

1                   **LELY COMMUNITY DEVELOPMENT DISTRICT**  
2                                   **NAPLES, FLORIDA**  
3                   **Regular Meeting of the Board of Supervisors**  
4                                   **September 15, 2021**

5   The regular meeting of the Lely Community Development District Board of Supervisors  
6   was held on Wednesday, September 15, 2021, at 1:30 p.m. at the LCDD Maintenance  
7   Building, Naples, Florida.

8   **SUPERVISORS PRESENT**

- 9   William Lee, Chairman
- 10  Anne Marie Bularzik, Vice Chair
- 11  Kenneth Drum, Supervisor (via Speakerphone)
- 12  Gerry Campkin, Supervisor
- 13  Frank LoMonte, Supervisor

14  **ALSO PRESENT**

- 15  Neil Dorrill, Manager, Dorrill Management Group (via Speakerphone)
- 16  Kevin Carter, Operations Manager
- 17  Tony Pires, District Counsel
- 18  Freddie Bowers, Director of Community Patrol
- 19  Christopher Dorrill, Field Manager

20  **INVOCATION/PLEDGE OF ALLEGIANCE**

21  Mr. Dorrill offered an invocation, and the Pledge of Allegiance was recited in unison.

22  **PUBLIC COMMENT**

23  No public comment was received at this time.

24  **ROLL CALL/APPROVAL OF AGENDA**

25  All members were in attendance, with Mr. Drum and Mr. Dorrill participating via  
26  speakerphone. **On a MOTION by Dr. Bularzik and a second by Mr. LoMonte, the**

1 **two members were unanimously approved to participate in the meeting via**  
2 **speakerphone due to extraordinary circumstances.**

3 As it relates to the Agenda, the following items were added: 9A, Lake Bank Erosion  
4 Update; 9B, Painting of Weir and Canal metal Fences; 9C, Painting of LCDD Yellow  
5 Bollards; 9D, Status of LCDD Directional Sign; 9E, Yellow Curb Painting on Grand Lely  
6 Boulevard and Lely Resort Boulevard; 9F, Update on Meeting with Commissioner  
7 LoCastro, and 9G, LED Lights at Indian Wells.

8 **On a MOTION by Mr. Campkin Lee, and a second by Mr. LoMonte, the Board**  
9 **unanimously approved the Agenda as amended.**

#### 10 **APPROVAL OF AUGUST 2021 MINUTES**

11 On Page 2, Line 10, the starred name is Joe Abruzze

12 Also on that Page, Line 20, the starred name is Susan Demaag.

13 On Line 26, Mr. Campkin made the second to the Motion.

14 **On a MOTION by Dr. Bularzik and a second by Mr. Campkin, the Meeting minutes**  
15 **were unanimously approved as amended.**

#### 16 **MANAGER'S REPORT**

##### 17 **A. Community Patrol**

18 There was a total of 55 incidents reported by the community patrol, and 22 written or  
19 verbal warnings from the Sheriff's Office. Eight citations or notices to appear were  
20 issued as well, and one crash with injuries requiring transport. There were five incidents  
21 of property damages and ten no trespassing fishing violations, all of which involved non-  
22 residents. Seven suspicious activities were also reported, and six traffic stand-by's or  
23 assists.

24 A letter of appreciation on behalf of the Board of Directors of Prestwick Place was  
25 received, asking the Board to recognize and thank Mr. Bowers for actions he took  
26 involving one of the property damage complaints, where the neighborhood was able to  
27 make a claim against the trucking company that caused damage to their swing gates.

##### 28 **B. Review of Group Health Insurance Proposal/Employees**

29 The Board was provided with a summary of the proposal, which showed an increase of  
30 5 and ¼ percent which is what was projected originally in the budget the Board worked

1 on last spring. They will remain with United Healthcare's All Saver PPO, which will  
2 continue to give good in-network coverage and co-insurance, as well as wellness visits  
3 related to annual checkups. The prescription drug and emergency room benefits remain  
4 positive. This will result in a \$500 a month increase but is still within the budgeted  
5 allowance that was anticipated.

6 Mr. Carter indicated that the employees are very happy with it, and having completed a  
7 year with this plan, they have indicated that the services are great, and many things can  
8 be done with the Ap over the phone.

9 Dr. Bularzik asked if Mr. Carter was insured under a separate policy and was advised  
10 that he was. Part time employees are not covered under the group plan.

11 **On a MOTION by Dr. Bularzik and a second by Mr. Campkin, the Board**  
12 **unanimously approved the increase for the group health insurance policy for the**  
13 **employees from United Healthcare.**

#### 14 **C. Gate Valve Replacement**

15 Mr. Dorrill advised that he had authorized an emergency replacement of a gate valve  
16 that occurred about three weeks ago, located near the master pump station. This was a  
17 large, eight-inch valve which cost \$16,000 with \$6,900 for labor costs. Total amount  
18 spent was \$23,056.28.

19 Mr. Carter added that this large gate valve was adjacent to the overlook where several  
20 pipe breaks have occurred. These valves allow them to turn off the water if more pipes  
21 need replacing. The next bid received for this work was \$37,000, so they were very  
22 happy to receive this substantially lower bid.

23 **On a MOTION by Mr. Campkin and a second by Mr. LoMonte, the bid received for**  
24 **\$23,056.28 was unanimously approved by the Board.**

### 25 **ATTORNEY'S REPORT**

#### 26 **A. Master HOA/CDD Issue**

27 An issue has arisen between the HOA and the CDD, and several emails have gone  
28 back and forth regarding it with Mr. DeBoest, counsel for the HOA, and Mr. Pires.  
29 There has been a request to mediate the issue, and Mr. Pires suggested that the Board  
30 make no decisions at this time, but to place it on next month's agenda. At that point Mr.

