

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **April 16, 2025**

5 The regular meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, April 16, 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 Dr. Bularzik added an item regarding American flags. Mr. Drum added items concerning
6 the operations manager and Florida retirement options. Mr. Fox added items related to
7 district credit cards, financial statement distribution, parking lot sealing, and street signs.
8 Mr. Dorrill added surplus property disposition as item 5F.

9 **The agenda was approved as amended on a MOTION by Mr. Campkin, a second**
10 **by Mr. Lee, and all in favor.**

11 **APPROVAL OF MINUTES MARCH 2025**

12 Two sets of minutes were presented.

13 **The March Workshop Minutes were approved as presented on a MOTION by Mr.**
14 **Lee, a second by Mr. Drum, and all in favor.**

15 **The Regular Meeting Minutes were approved as presented on a MOTION by Mr.**
16 **Lee, a second by Mr. Drum, and all in favor.**

17 **MANAGER'S REPORT**

18 **A. Patrol Incident Report Summary - March 2025**

19 Mr. Dorrill reviewed the Community Patrol summary for March, noting a high number of
20 suspicious activity calls and related loitering. There were a total of 28 traffic and EMS
21 standby assists, and one reported accident. The associated law enforcement summary
22 for March included 40 total stops, 22 written warnings, 4 citations, and 1 arrest involving
23 the high school.

24 **B. Group Health Insurance Credit**

25 Mr. Dorrill provided an overview of the prior year's group health insurance audit, noting
26 that the policy includes a utilization-based refund provision. The total amount to be
27 refunded for FY24 is \$49,819.

28

1 **C. Community Bench Replacement Proposal**

2 Mr. Dorrill provided an overview of a proposal received from Bliss Products, the original
3 vendor of the metal benches located throughout the community. The proposal includes
4 delivery and assembly on existing concrete pads, with a total cost of \$21,836.65. Mr.
5 Dorrill recommended approval of the proposal, including a budget amendment if
6 necessary.

7 **The Bliss Products proposal in the amount of \$21,836.65 was approved on a**
8 **MOTION by Mr. Fox, a second by Mr. Drum, and all in favor.**

9 **D. Lakebank Restoration History**

10 The Board was presented with a summary of District lakebank capital improvements
11 over the past five years.

12 **E. Ole Drainage Swale**

13 An update was provided regarding the Ole drainage swale and the associated drainage
14 facilities serving adjacent communities. Mr. Dowty recently visited the site to inspect the
15 swale and assess whether additional facilities may be needed. He was also asked to
16 review the permit files to determine whether the construction, certification, and transfer
17 processes for both Ole and the adjacent communities were completed in accordance
18 with the master drainage plan.

19 **F. Surplus Property**

20 Mr. Dorrill provided an overview of the equipment scheduled for replacement in the
21 2025 property surplus auction, set for the end of May. The list includes a large number
22 of mowers, one Ford pickup truck, a John Deere backhoe, and a utility vehicle.

23 **The property was declared surplus on a MOTION by Mr. Drum, a second by Mr.**
24 **Fox, and all in favor.**

25 **ATTORNEY'S REPORT**

26 Mr. Pires provided an overview of recent filings related to the lawsuit concerning the 558
27 matter between the Master POA and Stock Development. He also noted that they are
28 reviewing issues related to the scheduled backflow preventer certifications, including
29 whether the District can reimburse benefiting homeowners or condominium associations
30 for assisting with the certification of backflow preventers, which are considered personal
31 property. He will provide an update at the May meeting.

1 **FINANCIALS - FEBRUARY 2025**

2 Mr. Dorrill presented the financials as of the end of February. The District has \$6.5
3 million in cash, with \$2.3 million in the General Fund and the balance—\$4,176,000—in
4 Capital and Contingency Reserves. There are \$9.8 million in fixed assets and \$97,000
5 in payables, bringing total assets to \$16,352,000. Non-ad valorem assessment revenue
6 came in at \$106,000. Interest continues to come in above forecast, totaling \$20,684.
7 The second quarter CSA revenue has been received, and total revenues for the month
8 were \$471,000. Almost 90% of annual revenues have been received within the first five
9 months of the fiscal year.

