

1                                   **LELY COMMUNITY DEVELOPMENT DISTRICT**  
2   **NAPLES, FLORIDA**  
3                                   **REGULAR MEETING OF THE BOARD OF SUPERVISORS**  
4   **NOVEMBER 18, 2020**

5    The regular meeting of the Lely Community Development District Board of Supervisors was held  
6    on Wednesday, November 18, 2020 at 1:30 p.m. at the LCDD Maintenance Building, Naples,  
7    Florida.

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9    **SUPERVISORS PRESENT:**

                                  William Lee, Chairman  
                                  Anne Marie Bularzik, Vice-Chairman  
                                  Harold Ousley, Treasurer  
                                  Kenneth Drum, Supervisor  
                                  Gerry Campkin, Supervisor

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14   **ALSO PRESENT:**

                                  Neil Dorrill, Secretary, Dorrill Management Group  
                                  Tony Pires, District Counsel  
                                  Kevin Carter, Operations Manager  
                                  Freddy Bowers, Director of Community Patrol  
                                  Christopher Dorrill, Field Manager

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21   **INVOCATION AND PLEDGE OF ALLEGIANCE**

22    Mr. Dorrill offered an invocation, with a special prayer for the employees suffering from the  
23    COVID Virus. The Pledge of Allegiance was then recited in unison.

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25   **ROLL CALL**

26    Mr. Pires advised those present that the Governor’s Executive Order allowing off site  
27    attendance at the meeting had expired, and two Board members, Dr. Bularzik and Mr. Drum,  
28    who were participating via speakerphone were asked to physically be present at the building.  
29    Mr. Campkin and Mr. Ousley will continue to attend via speakerphone.

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31    A brief recess was then taken in the proceedings so the above-mentioned Board members  
32    could come physically to the meeting, at which point a quorum would be present.

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34    The meeting was then reconvened at 1:45 p.m.

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36   **PUBLIC COMMENT**

37    No public comment was received at this time.

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5 **APPROVAL OF SPEAKERPHONE APPEARANCES AND THE AGENDA**

6 With the addition of Items 9A, Christmas Bonuses, as well as several items on a list provided by  
7 Dr, Bularzik, **the Board unanimously approved a MOTION by Mr. Ousley and a second by Mr.**  
8 **Lee to approve the agenda as amended, and to allow telephonic participation in the meeting**  
9 **by Mr. Campkin and Mr. Ousley due to exceptional circumstances**

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11 **SWEARING IN OF NEW TERM SUPERVISORS/ELECTION OF OFFICERS**

12 Mr. Campkin, Mr. Drum and Mr. Ousley were sworn in by Mr. Dorrill to sit for another term as  
13 Supervisors of the Lely Community Development District.

14 **On a MOTION by Mr. Ousley and a second by Dr. Bularzik, Mr. Lee was elected to serve as**  
15 **Chairman on a unanimous vote of the Board.**

16 **On a MOTION by Mr. Ousley and a second by Mr. Lee, Dr. Bularzik was elected to serve as**  
17 **Vice Chairman on a unanimous vote of the Board.**

18 **On a MOTION by Mr. Lee and a second by Dr. Bularzik, Mr. Ousley will continue to act as**  
19 **treasurer, and Mr. Dorrill will continue to act as Secretary on a unanimous vote of the Board.**

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21 **APPROVAL OF OCTOBER 2020 MEETING MINUTES**

22 On Page 2, Line 31, after the number \$61,000, the word “savings” should be inserted.

23 On Page 4, Line 34, Mr. Priestley was the gentleman who took the photographs.

24 On Page 7, Line 11, the starred name is Susan Vicedomini.

25 **On a MOTION by Mr. Campkin and a second by Mr. Ousley, the October minutes were**  
26 **unanimously approved as amended.**

27  
28 **MANAGER’S REPORT**

29 A. Community Patrol

30 October was a very busy month, with a total of 70 incidents. There were some suspicious  
31 persons noted, with two cases involving verbal threats to District employees. Mr. Bower  
32 explained the circumstances, which involved a man with some mental issues who verbally  
33 threatened Mr. Bowers twice during the month, at which point the Sheriff went to his home  
34 and advised him that he would be locked up if he interfered with Mr. Bowers again while he  
35 was working. There were police reports prepared as a result of both incidents.

