

1                   **LELY COMMUNITY DEVELOPMENT DISTRICT**  
2                               **NAPLES, FLORIDA**  
3                   **Regular Meeting of the Board of Supervisors**  
4                               **May 21, 2025**

5   The regular meeting of the Lely Community Development District Board of Supervisors  
6   was held on Wednesday, May 31, 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, Via Speakerphone

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 the following items: follow-up on the Lely POA meeting, completion  
6   of the Ethics online form, thank yous to LCDD staff, an update on planting seasonal  
7   flowers, and maintaining flowers at Mustang Villas. Mr. Lee wants to add to the Lely  
8   Freedom Horse Mechanical Vault agenda item. Mr. Fox requested an update on a  
9   possible P Card (District credit card). Mr. Drum added the Grand Lely entrance  
10  appearance. Item 6E, Budget Amendment, was stricken from the agenda.

11  **The agenda was approved as amended on a MOTION by Mr. Drum, a second by**  
12  **Mr. Lee, and all in favor.**

13  **APPROVAL OF MINUTES APRIL 2025**

14  **The workshop minutes were accepted as presented on a MOTION by Mr.**  
15  **Campkin, a second by Mr. Drum, and all in favor.**

16  Regular meeting minutes

17  Page 5, lines 26–28: Mr. Pires' comments should be stricken, as they reflect his  
18  personal opinion about the plan.

19  **The regular meeting minutes were accepted as amended on a MOTION by Mr.**  
20  **Lee, a second by Mr. Drum, and all in favor.**

21  **PATROL INCIDENT REPORT SUMMARY - APRIL 2025**

22  There were a total of 97 incident reports in April. Two unusual animal-related incidents  
23  were reported: one involving a large black bear and another involving an alleged vicious  
24  dog. Additionally, there were 22 trespassing incidents related to fishing. During a water  
25  main break on the outbound side of Mustang, staff coordinated traffic maintenance  
26  throughout the repair. There were 29 traffic-related assists and 49 sheriff traffic stops,  
27  resulting in 33 written warnings, 10 verbal warnings, 4 citations with fines, and 2 arrests.  
28  Mr. Bowers continues to monitor the homeless population at Freedom Square and is  
29  taking a proactive approach, though he noted the situation requires additional attention.  
30  Mr. Campkin requested more information regarding a noise complaint, and Mr. Bowers  
31  will follow up to provide those details.

1 **MANAGER'S REPORT**

2 **A. CDD Voter Counts**

3 There are 2,476 registered voters in the boundaries of the District as reported by statute  
4 by the Supervisor of Elections.

5 **B. FY 26 Tentative Budget**

6 **On a MOTION by Mr. Fox, and a second by Mr. Lee the FY 2026 proposed budget**  
7 **was approved and the Chairman was authorized to sign the resolution to**  
8 **establish public hearing for final adoption on July 16. The motion carried**  
9 **unanimously.**

10 There will be a hurricane preparedness workshop. The budget hearing will be a part of  
11 the regular meeting.

12 **C. Park Bench Update**

13 Mr. Carter shared that the park bench is expected to be delivered in mid-July, with  
14 installation scheduled for July 24. While it is not anticipated that the concrete pads will  
15 need repair or replacement, the contractor stated that if necessary, his installation team  
16 is equipped to handle both large and small holes in the concrete.

17 **D. Lely Freedom Horse Mechanical Vault**

18 The U.S. 41 Freedom Horse installation is approaching 40 years of age, and was rebuilt  
19 by Stock during the early years of their involvement with the District. As part of ongoing  
20 capital improvement planning, Mr. Dorrill and Mr. Carter have growing concerns about  
21 the condition of the vault, as well as the mechanical and pool equipment, motors, and  
22 water features. They are working with Bowman Engineering to conduct an evaluation  
23 and may need to bring in a sub-consultant or mechanical engineer to assess the  
24 pumping system and provide recommendations for the plumbing beneath the horses.

