

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **September 18, 2024**

5 The regular meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, September 18, 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, Via Speakerphone

13 Andrew Fox, Supervisor

14 **ALSO PRESENT**

15 Neil Dorrill, Manager, Dorrill Management Group, Via Speakerphone

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 also properly noticed. The
26 notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL
27 34110. All five members of the Board were present, establishing a quorum.

1 Mr. Lee added employee salary increases to the agenda under item 5c.

2 **The agenda approved as amended on a MOTION by Mr. Lee, a second by Mr. Fox,**
3 **and all in favor.**

4 **APPROVAL OF MINUTES AUGUST 2024**

5 Page 2 Line 7 and 8 of the workshop minutes should say Condor instead of Candor

6 **The workshop minutes were approved as amended on a MOTION by Dr. Bularzik,**
7 **a second by Mr. Lee and all in favor.**

8 Page 2 Line 16 of the regular minutes should say Condor instead of Candor

9 **The regular meeting minutes were approved as amended on a MOTION by Dr.**
10 **Bularzik, a second by Mr. Lee, and all in favor.**

11 **MANAGER'S REPORT**

12 **A. FY 25 Annual Goals List**

13 Per new legislature, goals and objectives for the year for Special Districts must be
14 adopted no later than October 1. An annual report is required to be published by
15 December 2025. Initial goals will be adopted and can be amended as the Board sees fit,
16 with results published in December 2025. These goals will reflect the basic
17 requirements for CDDs as outlined in the statute. Additional goals and performance
18 indicators can be added to the list after today's approval. Mr. Dorrill will track progress
19 and write the annual report. A typo referring to "COD" will be corrected to "CDD."

20 **The FY 25 Annual Goals List was approved on a MOTION by Dr. Bularzik, a**
21 **second by Mr. Lee and all in favor.**

22 **B. Patrol Incident Report Summary - August 2024**

23 A total of 86 incidents were recorded by patrol employees. This included 24 trespassing
24 incidents and 43 traffic stops, which resulted in 26 written warnings, 6 citations, and 5
25 arrests. Of the arrests, 2 involved individuals who were not high school students, while 3
26 were related to drug activity at the high school.

1 **C. FY 25 Insurance Package**

2 Florida is currently experiencing a property and liability insurance crisis. The combined
3 premium for this year is \$145,000 and is projected to rise to \$153,310 next year,
4 reflecting an increase of just under 5.5%.

5 **Mr. Dorrill was authorized to buy coverage on a MOTION by Mr. Fox, a second by**
6 **Mr. Lee, and all in favor.**

7 **a. FY 25 Group Health Insurance Package**

8 United Healthcare is the current vendor, with Plan I80 recommended for renewal.
9 Mr. Carter noted that this plan has been popular among employees. Although the
10 premium will increase by 14%, alternative plans do not offer comparable
11 coverage, resulting in an approximate \$30,000 increase in premiums. If the
12 coverage is not utilized, there is a premium return given. The workforce is
13 generally healthy.

14 **Plan I80 was renewed on a MOTION by Mr. Drum, a second Mr. Lee, and all**
15 **in favor.**

16 **D. Roof Replacement Proposal**

17 Three proposals were received: ABC Roofing at \$123,000, Mighty Dog Roofing at
18 \$76,242.71, and Paradise Roofing at \$69,755. All proposals have the same scope of
19 work and warranties. Mr. Carter checked references for the first two, which came back
20 positive. ABC Roofing specializes in commercial work, Mighty Dog in residential, and
21 Paradise Roofing in commercial and maintenance-type projects. The recommendation
22 is to award the contract to Paradise, subject to a review of the scope of work and
23 references. Mr. Dorrill wants to ensure that the gauge of aluminum included in
24 Paradise's scope matches the quality of the other two roofers. Mr. Pires noted that the
25 contracts have a 30-day proposal expiration window, so he recommended a request for
26 an extension to 60 days to facilitate a decision at the October meeting. Mr. Drum
27 inquired whether an engineer had been consulted; Mr. Carter clarified that a civil
28 engineer was not typically involved in this process. A request will be made for all three
29 companies to honor their bids until November 1. Mr. Fox asked if there were leaks
30 around the skylights, to which Mr. Carter responded no.

