

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **January 15, 2025**

5 The regular meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, January 15, 2025, at 1:30 p.m. at the LCDD Maintenance
7 Building, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Anne Marie Bularzik, Chair

10 William Lee, Vice Chair

11 Gerry Campkin, Treasurer

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 Kevin Dowty, District Engineer

19 Freddie Bowers, Director of Community Patrol

20 Christopher Dorrill, Field Manager

21 **INVOCATION/PLEDGE OF ALLEGIANCE**

22 Mr. Dorrill offered an invocation, and the Pledge of Allegiance was recited in unison.

23 **PUBLIC COMMENT**

24 No public comment was received at this time.

1 **ROLL CALL/APPROVAL OF AGENDA**

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

5 LCDD website update, link to 2025 ethics training, thank you to Mr. Carter and LCDD
6 team added to agenda by Dr. Bularzik. Mr. Drum requested the agenda packets be
7 consistent each month in order of agenda items and tabs. Mr. Drum and Mr. Fox
8 requested putting the start time of the meeting on the front cover of the agenda for easy
9 access. Dr. Bularzik suggested putting workshop: yes or no and the time
10 Of the meeting on the cover for easy referral. Add agenda item to ratify all prior board
11 actions taken in November and December of 2024.

12 Agenda approved as amended Drum Fox all in favor

13 **A. Oath of Office**

14 Mr. Dorrill affirmed three members of the board that were elected unopposed. Mr. Dorrill
15 administered the Oath of Office to Mr. Drum, Mr. Campkin, and Mr. Fox.

16 **APPROVAL OF MINUTES DECEMBER 2024**

17 **A. Ratify All Actions**

18 All actions taken by the Board at the November 2024 and December 2024 meetings
19 were ratified on a MOTION by Dr. Bularzik, a second by Mr. Lee, and all in favor.

20 **B. Corrections to the Minutes**

21 Page 3 line 11 Master

22 Page 3 line 22 Triangle Boulevard should be Signature Club

23 Page 3 Line 11 Strike entire sentence regarding litigation discovery

24 **The minutes were approved as amended on a MOTION by Mr. Lee, a second by**
25 **Mr. Campkin, and all in favor.**

1 **MANAGER'S REPORT**

2 **A. CIP**

3 The Capital Improvement Program (CIP) was brought up at last month's meeting. Mr.
4 Dorrill provided the most recent CIP along with the depreciation schedule of capital
5 assets as recorded on the books. He will present the CIP for the next five years, along
6 with the proposed budget for the next fiscal year, at the May budget workshop.

7 **B. Wall Mount Aerial**

8 A mock-up of the Community Aerial, as suggested by Mr. Fox last month, was
9 presented. The plan is to frame the aerial to give it a more permanent appearance. The
10 final version will be sharper and in color. Kevin Dowty, the District Engineer, noted that
11 the map will be 6.5 feet tall and 10 feet wide. The Board requested that road names be
12 included on the map. Dr. Bularzik suggested identifying the CDD boundaries, while Mr.
13 Fox opposed this idea. Mr. Dowty will create two mock-ups on 8.5x11 paper for review
14 and decision-making at next month's meeting. Additionally, Mr. Fox requested that
15 horses be added to indicate the locations of the monuments.

16 **Mr. Fox made a MOTION to approve up to \$6,000 for printing, framing, and**
17 **lighting, with a second by Mr. Drum and all in favor.**

18 **C. Pavement Marking**

19 Each commissioner district has its own district supervisor, who serves as the main point
20 of contact for daily operations. Mr. Dorrill will work to identify the district superintendent
21 for the area where the LCDD is located to help get this done.

22 **D. Mowers**

23 A quote was presented to replace the lawn mowers as part of the annual capital
24 replacement plan. The quote includes nine mowers: three with 52-inch wide mowing
25 decks and six with 60-inch mowing decks. The current mowers are 3-5 years old and
26 out of warranty. A 20% discount was applied, bringing the cost to \$12,799 each for the
27 60-inch mowers and \$12,399 each for the 52-inch mowers. Mulch kits are an additional
28 cost of \$12.78 and \$26.58. The combined and total price is \$117,927. The purchase is
29 within the \$130,000 budgeted amount and are expected to arrive within a few weeks.
30 The flashing lights will be transferred over from the current mowers.

