

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **April 17, 2024**

5 The regular meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, April 17, 2024, at 1:30 p.m. at the LCDD Maintenance
7 Building, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Gerry Campkin, Chair

10 William Lee, Treasurer, POA Liaison

11 Kenneth Drum, Secretary

12 Andrew Fox, Supervisor

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, and the Pledge of Allegiance was recited in unison.

21 **PUBLIC COMMENT**

22 No public comment was received at this time.

23 **ROLL CALL/APPROVAL OF AGENDA**

24 Four supervisors were present, establishing a quorum. Dr. Bularzik was absent. The
25 meeting was convened at 1:30 p.m. The meeting was also properly noticed. The notice
26 and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL 34110.

1 The following items were added to the agenda under supervisors' requests: mail
2 collection box, update on entrance road, streetlights, flowers, and cameras.

3 The agenda was approved as amended on a MOTION by Mr. Lee, a second by Mr.
4 Drum, and all in favor.

5 **APPROVAL OF MINUTES MARCH 2024**

6 The following changes were made to the regular minutes:

7 Page 3 line 24 it should say 'there was one arrest' where it said inaudible

8 Page 6 line 13 Sunstone should be capitalized

9 Page 6 line 4 plain

10 **The minutes were accepted as amended on a MOTION by Mr. Lee, a second by**
11 **Mr. Drum and all in favor.**

12 **The workshop minutes were accepted as presented on a MOTION by Mr. Fox, a**
13 **second by Mr. Drum and all in favor.**

14 **MANAGER'S REPORT**

15 **A. April Community Patrol**

16 There were 99 individual reports. There were 28 trespassers related to fishing, 27 were
17 non-residents. There was one bear sighting. There were 9 traffic accidents in the
18 community. The sheriff's report listed 94 traffic stops. 58 were written warnings, 8 were
19 citations with fines, and 1 was a drug related arrest at the high school.

20 **B. Median Canopy Tree Update**

21 Encountered a problem with the County. They wanted the CDD to enter a landscape
22 maintenance agreement. Mr. Dorrill refused. Shared that the community built the roads
23 with their own money and conveyed them to the County for ownership. The CDD has
24 been maintaining this area for 35 years and is not going to sign a contract now. Mr.
25 Dorrill agreed to get a right of way permit.

26 **C. Lake Bank Restoration**

27 This is the approval for the 2024 lake bank restoration project. A copy of the proposed
28 contract was presented. Landshore Enterprises, LLC is the contractor. There are three

1 projects depicted. Mr. Carter will have a preconstruction conference with the affected
2 neighborhood's presidents.

3 **The proposal with Landshore Enterprises, LLC was approved in the amount of**
4 **\$325,619 on a MOTION by Mr. Drum, a second by Mr. Fox, and all in favor.**

5 **ATTORNEY'S REPORT**

6 Mr. Drum asked about the lot across from Starbucks that was under construction but
7 had ceased. Mr. Carter shared a note from Commissioner LoCastro that said it was
8 permitted to be a bank but those funding the project ran into financial issues and had to
9 take a break. Mr. Dorrill will be filing a code enforcement complaint regarding the
10 overgrown weeds.

11 Mr. Pires shared a refresher on the road in question regarding maintenance between
12 the Master and CDD. Mr. Fox shared his opinion regarding the CDD taking ownership of
13 the road from the Master since the CDD uses it and drives their District owned vehicles
14 to enter and exit the maintenance facility. Mr. Dorrill suggested that Mr. Fox look into
15 having the Master bring the road up to maintenance standards and then the Board can
16 entertain discussions about the District taking over maintenance of the road moving
17 forward. Mr. Fox was urging that the District to fix the road. Mr. Pires clarified that the
18 District can spend money within their easements but not outside it because the District
19 would have no interest. Mr. Pires said that the District can only own roads that meet
20 County specifications. The road would have to meet the specifications before taking
21 ownership.

22 Mr. Pires shared an update on the SFWMD issue. An attorney has been hired to
23 represent the District. If there is any issues with the infrastructure the consensus is that
24 it would be Stock's responsibility. Good conversations have been had with the Master's
25 attorney.

26 **FINANCIALS**

27 As of February 29, 2024. There was \$6,622,000 in cash on hand. Approximately \$4
28 million was in the capital contingency reserves for scheduled projects. There was about
29 \$10 million in mixed assets primarily in drainage and utility irrigation facilities,
30 hardscapes, and the freedom horses. There was \$123,000 in payables this month.
31 \$90,000 in non-ad-valorem assessments were received. Year to date revenues are right
32 at \$2.5 million which is about 93% of total assessments. Interest earnings were
33 \$26,500. Year to date they are \$121,000 which is almost \$54,000 over budget on

1 interest revenue. February had three pay periods which is why some of the salary line
2 items were slightly askew. The District is favorable to the budget.

3 Streetlighting is \$19,000 over budget, year to date, primarily due to unusual repairs. Mr.
4 Carter said that underground electrical repairs have been done because of lime rock
5 shifting.

6 **A. Pension Fund**

7 This is from the old pension fund that was never claimed from former CDD employees.
8 Mr. Dorrill shared that they are going to write off the \$640 because in the opinion of the
9 District's independent Auditor, the CDD has made more than a reasonable effort to
10 contact the three individuals. Mr. Phillips has approved this action. The CDD does not
11 have custody of the money and has not received statements for it in over 10 years.

12 **On a MOTION by Mr. Drum and a second by Mr. Lee, the financials were approved**
13 **as presented and Mr. Dorrill was authorized to write off the pension fund. All were**
14 **in favor.**

15 **SUPERVISORS' REQUESTS**

16 **A. Mail Collection Box**

17 Mr. Drum commented that the closest blue collection mailbox is near Saint Andrews. He
18 would like the community to have a secure place to drop off mail to prevent issues that
19 are occurring with whitewashing checks that are placed into less secure collection
20 areas. Mr. Dorrill suggested contacting the local postmaster to relocate one of the pre-
21 existing collection boxes instead of requesting a new, additional one.

22 **B. Entrance Road**

23 Mr. Lee noted that an area on Lely Resort Blvd when you are coming from Rattlesnake
24 Hammock needs to be updated.

25 **C. Flowers**

26 The tall flowers will be taken out next week.

27 **D. Cameras**

28 Mr. Bowers said it would be each individual community's decision to install security
29 cameras. Mr. Fox would like the District to put cameras on all seven entrances/exits to
30 capture all 5,000 residents. Mr. Dorrill said it is his understanding that the sheriff is

1 actively using 100 or more of those types of cameras to combat crime. He said the
2 District currently has some cameras near the Freedom Horses and it would be good to
3 update them to be under the program where the sheriff's department would monitor
4 them on behalf of the District. Mr. Carter said some of the District's cameras are due for
5 upgrades anyways. The Board is going to seek additional information on cameras and
6 integrating them into the sheriff's dispatch program.

7 **PUBLIC COMMENT**

8 Karen Risch – Ole – Commented about resolving the issues between the Master and
9 CDD so resident's money is not going towards all the attorney fees.

10 **ADJOURNMENT**

11 The next meeting will be May 15, 2024, at 1:30 p.m. A budget workshop is scheduled
12 for 1 p.m., with the regular meeting to follow. **On a MOTION by Mr. Drum, and a**
13 **second by Mr. Lee the meeting was adjourned at 2:48 p.m.**