

1                   **LELY COMMUNITY DEVELOPMENT DISTRICT**  
2                                   **NAPLES, FLORIDA**  
3                   **Regular Meeting of the Board of Supervisors**  
4                                   **February 15, 2023**

5   The regular meeting of the Lely Community Development District Board of Supervisors  
6   was held on Wednesday, February 15, 2023, at 1:30 p.m. at the LCDD Maintenance  
7   Building, Naples, Florida.

8   **SUPERVISORS PRESENT**

9   William Lee, Chair

10   Frank LoMonte, Vice-Chair

11   Gerry Campkin, Treasurer

12   Anne Marie Bularzik, Secretary

13   Kenneth Drum, Supervisor

14   **ALSO PRESENT**

15   Neil Dorrill, Manager, Dorrill Management Group

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   Dr. Bularzik added Election Officers Final Notice Email as item 8a, Lely Master Meeting  
26   LCDD as item 8b, Cordoba CSA Update as item 8c, and Lely Master Q1 CSA First  
27   Quarterly Payment LCDD as item 8d. Freedom Flyer Publication was added as item  
28   8e.

1 **On a MOTION by Mr. Campkin and a second by Mr. Drum the agenda was**  
2 **approved with these additions.**

3 **APPROVAL OF MINUTES**

4 On page 3 line 1 it was noted that 'Mr. Carter was introduced' should be stricken after  
5 'at Mr. Pires office.'

6 **On a MOTION by Dr. Bularzik and a second by Mr. Campkin the minutes were**  
7 **approved with the addition.**

8 **MANAGER'S REPORT**

9 **A. January Community Patrol**

10 There were 18 no trespass reports, 16 of which involved non-residents. There was  
11 street light damage on one of the street light poles, signage damage and a number of  
12 reports concerning loitering and pan handling. An employee also found packets of what  
13 appeared to be illicit drugs. These packets have been turned over to the sheriff's office.  
14 Mr. Dorrill noted that it was a big month for auto accidents. There were 8 of them, most  
15 were minor. There was a logic problem in the sheriff's report. There were some traffic  
16 infractions, but they didn't pull up in the report. There were a couple of written warnings  
17 but no arrests.

18 **B. Preliminary Lake Bank Restoration**

19 \$325,000 has been budgeted to address the lake bank restoration issues. Still waiting  
20 for a plan of action by Terry Cole and Hole Montes. They are working on identifying the  
21 lakes in need or restoration and a plan should be in place before the next meeting.

22 **C. CSA Q1/Q2 Payment Status**

23 The Master Association has been billed for the first and second quarter. Problems that  
24 occurred with Vesta Community Management last fall after the hurricane have resulted  
25 in their termination. There were problems with transaction of payables due to their  
26 fourth quarter and delays in billings in the last quarter of their fiscal year. As late as this  
27 time last week the new management company had not received any of the records nor  
28 any of the funds and the anxiety level was high among the Master Association. Mr.  
29 Dorrill received a call as a professional courtesy from the accountant and Mr. Carter of  
30 Cardinal Management last week to say they had been promised a check of about  
31 \$400,000 that would be available Thursday and deposited into their account. Lely's  
32 payable will be the first one processed this week. The payables total around \$325,000

1 for each quarter. The master acknowledges the amounts due and if receipt of the funds  
2 does not occur Mr. Dorrill will share that with the chairman and see if additional  
3 enforcement provisions need to be applied.

#### 4 **ATTORNEY'S REPORT**

5 Mr. Pires hasn't had the opportunity to follow up on the agreement but will have it back  
6 by Friday. It is still the obligation of the Master to bring everything compliant with the  
7 permits.

#### 8 **ENGINEER'S REPORT**

9 No engineering report was received at this time.

#### 10 **FINANCIALS**

11 The district at the end of the first quarter reflect \$5,750,000 in cash in addition to about  
12 \$10 million in fixed assets. Most of the fixed assets include various infrastructure  
13 associated with street lighting and drainage facilities and includes the current value of  
14 the Lely freedom horses and monuments. Total assets for the district are \$15.8 million.  
15 There were \$98,000 in payables outstanding at the end of the month. The income  
16 statement shows a record for the district, \$1.6 million in total non-ad valorem  
17 assessments. Total receipts through end of the first quarter were \$2,267,000 which  
18 represents about 80% of the annual anticipated revenue. There were sharp increases  
19 in interest income, far more than forecast last spring. The month of December alone  
20 collected \$18,700 in interest earnings and total of \$43,000 collected in the first three  
21 months of the fiscal year. \$14,000 was forecast for the year, making almost \$39,000  
22 over the forecast budget. On the expense side of the income statement, call centers  
23 are a little over budget on engineering fees year to date. This is mainly due to the Hole  
24 Montes work on both CSA and license agreement as well as preliminary work on the  
25 lake bank restoration. This should even out over the course of the year. On the field  
26 management side, workers comp has been prepaid for the year. A ruptured irrigation  
27 line needed to be repaired toward the end of the year. This cost \$32,000 in associated  
28 repairs. The overall operating expenses through the first quarter were approximately  
29 \$24,000 over budget, mainly due to the affluent water and irrigation repairs. Total  
30 expenditures are about \$98,000 under budget.

1 **SUPERVISORS' REQUESTS**

2 **A. Election Officers Final Notice Email**

3 Issues with Tallahassee not accepting the final notification paperwork. Need to submit  
4 the original notarized form. Mr. Dorrill pointed out that the paperwork was submitted as  
5 it always had been in the past, they are dealing with a new Tallahassee bureaucrat that  
6 wants to do things her way. Rather than argue with her requests his office is  
7 resubmitting the documents as requested.

8 **B. Lely Master Meeting LCDD**

9 This item was discussed to Dr. Bularzik's satisfaction during the management report.

10 **C. Cordoba CSA Update**

11 The Cordoba payable has been identified and underscored with Cardinal Property  
12 Management. They understand we are happy to repay for the two lots to the Master  
13 association upon receipt of an invoice for years in question. Five years has been  
14 agreed to.

15 **D. Lely Master Q1 CSA First Quarterly Payment**

16 This item was discussed to Dr. Bularzik's satisfaction during the management report.

17 **E. Freedom Flyer Publication**

18 Mr. Dorrill has not done any work on the publication yet. Mr. Carter has some topics  
19 already written up. Some of the photos will need to be updated. The publication will be  
20 completed before the end of the month. Plan to bulk mail the publication to the  
21 community before Easter.

22 **PUBLIC COMMENT**

23 No public comment was received at this time.

24 **ADJOURNMENT**

25 The March workshop on Public Safety will take place prior to the March meeting at 1:00  
26 p.m.

27 The next meeting will be March 22, 2023, at 1:30 p.m. **On a MOTION and a second,**  
28 **the meeting was adjourned at 2:16 p.m.**