

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **October 16, 2024**

5 The regular meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, October 16, 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

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 Karen Risch - Ole at Lely Resort – Ms. Risch wanted to highlight the issue of storm
24 swales along the preserves, as the preserves have encroached into the swale, and she
25 is eager to address this concern. Mr. Carter has inspected the area and confirmed that
26 they do spray and maintain the control structures. Mr. Dorrill stated that they could
27 contract someone to clear the airspace above the drainage easements, particularly if
28 exotic plants are involved. However, he expressed that he does not want to undertake

1 any physical actions within the preserve due to the pending litigation with Stock and the
2 Master. Any branches that fall into the area will be removed as needed.

3 **ROLL CALL/APPROVAL OF AGENDA**

4 The meeting was convened at 1:30 p.m. The meeting was also properly noticed. The
5 notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL
6 34110. All five members of the Board were present, establishing a quorum.

7 Mr. Dorrill added Item 5e Further Consideration of Roof Bids. Dr. Bularzik added Thank
8 You Kevin Carter, Thank You LCDD Staff, Distressed Trees, No Trespassing Signs
9 Update, Status of Replacing Speed Sign, and Camera System Follow Up. Mr. Drum
10 noted he will be attending via Speakerphone at the next meeting. Mr. Lee added POA
11 Meeting Debrief.

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

14 **APPROVAL OF MINUTES SEPTEMBER 2024**

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

17 On the regular minutes Page 4 line 2 should change to “Mr. Pires is preparing a
18 response”

19 **The regular minutes were accepted as amended on a MOTION by Mr. Drum, a**
20 **second by Mr. Fox, and all in favor.**

21 **MANAGER’S REPORT**

22 **A. Lake Bank Update**

23 Mr. Carter shared that work on the Lake Bank Restoration Project is about 99%
24 complete. The contractor has been encountering issues acquiring sod. The work is
25 approximately a week away from completion, except for the sod installation.

26 **B. Community Patrol Summary - September**

27 In September, there were 92 reportable incidents. Notably, there was a surprisingly high
28 number of trespass reports, totaling 28, with 27 coming from non-residents. Additionally,

1 there were 57 traffic stops, 38 of which resulted in written warnings or citations. There
2 was one associated arrest for DUI and several verbal warnings issued.

3 **C. Royal Palm Update**

4 Five mature Royal Palms were successfully removed and transplanted from The Strand,
5 and all are thriving. The palms were acquired at no cost, payment was only made for
6 their transplantation.

7 **D. Storm Update**

8 All staff reported to work after the hurricane, and there were no significant issues. The
9 primary focus was on checking storm drains along the main road. Overall, only 4 to 5
10 trees were lost, some could be propped back up. There was some minor tree branch
11 damage that required cleanup.

12 **E. Further Consideration of Roof Bids**

13 A bid from Mighty Dog Roofing was presented, in addition to the two bids discussed last
14 month, which were not reviewed today. The references for Mighty Dog were very
15 positive, and staff recommended proceeding with them at a total cost of \$71,251.

16 **Mr. Fox made a MOTION to accept Mighty Dog Roofing's proposal at \$71,251 with**
17 **a second by Dr. Bularzik, and all in favor.**

18 **ATTORNEY'S REPORT**

19 Mr. Pires shared that he has filed a supplemental notice for the matters with Stock. He
20 also shared that the Silberhorn matter has been resolved and settled by the carrier. This
21 was the issue from years ago with a volunteer at an event.

22 **FINANCIALS - AUGUST 2024**

23 Mr. Dorrill presented the financials as of August 31, 2024. There was \$5,428,000 in
24 cash, with \$1,340,000 in operating funds and \$4,088,000 in the reserve account.
25 Additional fixed assets amount to \$10 million, representing infrastructure, street lighting,
26 the central irrigation system, and the Freedom horse monument, bringing total assets to
27 \$15,300,000. There were \$180,000 in payables and \$24,000 in interest earnings. The
28 year-to-date budget is slightly over, primarily due to property and workers'
29 compensation insurance. However, it is under budget for field management, access
30 control, and landscaping, while slightly over budget for street lighting due to high utility
31 rates, resulting in approximately \$89,000 over budget year to date.

1 **The financials were accepted as presented on a MOTION by Mr. Drum, a second**
2 **by Mr. Fox, and all in favor.**

3 **SUPERVISORS' REQUESTS**

4 **A. Thank You Kevin Carter**

5 Dr. Bularzik thanked Mr. Carter for clearing the overflow areas on Celeste.

6 **B. Thank you LCDD Staff**

7 Dr. Bularzik expressed gratitude to all the LCDD landscaping and patrol staff for their
8 valiant efforts during the back-to-back hurricanes.

9 **C. Distressed Trees**

10 This item was previously discussed.

11 **D. No Trespassing Signs Update**

12 Dr. Bularzik requested an update on replacing four "No Trespassing" signs on Lely
13 Island Circle. Mr. Carter reported that the project is in progress and that NGS Sign
14 Company has been hired. The signs have been ordered, and they are currently waiting
15 to receive them.

16 **E. Status of Replacing Speed Sign**

17 Speed sign is included in the project above.

18 **F. Camera System Follow Up**

19 Mr. Carter mentioned that he is looking into different camera options. Mr. Bowers has
20 scheduled an appointment with New IQ to review these options and determine the best
21 course of action for the District. All options will be compiled and presented at a
22 subsequent meeting.

23 **G. POA Meeting Debrief**

24 The Master Association sent a letter regarding the addition of trees on Grand Lely
25 Extension. Mr. Lee explained to them that the CDD does not own or maintain
26 responsibility for the property.

1 **H. Weir**

2 Mr. Fox inquired about the possibility of draining the lake to reduce water levels before a
3 storm. Mr. Carter explained that the weir drains under Highway 41 into a canal, with a
4 fixed crest elevation designed to hold back water in the groundwater table. During the
5 dry season, the water level must be at least two feet below the top of the weir. Mr.
6 Dorrill will ask the District Engineer about permitting, constructing floodgates, and if it is
7 feasible to modify a portion of the weir. An evaluation of the current conditions and
8 control elevations is necessary to ensure it can hold water during the dry season while
9 allowing drainage during the rainy season. If an adjustable weir is deemed possible, it
10 would require a permit modification from the SFWMD if approved.

11 **PUBLIC COMMENT**

12 Karen Risch – Ole – Ms. Risch inquired about who is responsible for the traffic control
13 signs along Celeste. Mr. Dorrill explained that while the road is a county road, the signs
14 are on architectural poles. When these types of poles are used, it is the CDD's
15 responsibility to replace both informational and traffic-related signs. The county is
16 responsible for maintaining traditional galvanized poles.

17 **ADJOURNMENT**

18 The next meeting will be November 20, 2024, at 1:30 p.m. **On a MOTION by Dr.**
19 **Bularzik, and a second by Mr. Drum the meeting was adjourned at 2:09 p.m. with**
20 **all in favor.**