

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

5 The Workshop meeting of the Lely Community Development District Board of
6 Supervisors was held on Wednesday, April 16, 2025, at 1:00 p.m. at the LCDD
7 Maintenance 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 **CAPITAL PLANNING TOOL REVIEW**

22 The meeting was convened at 1:00 p.m. The meeting was also properly noticed. The
23 notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL
24 34110. The capital planning tool review topic was coordinated by Mr. Dorrill with the
25 Chairman prior to the meeting.

26 Mr. Dorrill provided copies of the updated capital plan, which was originally developed
27 approximately 10 years ago. The plan is based on an internal depreciation schedule
28 and analysis created for auditing purposes. It includes assets grouped into 9–10

1 categories. It is important to ensure that these align with the depreciable assets listed in
2 the financial statements. Categories include vehicles, buildings, equipment with specific
3 designations, irrigation facilities, drainage and water management, and land
4 improvements. These land improvements include items such as the irrigation lake
5 liner—almost non-existent at present—and certain District-installed assets with initial
6 installation costs between \$5,000 and \$7,000, and a useful or anticipated life of over
7 seven years. The tool is used primarily for internal planning purposes.

8 In preparation for next month's budget workshop, Mr. Dorrill has collaborated with Mrs.
9 Leigh Briant and Mr. Carter to update the document, which was last revised in FY 2021.
10 Mr. Dorrill has reviewed the current version, and Mr. Carter contributed updates,
11 including the addition of the new maintenance building roof and the conversion of pump
12 house operating controls from analog to digital—a \$250,000 upgrade. Other updates
13 include the recent purchase of a truck used by Mr. Carter.

14 Mr. Fox noted that the planned purchase of multiple Kubotas in a single year (2027)
15 stood out, suggesting instead a staggered approach—buying four per year rather than
16 12 at once. Mr. Dorrill confirmed that this staggered replacement strategy has been
17 followed and is effective. Mr. Fox recommended applying the same approach to mowers
18 and trucks. Since warranties typically last three years, this would help maintain
19 consistent coverage. Trucks with the exception of the one assigned to Mr. Carter will
20 follow a longer replacement schedule, as they experience less frequent use.

21 Mr. Carter noted that the spray boat is nearing the end of its useful life. While the motor
22 is still in good condition and the boat remains operational, the hull is in poor shape. He
23 is currently obtaining a quote from a vendor in Clearwater for a new chemical spray
24 boat, which he will have consideration at next month's meeting.

25 Mr. Drum asked if there are any anticipated expenditures not currently listed. Mr. Dorrill
26 responded that the only additional items are a potential new roof for the chemical and
27 fertilizer storage building—if it is still the same roof from 20 years ago—and the pole
28 barn, which was not included in the original plan.

29 Mr. Drum also inquired about any stormwater-related items. Mr. Dorrill noted that
30 nothing has been included yet, but he is starting to see drainage failures in Pelican Bay,
31 where the infrastructure is likely about 15 years older than Lely's. Although no figures
32 have been entered yet he may add some in the future. He also mentioned that \$50,000
33 has been budgeted for streetlight-related upgrades, and further consideration might be
34 given to drainage needs as part of the long-term planning process.

1 Mr. Dorrill mentioned that the generator will be 10 years old by the upcoming hurricane
2 season. While immediate replacement is not necessary, it should be planned for in the
3 near future, with an estimated cost of at least \$40,000. Mr. Dorrill will include this in the
4 updated capital plan.

5 Mr. Carter also suggested that the horse fountains at U.S. 41, part of the original
6 monument structure, should be considered for addition. The vault door to the pumps is
7 outdated, and staff had to repair cracks in the base themselves a few months ago. The
8 electrical system is aging. Currently, the District pays \$1,800 per month to a pool
9 company to service the fountain water. Mr. Carter is exploring the possibility of
10 transitioning this maintenance in-house and is consulting with Pinch A Penny to assess
11 the feasibility and cost of doing so.