10 Irrigation water purchased from the County came in slightly over budget. Over the past
11 two years, rates have increased by 15%, and the proposed increase for next year is
12 9.5%. Water is purchased on a "put or pay" basis, meaning the District is required to
13 buy a certain amount of water per day regardless of usage. Mr. Lee would like \$56,000
14 added to the budget for irrigation water. Year-to-date, contractual services under
15 irrigation are higher than expected—about \$11,000 over budget. Mr. Dorrill asked Mr.
16 Carter for clarification. Mr. Carter explained that a gate valve broke on Lely Island
17 Circle. It was later determined that the valve wasn't needed, so the vendor came out,
18 repaired the valve, and removed it. Since it didn't fall under capital, the cost was
19 categorized as an irrigation expense.

20 **The financials were accepted as presented and the budget amendment for**
21 **irrigation water was approved on a MOTION by Mr. Lee, a second by Dr. Bularzik,**
22 **and all in favor.**

23 **SUPERVISORS' REQUESTS**

24 **A. Cross Connection Inspection Letter**

25 The District is required, under its permit with the County for irrigation water, to certify
26 every five years that cross connections have been surveyed. This ensures the irrigation
27 system cannot backfeed or siphon into the potable water supply. Five years ago, there
28 was concern because the backflow preventers and certain irrigation controls that need
29 to be activated during the test are considered personal property. As a result, the District
30 chose not to conduct the inspections directly and placed that responsibility on the
31 condominium associations or HOAs.

32 This year, Mr. Lee suggested that the District consider offering to reimburse
33 associations as an incentive to complete the required testing. The cost to perform the

1 certifications five years ago was approximately \$50,000. A bulk rate was negotiated at
2 that time, and Stahlman handled all of the testing.

3 The District has no ownership interest in these properties and cannot be involved in
4 private matters unless there is a clear public benefit. Mr. Pires said he would review the
5 agreement with the County to determine whether maintaining compliance with the
6 irrigation water permit constitutes a sufficient public benefit.

7 **B. Operations Manager**

8 Mr. Drum asked for clarification on Mr. Carter's role—specifically, whether he serves as
9 the Operations Manager or the District Manager, and whether he is an employee of the
10 District or an independent contractor. For the past nine years, Mr. Carter has served as
11 Operations Manager and has been a leased employee through Dorrill Management
12 Group as part of the management contract.

13 The District Manager position, currently held by Mr. Dorrill, is a legally required role.
14 Hiring and firing decisions for District personnel can only be made by statute by the
15 District Manager. Mr. Drum, Mr. Lee, and Mr. Fox expressed their belief that long-term
16 Mr. Carter should become a direct employee of the District.

17 Mr. Dorrill discussed moving away from the traditional Florida Retirement System
18 approach. Under Governor Rick Scott, changes were made to the system, requiring
19 mandatory contributions from employees. Currently, the employer's contribution is about
20 13.7% of gross payroll, which can be quite expensive. He suggested considering an
21 alternative investment plan that functions more like an IRA. This plan would resemble
22 the old retirement plan from 15-20 years ago, which was more akin to an individual self-
23 directed IRA. Given the current workforce is somewhat older, the Rick Scott retirement
24 plan requires 8 years of service to be vested before employees can access benefits. In
25 contrast, the alternative plan allows for immediate vesting or vesting within one year.
26 Employees could opt in or out with the self-directed option. Mr. Pires expressed support
27 for the old retirement plan, citing his wife's positive experience with it compared to the
28 updated Rick Scott plan.

29 Mr. Lee was designated to discuss this possibility further with Mr. Dorrill as part of the
30 FY 26 budget process.

1 **C. Engineering Invoices**

2 Mr. Fox asked whether additional funds should be allocated to engineering in the next
3 fiscal year's budget. The current budget is \$40,000, of which almost \$38,000 has
4 already been spent. Mr. Dorrill will consider increasing the allocation to between
5 \$50,000 and \$60,000 for FY 2026.

