18/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72752	MSBU Administrative Work		04/23/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72752	MSBU Administrative Work		04/29/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72752	MSBU Administrative Work		05/13/2025	1.00	73.90	0.00	0.00	0.00		73.90
	72752	MSBU Administrative Work		05/14/2025	2.00	147.80	0.00	0.00	0.00		147.80
	72752	MSBU Administrative Work		05/16/2025	1.50	110.85	0.00	0.00	0.00		110.85
	72752	MSBU Administrative Work		05/20/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72752	MSBU Administrative Work		05/21/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72752	MSBU Administrative Work		05/22/2025	1.50	110.85	0.00	0.00	0.00		110.85
	72752	MSBU Administrative Work		05/23/2025	0.50	36.95	0.00	0.00	0.00		36.95
	72752	MSBU Administrative Work		05/28/2025	1.50	110.85	0.00	0.00	0.00		110.85
	72752	MSBU Administrative Work		05/29/2025	1.50	110.85	0.00	0.00	0.00		110.85
	72752	MSBU Administrative Work		06/12/2025	0.50	36.95	0.00	0.00	0.00		36.95

Monthly Funding Report

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DATE:

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South Gulf Cove Waterway Benefit Unit

Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
	72752	MSBU Administrative Work		06/24/2025	1.50	110.85	0.00	0.00	0.00		110.85
	72752	MSBU Administrative Work		06/25/2025	0.75	55.43	0.00	0.00	0.00		55.43
		Administrative Time Total									
					22.50	1,662.75	0.00	0.00	0.00		1,662.76
	72752	MSBU Administrative Work		04/15/2025	2.00	147.80	0.00	0.00	0.00		147.80
	72752	MSBU Administrative Work		05/28/2025	4.00	295.60	0.00	0.00	0.00		295.60
		MSBU Meeting Total									
					6.00	443.40	0.00	0.00	0.00		443.40
	72752	MSBU Administrative Work		04/15/2025	1.00	73.90	0.00	0.00	0.00		73.90
	72752	MSBU Administrative Work		05/29/2025	3.00	221.70	0.00	0.00	0.00		221.70
		MSBU Minutes Total									
					4.00	295.60	0.00	0.00	0.00		295.60
		Work Order 72752 Total			33.00	2,444.96	0.00	0.00	0.00	0.00	2,444.97
	82664	MSBU Administrative Work		04/01/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		04/02/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		04/03/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		04/08/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		04/09/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		04/10/2025	0.75	59.84	0.00	0.00	0.00		59.84
	82664	MSBU Administrative Work		04/14/2025	2.00	159.58	0.00	0.00	0.00		159.58
	82664	MSBU Administrative Work		04/15/2025	3.00	239.37	0.00	0.00	0.00		239.37
	82664	MSBU Administrative Work		04/16/2025	4.00	319.16	0.00	0.00	0.00		319.16
	82664	MSBU Administrative Work		04/17/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		04/21/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		04/22/2025	1.00	79.79	0.00	0.00	0.00		79.79

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South Gulf Cove Waterway Benefit Unit

Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
	82664	MSBU Administrative Work		04/28/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		04/29/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		04/30/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		05/01/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		05/05/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		05/06/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		05/07/2025	1.50	119.69	0.00	0.00	0.00		119.69
	82664	MSBU Administrative Work		05/08/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		05/09/2025	2.00	159.58	0.00	0.00	0.00		159.58
	82664	MSBU Administrative Work		05/20/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		05/21/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		05/22/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		05/27/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		05/28/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		06/02/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		06/03/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		06/04/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		06/06/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		06/09/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		06/10/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		06/11/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		06/12/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		06/16/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		06/17/2025	1.00	79.79	0.00	0.00	0.00		79.79

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South Gulf Cove Waterway Benefit Unit

Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
	82664	MSBU Administrative Work		06/18/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		06/19/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		06/23/2025	1.50	119.69	0.00	0.00	0.00		119.69
	82664	MSBU Administrative Work		06/24/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		06/25/2025	1.00	79.79	0.00	0.00	0.00		79.79
	82664	MSBU Administrative Work		06/26/2025	2.00	159.58	0.00	0.00	0.00		159.58
	82664	MSBU Administrative Work		06/27/2025	2.00	159.58	0.00	0.00	0.00		159.58
	82664	MSBU Administrative Work		06/30/2025	1.00	79.79	0.00	0.00	0.00		79.79
Work Order 82664 Total					53.75	4,288.71	0.00	0.00	0.00	24.00	4,288.72
MSBU Administrative Work Total					86.75	6,733.67	0.00	0.00	0.00	24.00	6,733.69
South Gulf Cove Waterway Benefit Unit Total					1,259.22	35,011.45	0.00	19.65	0.00		35,031.15

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Project	WO Number	WO Description	Location	Date Worked	Labor Hours	Labor Cost	Materials Cost	Equip. Cost	Contractor Cost	Work Accomp	Total Cost
Grand totals for all MSBUs reported											
					1,259.22	35,011.45	0.00	19.65	0.00		35,031.15



8/1/2025

DRAWBRIDGE SERVICES
1901 E ALTANTIC BLVD
POMPANO BEACH FL 33060

TO
Charlotte County Government
Attn: Randy Vowell, Mike Krise

Structure South Gulf Cove Lock

Scope Repair walk platform damaged from vessel strike

Welding and Fabrication Weld and fabricate platform as needed to bring back full function and to enable future repair of railing via "speed rail"

Labor Re-installintion of platform (4 hrs @\$80 per hour)

\$3,650.00

\$320.00

Note: Quote good for 30 days

\$3,970.00

Carl Poleschner
Florida Drawbridge
941-468-8688
cpoleschner@floridadrawbridges.com

South Gulf Cove Parallel Lock White Paper:

Executive Summary:

This white paper is prepared for review by the South Gulf Cove Waterways MSBU. The MSBU has requested a meeting with the Board of County Commissioner since September 2024 to discuss the data that has been compiled in the last 3 years. The present MSBU Advisory Board is familiar with the issues reviewed in the past and has made numerous recommendations to provide a lock tender, increase the functionality of the existing lock and to implement tracking of various items by the tenders during the manned times. Since then, significant real time data has been collected and collated by the MSBU and what follows is a current view of the lock capabilities, usage, and downtime. We feel this data should be used to reassess the need for a secondary lock at this same location.

Historical Data:

The parallel lock project started in 2018 and was initiated by request of the SGC MSBU due to the need for additional access in and out of the SGC waterway system. With the population steadily growing in Florida, specifically in this area, there is a growing number of boaters. Resulting in a higher traffic volume level through the existing lock. There have been recurring maintenance issues with the existing lock, with periods of downtime. This downtime was viewed by residents as extremely impactful.

This information at the time was accurate but let us analyze the underlying assumptions that drove this thought process.

1. Pre 2018, when this was originally presented to the County Commissioner, there was no data collected or available on boat traffic. In 2018, there were three stops to pull chains to get out or in. Today with a lock tender present, the tender will see a boat getting ready to enter the lock and start operating the gates. What once took 10- 12 minutes, now takes approximately 4 minutes.
2. Based on the 15,490 lots (Reference 1) in SGC that were, there were many concerns about the growth of South Gulf Cove in 2017. Of those 5,365 are water access lots.
3. Maintenance Issues were a significant issue back in 2017 and 2018. With a lock tender in place, the MSBU and boaters noted a significant improvement. The reduction in downtime, reduced emergency call outs, and less damage to the lock by boats entering and leaving, to name a few. It can be attributed to Charlotte County now performing routine periodic maintenance and improvements when and where applicable.

Lock Boat Traffic:

The MSBU has collated the collected data over the past 3 years (1,038 days), below are excerpts of that data collection compiled for review.

Lock Capacity:

Based on transit times when lock tenders are present, it was determined (on average) that a single boat would pass through in 4 minutes. For additional boats they added about 1 minute per boat. Based on this information, it was calculated that thirty-four boats could pass through the lock in one hour in one direction.

