

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **June 19, 2024**

5 The regular meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, June 19, 2024, at 1:30 p.m. at the LCDD Maintenance
7 Building, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Gerry Campkin, Chair

10 Anne Marie Bularzik, Vice Chair, Via Speakerphone

11 William Lee, Treasurer, POA Liaison

12 Kenneth Drum, Secretary

13 Andrew Fox, 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 The meeting was convened at 1:30 p.m. The meeting was properly noticed. The notice
26 and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL 34110.

1 Four members of the Board were present, establishing a quorum. Dr. Bularzik was
2 present via speakerphone.

3 **Dr. Bularzik's attendance via speakerphone due to extenuating circumstances**
4 **was approved on a MOTION by Mr. Lee, a second by Mr. Drum, and all in favor.**

5 Dr. Bularzik added thank you's, pothole, and status of Flock Safety and Sheriff's
6 Department attending meeting, to the agenda supervisors requests.

7 **APPROVAL OF MINUTES MAY 2024**

8 **The workshop minutes were approved as presented on a MOTION by Mr. Lee, a**
9 **second by Mr. Fox and all in favor.**

10 The following changes were made to the regular meeting minutes.

11 Page 5 line 20 should be Winding Cypress

12 Page 1 line 26 five members of the Board, not four

13 Page 5 line 17 add spacing to read 'in front'

14 **The regular meeting minutes were approved as amended on a MOTION by Mr.**
15 **Lee, a second by Mr. Drum and all in favor.**

16 **MANAGER'S REPORT**

17 **A. Authorization to Transplant Royal Palms**

18 Mr. Dorrill, who also manages The Strand among other clients, shared an opportunity to
19 acquire five royal palms from them. At Lely, these palms are typically lost annually,
20 often due to lightning strikes. Mr. Dorrill proposed acquiring these trees at no cost,
21 covering only the expenses for root pruning and transplanting them to Lely. He
22 previously received a bid and plans to confirm the proposal with Hannula. Tomorrow at
23 10am, Mr. Carter has a meeting with Hannula to go over the new tree planting and
24 inspect the palms at The Strand. The cost per tree to move, prune, and irrigate is
25 estimated to be between \$3,000 and \$3,500. Mr. Dorrill intends to either stockpile these
26 trees or strategically place them in locations suggested by Mr. Carter. Mr. Dorrill seeks
27 affirmation from the Board to proceed, noting that there are multiple locations within the
28 community where these trees are needed. **Mr. Fox made a MOTION authorizing Mr.**
29 **Dorrill to spend up to \$25,000 to acquire, transplant, and install temporary**

1 **irrigation for the five royal palm trees from The Strand. Mr. Drum made the**
2 **second with all in favor.**

3 **B. Canopy Tree Additions**

4 Mr. Carter shared that the permit was approved. He is having a preconstruction type
5 meeting with Hannula tomorrow. They plan to look at the site and map, ensuring they
6 have all the necessary trees. As soon as the trees are at their highest quality they will
7 be planted. Installation is anticipated within the next 30 days, but a more concrete date
8 will be acquired at the meeting tomorrow.

9 **C. Lake Bank Restoration**

10 Ongoing work. Should be finished by August.

11 **D. Community Patrol Report**

12 There were 150 incidents reported in the community: 85 handled by the community
13 patrol and 65 by the sheriff's department. There has been a wide variety of unusual or
14 suspicious individuals observed, particularly noting a significant presence of transient
15 individuals around Triangle Blvd. It will be investigated whether there is a no camping
16 ordinance in effect. Typically, the community patrol notifies the sheriff's department,
17 which then instructs the individuals to vacate the area. If they fail to comply within a
18 couple of days, trespassing actions are taken against them. Additionally, there were 44
19 written warnings or citations issued, along with two arrests, at the high school for drug-
20 related activity.

21 **E. Updated Appraisals, Lely Freedom Horses**

22 Public Government Insurance Trust is the underwriter. Mr. Dorrill requested updated
23 appraisals on the horses which are considered fine art. He is waiting for a response to
24 ensure they are not underinsured.

25 **ATTORNEY'S REPORT**

26 Mr. Pires provided an update on the litigation, mentioning that a joint defense
27 confidentiality agreement has been drafted and sent to the Master's attorney for review.
28 This agreement aims to facilitate collaboration between the District and Master
29 Association, ensuring that materials and communications remain exempt from
30 discovery. Mr. Pires has initiated contact with the Master's attorney to arrange a
31 meeting involving Mr. Dorrill, Mr. Lee, and himself. Following this meeting, Mr. Pires will
32 discuss potential dates and times for said meeting with Mr. Dorrill and Mr. Lee.

1

2 Mr. Pires shared that District Engineer Terry Cole discovered the site development plan
3 for the Maintenance Building from when the site was previously improved. The plan
4 delineates the driveway and specifies paved areas, which should provide clarity
5 regarding paved areas versus easement areas.

6 **FINANCIALS - APRIL 2024**

7 The seven-month financials as of April 30, 2024 show a cash position of \$6.55 million,
8 with an additional \$9,858,000 in infrastructure and fixed capital assets, totaling
9 \$16,420,000. There were \$55,000 in payables and \$90,000 in non-ad-valorem
10 assessments. Year-to-date assessment revenue stands at \$2.6 million, representing
11 96.5% of the anticipated annual revenue; the difference is due to early pay discounts
12 and possible tax bills sold at auction in May. Interest earnings are at \$26,000 per month,
13 nearly double the forecasted amount. Operating expenses year-to-date are slightly over
14 budget, exceeding by about \$40,000 on a \$4 million budget. A surplus auction yielded
15 almost \$50,000, marking the most successful auction to date, which will be reflected in
16 the June financials.

17 Mr. Fox noted the contrast in auction prices between patrol vehicles and maintenance
18 trucks. He mentioned that the Sheriff's Department now uses trucks instead of Ford
19 Explorers, suggesting the District consider a similar switch due to higher resale values,
20 resulting in only a minimal initial purchase cost difference of about \$4,000.

21 **The financials were accepted along with budget amendments for the generator**
22 **and royal palms, if necessary, on a MOTION by Mr. Lee, a second by Mr. Drum**
23 **and all in favor.**

24 **SUPERVISORS' REQUESTS**

25 **A. Thank Yous**

26 Dr. Bularzik thanked Mr. Carter and staff for their work during rain events and
27 installation of summer annuals. She also thanked Mr. Bowers and the patrol team for
28 their continued hard work in the community.

29 **B. Pothole**

30 The pothole in front of the dog park was fixed and paid for by the Players Club.

1 **C. Flock Safety and Sheriff's Invited to Meeting**

2 Mr. Carter reached out. They are planning to come to the July meeting.

3 **PUBLIC COMMENT**

4 No public comment was made at this time.

5 **ADJOURNMENT**

6 The next meeting will be July 17, 2024, at 1:30 p.m. The final budget hearing and
7 adoption will take place at this meeting. There will be no workshop. **On a MOTION by**
8 **Mr. Lee, and a second by Mr. Drum, with all in favor, the meeting was adjourned**
9 **at 2:18 p.m.**