25 Mr. Fox and Dr. Bularzik believe the Freedom Horse water feature and surrounding  
26 landscaping should be reimagined. They suggested relocating the water feature to the  
27 area in front of the horses and replacing the water beneath them with flower beds. Mr.  
28 Drum expressed support for the suggestions but noted that the artist may need to be  
29 consulted regarding what changes are permissible. He also recommended contacting  
30 the insurance provider. Dr. Bularzik clarified that the insurance policy covers only the  
31 horses themselves, not the entire structure. Mr. Dorrill added that he believes the artist  
32 primarily retains rights to the images of the horses but will look into the specifics.

1 **ENGINEER'S REPORT**

2 **A. Davis Apartments**

3 Mr. Dowty reached out to Collier County for an update. As of the latest information,  
4 Stantec still needs to apply for a pre-construction meeting with both Collier County and  
5 the South Florida Water Management District (SFWMD). Collier County confirmed last  
6 week that Stantec had not yet submitted the application. When Mr. Dowty spoke with  
7 SFWMD, they indicated that Stantec plans to apply for a permit modification. Dr.  
8 Bularzik noted that, during the recent Master Association meeting, it was stated that  
9 SFWMD was holding up the entire permitting process. However, based on Mr. Dowty's  
10 conversation with SFWMD, it appears they are allowing the project to move forward with  
11 the pre-construction meeting, though a permit modification will still be required before  
12 construction is completed. Mr. Fox added that there is currently one entrance off  
13 Celeste, which will be used to build a new entrance off U.S. 951. Once the 951 entrance  
14 is open, the Celeste access will be closed. There will also be an exit-only access onto  
15 Collier Boulevard. Mr. Dowty noted that the new entrance will likely be a southbound,  
16 right-turn-only configuration.

17 Last year extreme divers were hired to clean the discharge pipe in Chase Preserve that  
18 drains into the lake. The pipe was initially thought to be 36 inches in diameter but was  
19 found to be 42 inches, containing significantly more debris than expected, including  
20 concrete, stones, and other material. The divers worked on-site for two days and  
21 indicated they would need an additional one to two days to complete the job. A proposal  
22 has been submitted to finish the work, with an 8-hour minimum at \$3,000 per day. Mr.  
23 Pires asked if this pipe is included in the 558 claim, and Mr. Lee confirmed that it is the  
24 District's responsibility.

25 **Mr. Drum made a MOTION to approve the proposal contingent on confirmation**  
26 **that it is a District pipe. Mr. Fox made a second with all in favor.**

27 Another issue under review is whether the swale should have been connected around  
28 Ole. The Chase Preserve plans that Mr. Dowty has do not show a connection, but that  
29 does not necessarily mean one doesn't exist. He is continuing to investigate and will  
30 follow up with Chris Hagen to review any drainage plans available for the area around  
31 Ole.

32 The aerial photo is expected to be installed next month. There was a delay due to the  
33 lack of a suitable image for the Lely Resort horse monument. When attempting to add  
34 the image, it did not align properly with the aerial layout. Dr. Bularzik suggested waiting

1 until a reconfiguration takes place and possibly printing it as a separate sticker or  
2 overlay in the future. Mr. Dowty will move forward by sending the current image to the  
3 printer this week without the horse monument included.

#### 4 **ATTORNEY'S REPORT**

##### 5 **A. Backflow Certification**

6 Regarding if District can reimburse individuals or associations assisting in cross  
7 connection inspections. Based on existing agreements between the District and the  
8 County regarding irrigation water, the CDD is classified as a "user," and an amendment  
9 to that agreement now makes the user responsible for all costs incurred by the County,  
10 including those associated with cross-connection inspections. In Mr. Pires' opinion, the  
11 expenditure of District funds for this purpose would be appropriate. A letter of  
12 permission to enter the property is being sought, and work will begin as soon as  
13 approval is received from the associations.

##### 14 **B. Litigation Update**

15 Regarding litigation, a tentative date of November 6 has been set. However, Ms.  
16 Brakefield from Mr. Pires' firm has reached out to opposing counsel to explore  
17 alternative mediator options, as the originally agreed-upon mediator is unavailable until  
18 that date. An email on this matter is currently circulating, and the Board will be kept  
19 updated. This case involves Stock and the Master Association, with a tentative trial date  
20 scheduled between March 2 and March 18, 2026.