60	60	60	60	Min/ Hr.
4	5	6	7	Cycle Time (min)
15	12	10	8.6	Cycles per Hour
1	2	3	4	Boats
15	24	30	34	Max Boats per Hour

Maximum Boats per Day:

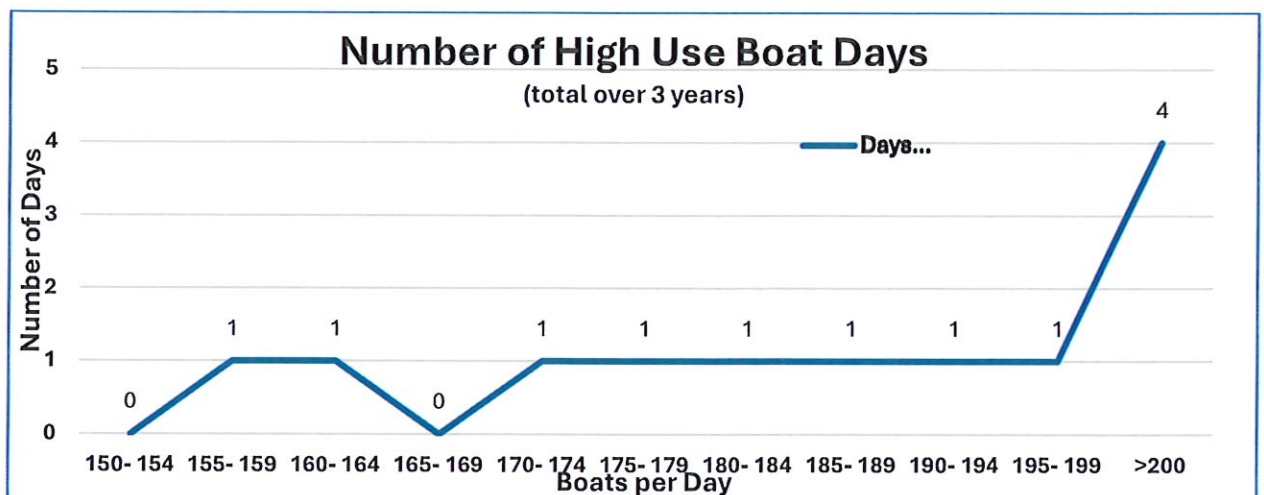
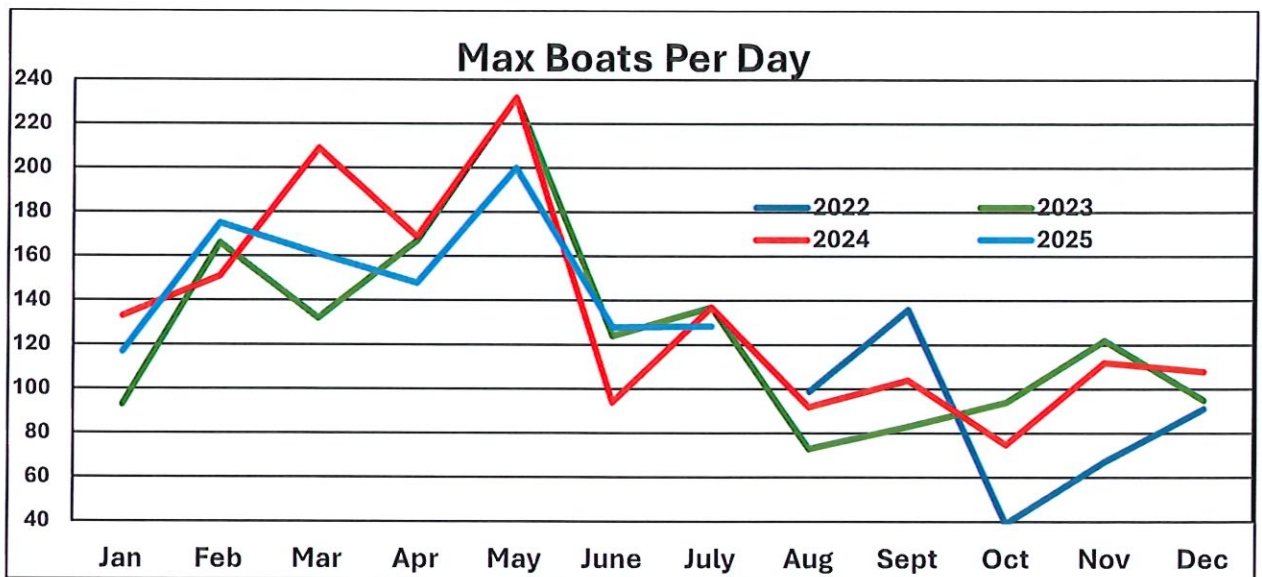
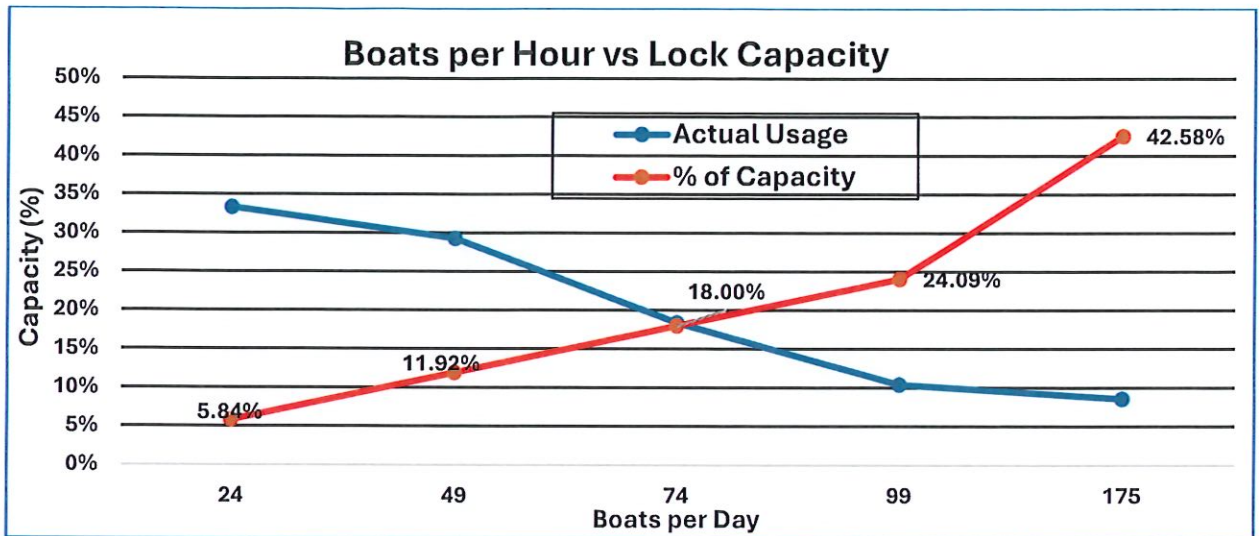
34 Boats per Hours * 12 Hours per day- 411 Boats per day