1 **ATTORNEY'S REPORT**

2 Mr. Pires received a response regarding the supplemental 558 notice from Stock
3 Development. He will also have one-on-one conversations with the Board members
4 concerning SFWMD matters.

5 **FINANCIALS - JULY 2024**

6 Financials through the end of July show a cash balance of \$5,781,000, with \$1,700,000
7 in the operating account and \$4,071,000 in reserves. There were \$116,000 in payables
8 and nearly \$25,000 in interest income. Proceeds from the surplus auction recorded in
9 July amount to an additional \$31,561. Year-to-date operating expenses are slightly over
10 budget by \$75,000, but this is expected to balance out as some costs, such as
11 insurance premiums, were prepaid. Total capital outlay is approximately \$91,000 under
12 budget, resulting in a total of about \$250,000 under budget across all cost centers. Mr.
13 Fox inquired about the funding for the roof, and Mr. Dorrill confirmed that the new roof
14 would be funded from the reserve account.

15 **The financials were approved as presented on a MOTION by Dr. Bularzik, a**
16 **second by Mr. Lee, and all in favor.**

17 **SUPERVISORS' REQUESTS**

18 **A. Items from Dr. Bularzik**

19 Dr. Bularzik shared that the potholes by dog park were patched Denise Murphy.

20 Dr. Bularzik shared that the warped speed sign and four trespassing signs on Lely
21 Island Circle are being worked on by Mr. Carter

22 Mr. Lee will address the CSA concerns raised in the email from the Master Board at the
23 next meeting of the Property Owners Association. Mr. Dorrill shared that the original
24 CSA agreement did not account for the replacement of capital assets that are not public
25 assets. As a result of the settlement agreement, the District did make a contribution in
26 aid of construction, but it has not replaced any capital assets that it does not own.

27 Dr. Bularzik will not be at the Lely Master meeting, but Mr. Lee will be.

28 **B. Flock System Evaluation**

29 Mr. Pires reviewed and made several suggested edits to the Flock Safety Contract. He
30 received it back on Tuesday with comments and revisions. Mr. Pires is comfortable with

1 the contract, including those edits, if the Board decides to move forward. It is important
2 to ensure that E-Verify is added.

3 The plan includes PTZ cameras for visibility over the horse monument and Triangle
4 Blvd, capturing both the weir and the entire lake, which is a major area for fishing
5 violations. Additionally, two cameras are needed at the maintenance building and one at
6 the pump station, as it is a valuable district asset and many people fish there. The
7 proposed service level is significantly higher than that offered by other private
8 companies or what could be handled in-house, with six cameras priced at \$3,000 each,
9 using the Condor system.

10 Mr. Drum expressed discomfort with the company and prefers to see if there is a
11 possibility of sourcing the cameras from a local vendor and establishing a service
12 agreement. He noted that the company is facing a lawsuit. Mr. Carter acknowledged the
13 difficulty in finding a vendor that can provide the desired level of service but is willing to
14 explore other options and competitors.

15 **Mr. Lee made a MOTION to table discussion until further options are explored. Mr.**
16 **Fox made the second and all were in favor.**

17 **C. Employee Salary Increases**

18 **The budgeted 7% increase for all CDD employees effective October 1 was**
19 **approved on a MOTION by Mr. Lee, a second by Mr. Fox, and all in favor.**

20 Mr. Lee requested agenda tabs be added moving forward, noting their absence at the
21 last three meetings.

22 **PUBLIC COMMENT**

23 No public comment was received at this time.

24 **ADJOURNMENT**

25 The next meeting will be October 16, 2024, at 1:30 p.m. There will be no workshop in
26 October. **On a MOTION by Dr. Bularzik, and a second by Mr. Fox the meeting was**
27 **adjourned at 2:34 p.m.**