21 The maintenance building has been painted, but the pump station has not yet been  
22 painted. It is visible when driving in and needs attention. A quote was requested and  
23 obtained from the same company that painted the maintenance building to also paint  
24 the pump station and its roof tiles. The building will be painted the same green color,  
25 and the roof will be tan. This matches the County's lift station building across the street,  
26 though with reversed colors—theirs is tan with a green roof. This project would be  
27 funded from the reserve account.

28 **Mr. Fox made a MOTION to use \$11,800 from the reserve account to paint the**  
29 **pump station. Mr. Lee made a second with all in favor.**

#### 30 **FINANCIALS - MARCH 2025**

31 **The financials were accepted as presented on a MOTION by Mr. Fox, a second by**  
32 **Mr. Drum, and all in favor.**

1    **SUPERVISORS' REQUESTS**

2    **A. P Card**

3    Mr. Dorrill shared that there are about 15 house accounts with vendors and suppliers  
4    that allow managerial employees to charge purchases. A few times a year, a  
5    reimbursement check is issued to Mr. Carter—usually for the employee holiday  
6    luncheon. Mr. Dorrill said he is not opposed to the idea but would want a separate  
7    written policy outlining how and under what circumstances it would be used, to explain it  
8    to the auditor. Mr. Carter noted that the goal is to use it for Amazon orders to save  
9    money compared to purchasing from ACE Hardware or Home Depot.

10   **B. Follow Up Lely Master POA**

11   For awareness, it was mentioned that HOA presidents are required to complete a four-  
12   hour education course. While the course has not yet been officially approved, it is still  
13   expected to be completed by June 30. Dr. Bularzik asked Mr. Pires for his opinion on  
14   the matter; however, he noted that this is not an area of law he practices in and was  
15   therefore unable to provide an opinion.

16       **a. Lely Master POA Website**

17   Updated and new directions were given on how to access it. Mr. Gabe Truckett from the  
18   Lely Master POA shared information about the documents. He pulled all documents  
19   from the SFWMD database, along with all permits from the County, for inclusion on the  
20   website. The documents are organized by neighborhood, and within each  
21   neighborhood, they are sorted chronologically, including all backup material related to  
22   the permits. There are 2,000 – 3,000 documents.

23       **b. Holiday Lighting**

24   Contracted with paradise lighting to put the holiday lights up for an amount not to  
25   exceed \$35,000.

26   **C. Mustang Villa Flowers**

27   Mustang Villas installs flowers but does not maintain them. They have requested to pay  
28   the CDD to take over maintenance. Dr. Bularzik requested a proposal from the Mustang  
29   Villas representative, and this will be included on next month's agenda.

1    **D. Flower Installation**

2    On Monday June 2<sup>nd</sup> the flowers will be received and will be planted in two days. The  
3    blue flags indicate where to put the flowers.

4    **E. Ethics Form Completion**

5    Ethics completion form is now an electronic form to fill out. It is Form 1.

6    **F. Thank Yous**

7    Dr. Bularzik thanked staff for assisting in repairing the water main leak at the Mustang  
8    Island entrance.

9    **G. Operations Manager Position**

10   **Mr. Fox made a MOTION to move Mr. Carter to payroll on June 1. Mr. Lee made**  
11   **the second and all were in favor.**

12   Mr. Fox requested someone investigate retirement options for Mr. Carter. Mr. Lee  
13   suggested the retirement plan that Pelican Marsh uses.

14   **PUBLIC COMMENT**

15   Mr. Gabe Trickett asked for clarification regarding the public hearing. It is scheduled for  
16   July 16th, and a first-class mailing will be sent to all property owners in the District to  
17   notify them of the proposed increase and the hearing. CSA members may attend the  
18   meeting as members of the public and provide comments. Mr. Trickett requested to  
19   look at the swales with Mr. Fox and Mr. Dowty. Mr. Fox said of course.

20   **ADJOURNMENT**

21   The next meeting will be June 18, 2025, at 1:30 p.m. **On a MOTION by Mr. Lee, and a**  
22   **second by Mr. Fox the meeting was adjourned at 2:50 p.m.**