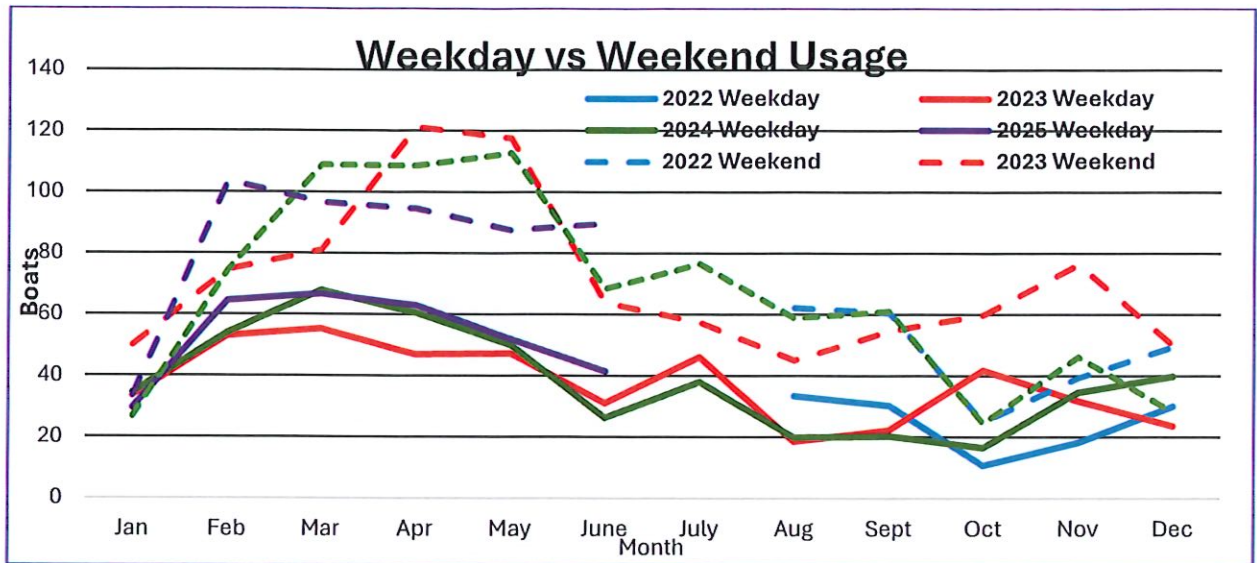
Boats per day:

- Maximum number of boats per day was 232 in May 2023.
 - This is 56.4% of the lock capacity.
- Only 4 days have logged two hundred or more boats over 3 years.
- There have been 12 months when the maximum boats per day are less than one hundred.
 - This is 34.3% of all months.
- Summary of Boat Counts (1,038 days):
 - Less than 25 boats per day 33.3% of days (346 days)
 - 25- 49 boats per day- 29.3% of days. (304 days)
 - 50-74 boats per day- 18.4% of days (191 days)
 - 75- 99 boats per day- 10.4% of days (108 days)
 - One hundred or more boats per day 8.6% of days (89 days)

Actual Lock Capacity being utilized over 3 years:

0- 24 Boats	25-49 Boats	50-74 Boats	75-99 Boats	175 Boats	
411	411	411	411	411	Potential
33.3%	29.3%	18.4%	10.4%	8.6%	Actual Usage
5.84%	11.92%	18.00%	24.09%	42.58%	% of Capacity





Based on the existing data, you can see that the lock is underutilized even with the increased population in South Gulf Cove and Lennar. Based on discussions with several lock tender personal, there is rarely a time when a boat must wait more than 10 minutes to enter the lock.

Currently:

Population Growth:

- What was not looked at was the number of waterfront homes that have boat access.
 - South Gulf Cove has 4,848 waterfront lots (Reference 2).
 - Holiday Village has fourteen boat slips.
 - Harbor West has ninety waterfront lots.
 - Harbor East has forty-seven waterfront lots.
 - Harbor Village will have access for five hundred boat slips/ docks.
- There are more than 10,000 dry lots in South Gulf Cove with the potential for boat ownership. Although they have access to the waterways through boat ramps, few boats go through the lock. Because of the transit time to the lock, most boaters on trailers will launch from a location closer to where they are going. Some launch from the SGC ramp for cruising in the canals, however that ramp is presently closed indefinitely.

Boat traffic:

- The SGC population has grown and when you consider the Lennar homes, you could think the boat traffic has grown at the same rate. It has not. Many homes are on dry lots.
- Actual average numbers over 35 months show:
 - 38.7 Boats per day during the week.
 - 68.4 Boats per day during the weekend.

Maintenance issues:

By allowing the hiring of the lock tenders Charlotte County has significantly improved the lock experience, the timely repair of equipment, and increasing the routine maintenance, the improvements are significant. Although there are occasional failures at the lock, Charlotte County has done a good job over the past few years.

Now we can collect actual data to make informed decisions. No one can predict acts of God or power failures, but the replacement of hydraulic pumps and rams over recent years has made significant improvements in lock uptime. When a problem occurs with the lock tenders there, they can call the county staff immediately where in the past the problem could be unreported for hours.

Analysis:

Charlotte County proceeded with the recommendation of the 2017/ 2018 MSBU Advisory Board, but that board did not provide the county with accurate information, because it was not available. Assumptions were made on community perception, not on factual data which the MSBU have obtained over the last 3+ years.