31 **Mr. Fox made a motion to approve \$117,927 for the purchase of the mowers and**
32 **mulch kits, with a second by Mr. Lee and all in favor.**

1 **E. Community Patrol**

2 There were 26 total stops this month with 12 written citations or warnings and 4 drug
3 related arrests at the high school.

4 **ATTORNEY'S REPORT**

5 **A. Executive Sessions**

6 Mr. Pires shared that last week he received an email regarding a third-party complaint in
7 the lawsuit of Master vs. Stock. In December, the parties agreed to a stipulation
8 allowing Stock to file a third-party complaint in the lawsuit. The Board was asked to
9 authorize Mr. Pires' firm to accept service of process. Following acceptance, a response
10 to the lawsuit must be filed within 45 days. Mr. Pires also requested a closed-door
11 session under Florida Statutes to discuss the pending litigation. The closed-door
12 session is scheduled for 1:30 p.m. on January 29, 2025.

13 **On a MOTION by Mr. Lee and a second by Mr. Fox, Mr. Pires' firm was authorized**
14 **to accept service as of January 15 with 45 days to respond and the closed-door**
15 **session was scheduled for January 29, 2025 at 1:30 p.m. with all in favor.**

16 Mr. Pires requested a retainer agreement at his usual rate of \$250 per hour for the
17 litigation, as well as for any other partners at his firm. The Board unanimously approved
18 authorizing the Chair to sign the agreement.

19 **FINANCIALS**

20 Mr. Dorrill presented the financials as of the end of November, marking the second
21 month of the fiscal year. The District had \$5,512,000 in cash on hand, with fixed assets
22 representing community infrastructure at \$9.1 million amounting to \$14,678,000 in total
23 assets. There were \$106,000 in payables at the end of the second month. First-quarter
24 CSA revenues were received early in November, contributing to a total of \$931,000 in
25 revenues, including non-ad valorem assessments.

26 **The financials were approved as presented on a MOTION by Mr. Lee, a second by**
27 **Mr. Campkin, and all in favor.**

1 **SUPERVISORS' REQUESTS**

2 **A. Suggested Workshops for 2025**

3 Mr. Dorrill presented the proposed workshop topics and schedule, which includes a total
4 of seven workshops, subject to cancellation. The schedule is flexible and can be
5 adjusted as needed. The Lake Bank Restoration workshop is scheduled for February.

6 **B. LCDD Website**

7 The patrol staff needs to be updated on the website.

8 **C. Ethics Course Link**

9 Dr. Bularzik requested a link for the 2025 ethics course. Mr. Dorrill said it can be found
10 on the Florida Commission on Ethics website. It should be accessible by typing in Ethics
11 training on their website. Mr. Dorrill will send the link to the supervisors.

12 **D. Thank You to Mr. Carter and LCDD Staff**

13 Dr. Bularzik thanked Mr. Carter and the staff for filling in the pothole and repairing an
14 associated irrigation system.

15 **ENGINEER'S REPORT**

16 Mr. Dowty shared the desire to get an earlier start than last year. While the specific
17 lakes are still being finalized, Mr. Dowty asked for approval of the budget amount,
18 \$350,000, which is the same as last year, in order to secure a spot on Landshore's busy
19 schedule. Mr. Dorrill clarified that the budget has already been approved as it was
20 appropriated in the annual budget, and all that is needed now is a proposal within that
21 amount. Mr. Fox expressed interest in exploring proposals from additional vendors and
22 obtaining a quote from American Shoreline Restoration, in addition to Landshore.

23 **PUBLIC COMMENT**

24 No public comment was received at this time.

25 **ADJOURNMENT**

26 The next meeting will be February 19, 2025, at 1:30 p.m. A Lake Bank Restoration
27 workshop is scheduled for 1 p.m., with the regular meeting to follow. There is also a
28 closed door session on January 29 at 1:30 p.m. **On a MOTION by Mr. Lee, and a**
29 **second by Mr. Drum the meeting was adjourned at 2:34 p.m.**