36 There was also a large number of traffic stops with verbal and written warnings as well as  
37 citations this past month.

38 Mr. Lee noted that since they have had an extra officer on duty, they have had more incidents

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4  
5 occurring. Mr. Bowers felt that with two officers on duty, they are catching more people  
6 breaking the law.

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8 **B. Emergency Gate Valve Repair**

9 Mr. Dorrill authorized this underground gate valve repair for \$16,000, which was to repair an  
10 underground gate valve on Grand Lely Extension. The final cost came in at about half that  
11 amount, largely due to Mr. Carter’s attention to the scope of the work and the fact that the  
12 gate valve was smaller in size than was originally thought.

13 Mr. Carter indicated that the valve was old and rusted and was located in the center median at  
14 Sussex Place, and that the vendor did a great job.

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16 **ATTORNEY’S REPORT**

17 **A. Executive Order Re: Meetings**

18 Mr. Pires advised that the Governor’s Executive Order regarding remote meetings was not  
19 extended beyond November 1, and if that changes, the Board will be advised.

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21 **ENGINEER’S REPORT**

22 Mr. Dorrill had received an updated fee schedule from Hole, Montes, who has served as the  
23 engineer of record for 20 years. It has been four years since their rates were adjusted, and Mr.  
24 Dorrill asked that the rate increase be approved. **On a MOTION by Mr. Lee and a second by**  
25 **Mr. Ousley, the Hole, Montes rate increase was unanimously approved by the Board.**

26  
27 **PRELIMINARY YEAR END FINANCIALS**

28 These unaudited financials were as of September 30, and showed a combined cash balance of  
29 \$3,784,000, part of which was capital reserves at almost \$2,100,000. There was some  
30 construction at year’s end noted at \$90,270 against \$230,000 in payables which will be accrued,  
31 in addition to any partial payroll accruals that will have occurred in the last pay period.

32 Total non-ad valorem assessments for the year were \$2,409,000 against a budget of  
33 \$2,500,000.

34 The assessments represent 94 percent of the total budgeted revenues received. All of the  
35 associated third-party billings were received in accordance with the agreements, including the  
36 Astor and the Arlington.

37 The CSA revenues were \$1,100,000, almost \$61,000 over the original forecasted amount.

38

5 On the expense side, the final total operating expenses were \$2,445,000 against a budget of  
6 \$2,617,000, about \$170,000 under budget on the expense side. They were over budget on the  
7 capital improvement side by \$88,000 as a result of the final, Board authorized costs of the lake  
8 bank restoration project. Overall, the ending balance was a positive one, on a net revenue over  
9 expenses basis of \$119,000.

10 Earlier in the year Mr. Lee and Mr. Dorrill had met to do some year-end forecasting, and Mr.  
11 Dorrill noted that Mr. Lee was very close to estimating what the year-end would look like, and  
12 they never had to tap into the line of credit.

13 **On a MOTION by Dr. Bularzik and a second by Mr. Ousley, the Board unanimously approved**  
14 **the year end financials.**

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#### 16 **SUPERVISORS' REQUESTS**

##### 17 A. Year End Bonuses

18 Mr. Lee suggested that they have the same bonuses as they had the previous year, **and Moved**  
19 **that Mr. Carter would receive \$6,000, Mr. Pires would receive \$1,000, the Management**  
20 **company would receive \$3,500, and workers would receive \$200 to \$1,000 with the Safety**  
21 **Patrol receiving \$200 to \$1,000 as well, depending upon their years of service. Christopher**  
22 **Dorrill was given a bonus of \$500 for the work he did as field manager.**

23 Mr. Dorrill noted that these items had been budgeted for, **and on a second by both Mr. Ousley**  
24 **and Dr. Bularzik, these amounts were unanimously approved.**

25 Mr. Dorrill thanked the Board for their generosity again this year.  
26

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##### 28 B. Staff Christmas Luncheon

29 Dr. Bularzik expressed her concern about having a luncheon and suggested that each of the  
30 employees receive a Publix gift card in lieu of that. Mr. Dorrill indicated that they would give  
31 some thought to that and suggested that the decision on this be left to Mr. Carter, who agreed  
32 that it would be a good option.

