

1                   **LELY COMMUNITY DEVELOPMENT DISTRICT**  
2                                   **NAPLES, FLORIDA**  
3                   **Regular Meeting of the Board of Supervisors**  
4                                   **March 22, 2023**

5   The regular meeting of the Lely Community Development District Board of Supervisors  
6   was held on Wednesday, March 22, 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  **ALSO PRESENT**

14  Neil Dorrill, Manager, Dorrill Management Group

15  Kevin Carter, Operations Manager

16  Tony Pires, District Counsel

17  Freddie Bowers, Director of Community Patrol

18  Christopher Dorrill, Field Manager

19  **INVOCATION/PLEDGE OF ALLEGIANCE**

20  Mr. Dorrill offered an invocation, praying for comfort and peace regarding the passing of  
21  Supervisor Drum's wife, 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 the items oath of office, license agreement with Master HOA, and  
26  the status of the Cordoba reimbursements under supervisors' requests.

27  **On a MOTION by Mr. Campkin and a second by Mr. LoMonte the agenda was**  
28  **approved with these additions.**

1    **APPROVAL OF MINUTES**

2    Two sets of minutes were presented, one for the workshop and one for the regular  
3    meeting.

4    **On a MOTION by Mr. Campkin and a second by Mr. LoMonte the workshop**  
5    **minutes were approved as presented.**

6    **On a MOTION by Mr. Campkin and a second by Mr. LoMonte the regular meeting**  
7    **minutes were approved as presented.**

8    **MANAGER'S REPORT**

9    **A. February Community Patrol**

10   There was a total of 67 reported incidents. Of those 67 there were 11 trespass incidents  
11   involving lake bank/fishing. 9 of these were non-residents with 2 residents. There was a  
12   300-pound black bear asleep in the community between two homes. This was  
13   responded to by both the FWC and the county sheriff's department.

14   There was a total of 30 traffic related incidents, 14 involving accidents. There was also a  
15   series of panhandling reports. Mr. Dorrill commented that the District community patrol  
16   should seek to reimpose a permanent no trespass agreement with the County sheriff's  
17   department for those commercial areas where adjoining private streets or property  
18   would be affected by the panhandling.

19   There was a total of 53 written warnings and 20 traffic citations over the course of the  
20   month. There were 2 arrests, one involving suspicious activity and the other being a  
21   drug related arrest at Lely high school.

22   **B. Lake Bank Restoration Proposal**

23   Mr. Dorrill introduced the FY 23 lake bank shoreline restoration project. This is part of a  
24   multi-year commitment to restore the lake banks back to their original side slope  
25   requirements. The proposed amount with Landshore Enterprises, LLC is \$179,787.60.  
26   Following a discussion about the two available methods, **a MOTION was made by Dr.**  
27   **Bularzik with a second by Mr. LoMonte to accept the Landshore proposal.**

28   **C. Newsletter Update**

29   The Newsletter is scheduled to be printed just in advance of Easter and mailed to all  
30   residents before the end of April.

1 **D. CSA Q1 Receipt**

2 Mr. Dorrill reported that the District received the first quarter payment from the Lely  
3 Master HOA. The second invoice has been sent to Cardinal Management and is  
4 expected prior to the Board's next meeting in April.

5 **ATTORNEY'S REPORT**

6 **A. Close Door**

7 Attorney Pires shared that the District has recently participated in a mediation involving  
8 a slip and fall case. This is being represented by the insurance special counsel. He  
9 requested authorization for a closed-door attorney-client meeting in April in order to  
10 receive an update from the Special Counsel representing the District.

11 **On a MOTION by Dr. Bularzik and a second by Mr. LoMonte authorization was**  
12 **given to notice and schedule the closed-door meeting.**

13 **B. Growth Management Plan**

14 Attorney Pires informed the LCDD Board of the beginning stages of plans to build from  
15 Collier County at an area on Collier Blvd. and 41. Mr. Pires also made note that  
16 people's first concern will most likely be traffic and how it will be handled. This was just  
17 informational and an update for the LCDD Board.

18 **ENGINEER'S REPORT**

19 No engineering report was received at this time.

20 **FINANCIALS**

21 The financials as of January 31<sup>st</sup>, 2023, showed the District having \$5,660,000 in cash  
22 and an additional \$10 million in fixed assets, which represent both infrastructure and  
23 land. There were \$104,000 payables on the liabilities side at the end of four months. A  
24 surprising amount of non-ad valorem assessments were received on the tax bill in  
25 January. These were payments received in the final days in December in which people  
26 got income tax deductions, but the money was not processed until January. Total year  
27 to date revenues is \$2.5 million against a total annual budget of \$2.7 million. This  
28 means almost 93% of total revenues have been received for the year within the first four  
29 months. Interest earnings for one month were \$20,000 when only \$14,800 was  
30 anticipated on the budget for the entire year.

1 On the expense side landscaping chemicals are about \$4,000 over budget so far this  
2 year. While the total year to date budget is slightly over in some areas it is not alarming.  
3 Access control is slightly over budget but believed to be a result of holiday bonuses and  
4 cost of living pay increases. The county's rate increase for purchased affluent irrigation  
5 water has caused the District to be \$18,000 over budget which is the primary reason  
6 why the District is slightly over budget in terms of total operating expenses. About  
7 \$28,000 over budget and almost \$20,000 of that is from the County's rate increase  
8 which is always announced after the budget has been adopted and sent to the tax  
9 collector.

10 **On a MOTION by Mr. Campkin and a second by Dr. Bularzik the financials were**  
11 **accepted.**

## 12 **SUPERVISORS' REQUESTS**

### 13 **A. Oath of Office**

14 Dr. Bularzik thanked Mr. Dorrill's office for successfully submitting her Oath of Office  
15 paperwork.

### 16 **B. License Agreement**

17 This was discussed by Attorney Pires in his report.

### 18 **C. Cordoba**

19 There were no updates on this.

## 20 **PUBLIC COMMENT**

21 No public comment was received at this time.

## 22 **ADJOURNMENT**

23 The next meeting will be April 19, 2023, at 1:30 p.m. **On a MOTION by Dr. Bularzik**  
24 **and a second by Mr. Campkin, the meeting was adjourned at \*\*\* p.m.**