6 **D. U.S. Flags**

7 Two U.S. flags need to be replaced; one, located by Skilletts, is particularly weathered.
8 Dr. Bularzik has a contact to assist in the proper disposal of the two current flags.

9 **E. Royal Palm Seed Pods**

10 The removal of the royal palm seed pods, which was discussed at a previous meeting,
11 has not yet been completed. Mr. Carter will follow up on the matter.

12 **F. LCDD Credit Card**

13 Mr. Fox asked whether the LCDD could have a credit card so that Mr. Carter would no
14 longer need to use his personal card and wait for reimbursement. Mr. Dorrill noted that
15 the County uses P-cards and said he would look into whether that could be an option for
16 the District, but emphasized that appropriate controls would need to be in place.
17 Additionally Mr. Dorrill indicated the District has in place commercial accounts with a
18 large number of vendors and employees do not require reimbursement.

19 **G. Financials**

20 Mr. Fox noted that the current financial statements are seven weeks old and asked if it
21 would be possible to receive them sooner. Mr. Dorrill explained that many vendors do
22 not submit invoices for the previous month until the middle of the following month and
23 doesn't think it will be feasible and would prefer not to issue preliminary financial
24 statements.

25 **H. Quote for Parking Lot**

26 Mr. Fox requested a quote to have the parking lot sealed and striped. Mr. Dorrill
27 expressed that he is not in favor of sealing where there are heavy turning radiuses and
28 frequent use of heavy equipment, as the sealer tends to wear off quickly. However, he
29 is a strong proponent of restriping and made a note of that request to improve the
30 parking lot appearance.

1 **I. Street Signs**

2 The street signs are County responsibility but are on the District's poles. Mr. Fox asked
3 if the District could receive inserts from the County and have LCDD staff install them.
4 Mr. Dorrill confirmed that this is possible. Mr. Fox also inquired if the District could
5 refurbish the Lely Island poles. Mr. Carter noted that the District handles decorative
6 posts and agreed to look into refurbishing them.

7 Mr. Fox expressed interest in purchasing the signs that show the speed of passing
8 vehicles. He suggested placing them in areas where drivers need to slow down. Dr.
9 Bularzik mentioned that these signs are effective at slowing down unintentional
10 speeders. Mr. Dorrill pointed out that a permit would be required for these signs.

11 **J. Landscaping**

12 Mr. Fox requested the landscaping budget be increased for the next fiscal year as he
13 believes some plants have reached the end of their useful life and will need to be
14 replaced.

15 **K. Thank You's**

16 Dr. Bularzik thanked Mr. Carter and Mr. Bowers. Mr. Campkin also expressed his
17 gratitude to Mr. Carter for retrieving his ethics course completion certificate.

18 **L. Annuals**

19 The annuals will be removed, and the beds will be prepped. New annuals, specifically
20 Pentas, will be planted at the end of May. Approximately 23,000 were ordered. Mr.
21 Dorrill noted that Pentas are durable and can withstand heavy rainfall, making them
22 ideal for the summer months.

23 **M. Water Main Break**

24 Dr. Bularzik asked for an update on the water main break. Mr. Carter explained that it
25 was a County potable water line.

26 **N. Earth Tech**

27 The renewal for the annual monitoring report required for the water use permit has been
28 received and is within Mr. Dorrill's authority to approve. Mr. Dorrill will handle it. He
29 expressed satisfaction with the vendor, noting their excellent quality of work.

1 **PUBLIC COMMENT**

2 No public comment was received at this time.

3 **ADJOURNMENT**

4 The next meeting will be May 16, 2025, at 1:30 p.m. The budget workshop is scheduled

5 for 1 p.m., with the regular meeting to follow. **On a MOTION by Mr. Drum, and a**

6 **second by Mr. Campkin the meeting was adjourned at p.m.**