Today we continue to evaluate with the county engineering trying to install a parallel lock. The first question is – do we need it in the foreseeable future? The second is, after 7 years, the county has not been able to obtain the required permits due but to environmental issues. With the increased visibility into protection of wetlands, it is unlikely the pressures to preserve this environment will dissipate, rather it would probably increase. Florida Department of Environmental Protection has approved the permit, but US Fish and Wildlife Service has not approved the permit which limits the permit from going to the US Army Corp of Engineers. On a best-case scenario, if US Fish and Wildlife Service approves the permit, it would still take the US Army Corp of Engineers 2 years to approve if they did.

Present Status:

1. Charlotte County is seven years into a project and does not have permits.
2. If US Fish and Wildlife Service approved the permit today, it would still take the US Army Corp of Engineers at least 2 years to approve if they did.
3. Charlotte County Commissioners need to determine if a parallel lock is required.

Additional Considerations:

1. Cost of the parallel lock project:
 - a. South Gulf Cove MSBU taxpayers have spent \$509,789 to date.

- b. South Gulf Cove MSBU taxpayers can spend \$265,382 in their 2025 adopted budget.
 - c. South Gulf Cove MSBU taxpayers can spend \$847,710 in their 2026 budget.
 - d. That is a total of \$1,622,881 currently planned without permits.
 - e. Parallel Lock Total Budget- \$12,891,801.
2. The effect Harbor Village might have:
 - a. Will the estimated five hundred slips/ docks have a dramatic impact on lock usage?
 - b. When a water access restaurant is constructed, how many boat slips will be available and how will it affect the lock usage?
3. The Tender House:
 - a. Currently funded through the State of Florida.
 - b. Estimated start date of construction is 10/1/2026.
 - a. Will the tender house be built if the parallel lock is not approved by US Fish and Wildlife Service and US Army Corp of Engineers?
 - c. If the tender house is constructed without the parallel lock permits, the location would be more than thirty feet back from the existing lock.
 - d. In the funding request, "addressing a recommendation from US Fish and Wildlife Services to have a Tender act as a manatee observer making the lock safer for boaters and wildlife." How would the location of the existing plans meet these requirements?

Summary / Conclusions / Recommendations:

After reviewing the information above along with other detailed information not listed, it has become apparent the Board of County Commissioners needs to assess the necessity for a parallel lock at the proposed location. In addition, The Charlotte County Commissioners need to consider the likelihood of getting a permit.

With uptime presently of over 90% and a usage that is well below the capacity of the lock, it is difficult to justify the time or expense of the continued study or lock necessity. To summarize usage and capture it correctly:

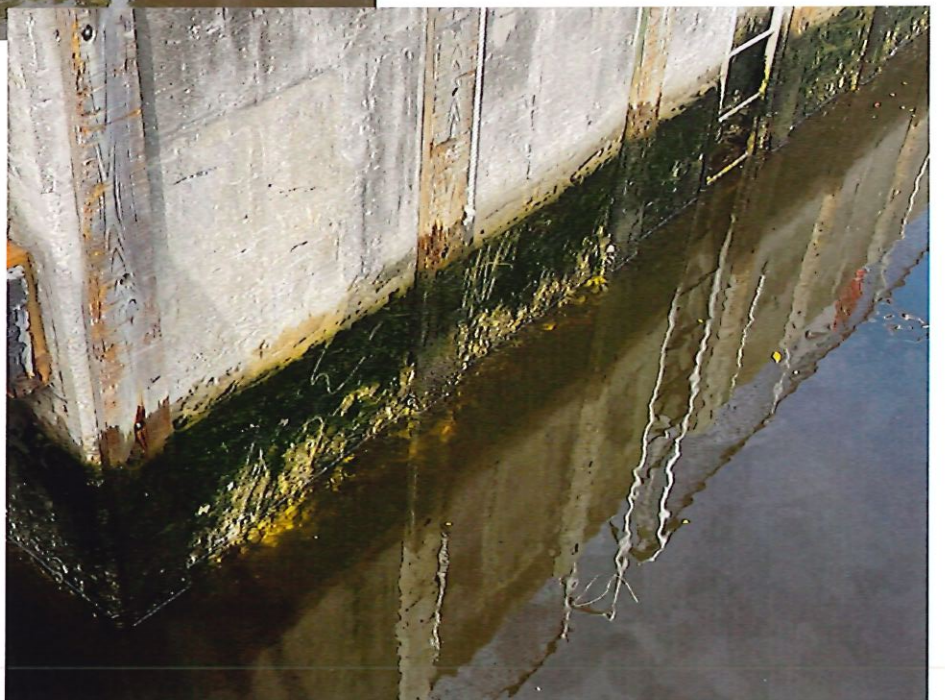
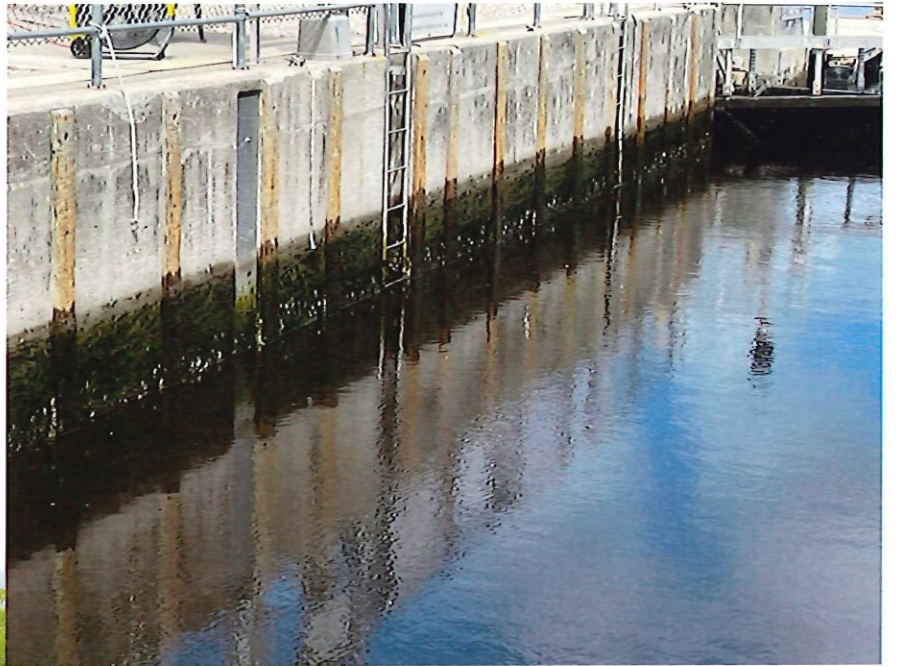
1. One day a year the lock is utilized to 50% of its capacity.
2. 8% of the time the lock is utilized at approximately 48% of its capacity.
3. 91% of the time the lock is utilized at less than 25% of its capacity.
4. 62% of the time the lock is utilized at less than 12% of its capacity.
5. 33% of the time the lock is utilized at less than 6% of its capacity.

Considering this calculation is done to show usage in one direction only, it is a fair assumption to say you can double the boat traffic numbers and never reach close to utilization over 60%. Example – 91% of the time the lock is utilized at ~ 15% of its capacity.

Many residents using the lock have expressed concerns about the long-term availability and uptime of the lock. The County Commissioners need to evaluate the effective life expectancy of the lock, how to best protect the equipment from flooding, and the cost and time frame for a lock renovation.

Reference 1- original 1975 South Gulf Cove plan page 17.

Reference 2- Based on Property Appraiser's office December 2022.





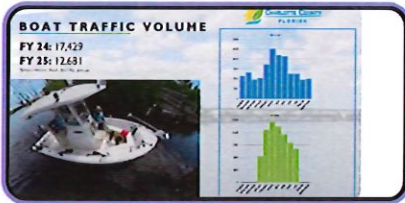
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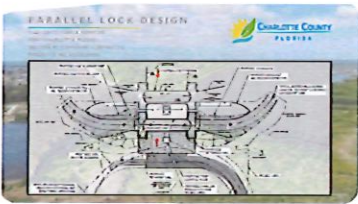
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