1 Pires and M Dorrill will have some recommendations for the Board members on how to  
2 proceed with this.

3 **B. Third Amendment Information**

4 Mr. Pires had noted last month that he would meeting with Mr. Cole regarding the list of  
5 properties that the Master HOA had agreed to maintain. Mr. Cole has this list, but Mr.  
6 Pires was unable to meet with him this month and will have the information for the  
7 Board at the October meeting.

8 **FINANCIALS**

9 The financials for the tenth month showed that there was a total of \$4,562,000 in cash,  
10 with \$4,100,000 of that in capital reserve. A \$500,000 capital reserve contribution will  
11 be made as part of this year's budget. An additional \$122,000 was still in payables at  
12 the end of the month.

13 On the income statement, a very small amount of money was deposited into the  
14 revenue side in non-ad valorem assessments, which could have been a portion of a  
15 payment made after the tax certificate sale. \$2,415,000 was noted to be in non-ad  
16 valorem revenue against a \$2,500,000 original budget. The total revenues thus far this  
17 year were \$2,400,000 against a budget of \$3,900,000. The fourth quarter CSA payment  
18 had not yet been received, but Mr. Dorrill will verify that it subsequently came in, looking  
19 at the various cost centers, Mr. Dorrill advised that they were in very good shape going  
20 into the final two months of the year. The total operating budget year-to-date was  
21 \$2,100,000 in operating expenses, and the original budget was \$2,140,000, and they  
22 remain \$40,000 under budget.

23 Mr. Dorrill asked Mr. Carter if when the Board authorized the irrigation control project at  
24 the July meeting, did they also include in that motion a budget amendment. The project  
25 came in over the original amount originally received from the engineer, and Mr. Dorrill  
26 asked what the amount was that the Board originally authorized. Mr. Lee advised that it  
27 was around \$276,000, and Mr. Carter will get the exact amount for him.

28 Mr. Dorrill asked the Board members to include in their motion for acceptance of the  
29 financials a budget amendment to cover, if necessary, the difference between the  
30 originally estimated and awarded value, subject to Mr. Dorrill's confirmation.

31 **On a MOTION by Mr. Campkin and a second by Dr. Bularzik, the financials were**  
32 **unanimously accepted, and the Board authorized a budget amendment to cover**

1 **the difference between the original estimate and the awarded value, subject to**  
2 **Mr. Dorrill's confirmation of that amount if it was not done at the July meeting.**

3 **SUPERVISORS' REQUESTS**

4 **A. Lake Bank Erosion Project**

5 Mr. Carter spoke with the vendor before today's meeting and was advised that the work  
6 had been substantially completed. They are now doing the grading prior to installing the  
7 sod. There is also a small amount of riprap rock being installed in certain areas, which is  
8 the last step.

9 The project should be finalized by the following week, as they had been slightly delayed  
10 in the sod by the heavy rains. Mustang Island will be the first completed.

11 **B. Fence Painting Over Weir**

12 Dr. Bularzik thanked Mr. Carter to look at the fencing, or railing, over the weir area  
13 located on Triangle Blvd. that needs to be painted. Mr. Carter will put this one the list of  
14 things to be done after the rainy season.

15 **C. Painting of Bollards**

16 Mr. Carter will also have the bollards repainted once the rain has let up and will be done  
17 at the same time the fencing on Triangle Blvd. is done.

18 **D. Status of Directional Sign**

19 The same sign configuration that is presently out on the road will be used, and the  
20 vendor is still working on the sign. Mr. Carter hopes to have something for the Board at  
21 the next meeting.

22 **E. Curb Painting**

23 The white striping has been done on the road from Mustang Island to 41, and the curb  
24 painting will be done as well.

25 **F. Meeting with Commissioner LoCastro**

26 A meeting was held with the Commissioner regarding the notice he sent out about the  
27 East Naples development. The project plans are being worked on, and the bike path  
28 plans have been taken off the table due to funding. Plans to do a cut-through for easier  
29 access to other roadways that would impact the Donna Fiala walking path and open a  
30 gated community were also eliminated once they understood what the impact would be.

1 Another meeting will be held on this issue at the Player's Club during the first week of  
2 October.

3 **G. LED Lights at Indian Wells**

4 Indian Wells is one of the neighborhoods in Lely where the CDD maintains the  
5 streetlights, as they were built with bond funds. Mr. Lee questioned this, nothing that  
6 they were not built until 2003 or so by Joe Boff. The District pays the light bill and  
7 always has. Mr. Pires asked if there was a bill of sale for the streetlights, and Mr. Carter  
8 did not know if there was one, but FPL advised that the CDD owns them. Mr. Pires  
9 suggested that they ask for the records which indicate that the CDD owns these lights.

10 Indian Wells was looking at having LED lights installed, as they were approached by a  
11 saleswoman for FPL. She advised them that they would like to install free LED lights,  
12 but they cannot do it, as Indian Wells is not their customer, the CDD is. After some  
13 discussion, the Indian Wells Board agreed to leave things as they were. The question  
14 for the CDD is, do they own these lights, and are they being carried on the District's  
15 insurance? If these lights were paid for by the bond, there should be some conveyance  
16 requisition documents that exist. Hole Montes could find no such documents.

17 Mr. Pires will do some research on these lights and report back to the Board.

18 **H. Gas Line**

19 The yellow flags showing the location of the gas lines are still in place, but no action  
20 was taken by the Board on this.

21 **ADJOURNMENT**

22 The next meeting will be on October 20. The meeting was then adjourned at 2:10 p.m.

23 **On a MOTION by Mr. Campkin and a second by Dr. Bularzik.**