

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

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

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 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 Dr. Bularzik added Thank Yous to Mr. Carter and the LCDD staff. Mr. Lee added
2 Officers for 2025 and Mr. Fox added Master POA Meeting discussion.

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

5 **APPROVAL OF MINUTES NOVEMBER 2024**

6 Page 1 Line 19 should reflect that Mr. Christopher Dorrill was not present

7 **On a MOTION by Mr. Lee and a second by Mr. Drum the minutes were approved**
8 **as amended, with all in favor.**

9 **MANAGER'S REPORT**

10 **A. FY 2025 Lake Survey**

11 Kevin Dowty from Bowman Consulting Group, formerly Hole Montes, provided a cost
12 estimate for 2025 lake repairs. The initial study, conducted in 2018, is nearing its
13 conclusion. However, the study must be updated to assess the lakes that require
14 repairs, considering the impact of numerous hurricanes and other disasters in the area
15 since 2018. As an example Mr. Dowty shared that one of the first lakes on the list for
16 repair was not identified in the original study. Material dredged onsite is first sought by
17 the vendor, American Shoreline Restoration, for the lake bank repairs before bringing in
18 new material.

19 **B. Roof/Painting Update**

20 Mr. Carter shared that the roof was completed this morning. The only remaining task is
21 the walkthrough inspection, and the final payment will be made after the inspection. The
22 project took about two weeks, with the final step being painting, which will likely take
23 place after the first of the year.

24 **C. Mold Remediation**

25 Mold remediation work was completed, and the results were satisfactory. Mr. Fox
26 requested an 8 ft x 20 ft aerial image of the District, costing between \$1,500 and
27 \$2,000, to replace the current one at the maintenance building. Mr. Dorrill will obtain an
28 estimate.

1 **D. Community Patrol Report**

2 A total of 65 incidents were recorded by community patrol, with nothing unusual
3 reported. There was an incident involving door-to-door solicitation, and a man who was
4 fishing and cursing at people was trespassed and informed not to return. There were 34
5 traffic stops in total, resulting in 23 written warnings or citations and 9 arrests at Lely
6 High School for various drug offenses.

7 An employee accidentally cut off his finger with a hedge trimmer. Mr. Carter drove the
8 employee to the hospital, where the finger was successfully reattached. The employee
9 returned to work the following Monday.

10 **ATTORNEY'S REPORT**

11 No updates with Lely mater. On litigation front there is no more discovery

12 **FINANCIALS - OCTOBER 2024**

13 Mr. Dorrill presented the financials as of October 31, marking the first month of the new
14 fiscal year. The District had \$4.9 million in cash, with \$825,000 in the operating fund and
15 \$4,120,000 in capital reserve. There were \$103,000 in payables, and \$12,190 was
16 received in non-ad assessments from taxes escrowed in mortgages.

17 **The financials were accepted on a MOTION by Mr. Fox, a second by Mr. Drum and**
18 **all in favor.**

19 **SUPERVISORS' REQUESTS**

20 **A. Thank You Kevin Carter**

21 Dr. Bularzik thanked Mr. Carter for all the new, refurbished signs as you head down
22 Triangle Blvd, and for speed sign replaced near Signature Blub.

23 **B. Thank you LCDD Staff**

24 Dr. Bularzik thanked Mr. Carter and staff for work on holiday lights that were being
25 unplugged.

26 **C. Officers FY 2025**

27 **Mr. Lee made a MOTION for Dr. Bularzik to be Chairperson, Mr. Lee Vice Chair,**
28 **Mr. Campkin Treasurer, Mr. Drum Secretary, and Mr. Dorrill Assistant Secretary.**
29 **Mr. Drum made a second with all in favor.** The new positions will be effective January
30 1.

1 **D. Master HOA Meeting**

2 Mr. Fox shared that the Master Association approved two major projects: one to redo all
3 black directional signs in the neighborhood for \$90,000, and another for \$180,000 to
4 clean out 36-inch pipes. They will need to pay approximately \$15,000 in Florida sales
5 tax. He asked if the Board could write a check to avoid the sales tax for the community
6 and be reimbursed. Mr. Pires explained that, under Florida law, public funds must be
7 used for a public purpose, meaning it must involve a district asset, facility, or
8 responsibility so that would not be possible.

9 Mr. Pires mentioned that the Master Association is in the process of amending the
10 declaration. He noted that, during this process, associations often include language
11 addressing CDD responsibilities. Mr. Pires requested a copy of the proposed
12 amendments for review. Mr. Fox will provide it to him.

13 **PUBLIC COMMENT**

14 No public comment was given at this time.

15 **ADJOURNMENT**

16 The next meeting will be January 15, 2024, at 1:30 p.m. **On a MOTION by Mr.**
17 **Campkin, and a second by Mr. Fox the meeting was adjourned at 2:31 p.m. with**
18 **all in favor.**