33

##### 34 C. Landscape Staff Thank You

35 Dr. Bularzik thanked the workers for the good job they did on the landscaping, and Mr. Lee  
36 added that Mr. Carter advised that on some days they took only a half hour lunch so that they  
37 could finish the job on the landscaping.  
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5 D. Update on Street Light Tops

6 The tops have been delivered, and installation will begin the following Friday, and they should  
7 be finished next week. Four extra tops were purchased to keep in inventory.

8

9 E. Trimming at Masters Reserve

10 Susie Orr asked Dr. Bularzik to mention the trimming that needs to be done on the berm area  
11 across from Masters Reserve. Rob \*\*\*Figurito from Alden Woods said that they would take  
12 care of it, but it has not yet been done, and Dr. Bularzik wanted to mention it as a reminder.

13

14 F. Drive Through with Mrs. Goetz

15 Mr. Carter advised that the drive through took place the previous week, and Mrs. Goetz was  
16 generally very happy with how everything looked. Several trees have grown quite a bit, but she  
17 was not happy with the White \*\*\*Geiger trees, located in the median at Lely Resort Boulevard,  
18 that started out slowly and are struggling. She suggested if they wished to change them, she  
19 can recommend a different tree, and she will provide another option to them.

20 Mr. Lee added that there are some trees on Celeste that appear to be crooked and need to be  
21 trimmed. Mr. Carter advised that they are constantly staking the trees, and it is their plan to  
22 have an arborist come in and do the trimming as they were very expensive trees. The Board  
23 agreed that having a certified arborist do the work was a good idea.

24

25 G. Weir Questions Re: Flooding at Lakoya

26 Mr. Dorrill received the plans they had requested regarding the original construction plans and  
27 the amendments and certifications at the time Lakota was built and is forwarding them on to  
28 their engineer to make sure they were built in accordance with the permit. He will then ask Mr.  
29 Cole if it is practical to build the notches, and secondly, what it would cost to amend the  
30 District's permit and construct them. It will be a Board policy decision, as to whether it is worth  
31 the expense.

32 Mr. Lee asked Mr. Dorrill if the engineer can also determine if the weir can be raised when  
33 necessary to hold the water back, and Mr. Dorrill will check on this as well.

34

35 H. LCCD Sign

36 Dr. Bularzik asked for an update on this, and Mr. Dorrill noted that in anticipate of turnover that  
37 may occur in the first quarter of the new fiscal year, he is holding back on it to see if this will  
38 play out so they will be able to use the Wildflower area.

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5 I. Dr. Bularzik’s List

6 Everyone received a copy of the list that Dr. Bularzik submitted at the annual meeting with  
7 Stock, with the questions and answers, and it will be made part of today’s meeting record.

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9 **ADDITIONAL QUESTION FOR BOARD COUNSEL**

10 Mr. Campkin asked Mr. Pires if there was any chance that the Governor would reinstate the  
11 ability to have virtual attendance at meetings, and Mr. Pires noted that after the order expired  
12 on November 1, the Governor’s press office advised that he was not inclined to do any further  
13 extensions. However, if circumstances change, that too may change, but at this time Mr. Pires  
14 does not know.

15 He suggested that if no new order is issued, a Zoom or Skype call could be set up which would  
16 make it much easier for the participants. The Board will be kept advised well before the  
17 December meeting. Mr. Drum added that he was getting choppy reception as well on his  
18 phone, and Mr. Dorrill noted that the multi speaker device they use for the meetings is old, and  
19 possibly a new one could be purchased.

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21 **FURTHER PUBLIC COMMENT**

22 No public comment was received.

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24 **ADJOURNMENT**

25 The December meeting was scheduled for the 16<sup>th</sup>. The meeting was then adjourned at 2:15  
26 p.m. **on a Motion by Mr. Drum and a second by Dr. Bularzik.**

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