

1                   **LELY COMMUNITY DEVELOPMENT DISTRICT**  
2                                   **NAPLES, FLORIDA**

3           **Budget Public Hearing and Regular Meeting of the Board of**  
4                                   **Supervisors**  
5                                   **July 16, 2025**

6   The budget public hearing and regular meeting of the Lely Community Development  
7   District Board of Supervisors was held on Wednesday, July 16, 2025, at 1:30 p.m. at the  
8   LCDD Maintenance Building, Naples, Florida.

9   **SUPERVISORS PRESENT**

10   Anne Marie Bularzik, Chair

11   William Lee, Vice Chair

12   Gerry Campkin, Treasurer

13   Kenneth Drum, Secretary

14   Andrew Fox, Supervisor

15   **ALSO PRESENT**

16   Neil Dorrill, Manager, Dorrill Management Group

17   Kevin Carter, Operations Manager

18   Tony Pires, District Counsel

19   Lenore Brakefield, Associate District Counsel

20   Freddie Bowers, Director of Community Patrol

21   Christopher Dorrill, Field Manager

22   **BUDGET PUBLIC HEARING**

23   The meeting was convened, and Mr. Dorrill opened the public hearing. The Board had  
24   previously approved the tentative budget by June 15th, and it was submitted  
25   electronically to Collier County. Notice of the hearing was sent to all 3,000 property  
26   owners in the community and published in the newspaper for two consecutive weeks.  
27   The notice was also uploaded to the District's website. The final budget must be

1 submitted to the Property Appraiser by September 1st in order to be included on the  
2 property tax bills. Mr. Lee joined the meeting at 1:43 p.m.

3 The proposed budget for the upcoming fiscal year is \$5,702,318. Of that amount,  
4 approximately three-quarters—\$3,130,181—will come from non-ad valorem  
5 assessments. Additional revenue is generated through a contractual agreement with the  
6 Master Homeowners Association (MHOA). While only about half of the residents are in  
7 the District and the other half not, all receive operations and maintenance services from  
8 the District.

9 The District has not raised the assessment rate in seven years. This year, a modest  
10 increase of just over 7% is proposed to address several important needs. The  
11 Operations Manager position, previously categorized as an independent contractor, has  
12 been converted to a full-time employee role with benefits. Additionally, a retirement  
13 system is being established for District employees, marking the first time in the nearly  
14 40-year history of the District that any form of pension or retirement plan has been  
15 offered. The budget also reflects increases in the cost of commodities such as pine  
16 straw, flowers, and irrigation water. The District is the largest purchaser of Collier  
17 County irrigation water, and the County is currently in the final year of a three-year,  
18 24.5% rate increase, with a 9.5% increase occurring this year alone.

19 The proposed assessment increase—\$118 per unit—will bring the total annual  
20 assessment to \$997 per unit. This adjustment is intended to help retain key staff,  
21 manage rising material costs, and ensure the District can continue delivering high-  
22 quality services and maintaining the appearance and operations that make the  
23 community a desirable place to live.

24 Karen Risch - Ole – Thrilled about the direction of the board and getting employees  
25 locked in.

26 Mel Platte - Ole – Asked whether the number of units remained the same as last year.  
27 Mr. Dorrill confirmed that the total number of units is exactly the same, with 3,140 ERUs  
28 and 1,347 located within CSA. However, he noted a minor adjustment related to the  
29 Cordoba development, where the developer ultimately built two fewer units than  
30 originally approved—resulting in 1,345 units instead of 1,347. He will adjust if not  
31 currently reflected in the budget.

32 Tracy Paul – Legacy - Asked for clarification on total number. Mr. Dorrill clarified it is  
33 4,487 total, 4,485 subject to the adjustment.

1    **The Chairman was authorized to sign resolution 2025-4 adopting the final general**  
2    **fund budget for Lely Community Development District for Fiscal Year 2026 on a**  
3    **MOTION by Mr. Lee, a second by Mr. Fox, and all in favor.**

4    **The Chairman was authorized to sign resolution 2025-5 levying a maintenance**  
5    **assessment within Lely Community Development District for Fiscal Year 2026 on**  
6    **a MOTION by Mr. Lee, a second by Mr. Drum, and all in favor.**

7    The budget public hearing was closed at 2:06 PM.

8    **INVOCATION/PLEDGE OF ALLEGIANCE**

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

10   **PUBLIC COMMENT**

11   Karen Risch – Asked if the full agenda PDF could be put on website before or after  
12   meeting. Mr. Dorrill said he does do that with another client, but it is not customary. He  
13   can do it if the Board desires. He is obligated to upload the agenda index a week in  
14   advance of meeting but can upload the entire packet with a footnote that things get  
15   passed out at the meeting and may not be included.

16   Carol Rohde - Legacy – Ms. Rohde shared that Lake 34 A1 has had lots of algae this  
17   summer and she doesn't recall it being that bad in the past. She asked if something  
18   could be done about that. Mr. Carter will investigate it and make sure it gets taken care  
19   of.

20   Mel Platte - Ole – Mr. Platte asked a question regarding sewer cleaning, specifically  
21   inquiring whether there is a line item in the budget allocated for that purpose. Mr. Fox  
22   clarified that the stormwater pipes fall under the responsibility of the Lely Master  
23   Association, not the District. He noted that a meeting is scheduled for the 29th of this  
24   month, during which they expect to have pricing information for approval. Additionally, a  
25   submarine drone is scheduled to be deployed before August 1st to assess the condition  
26   of the stormwater system.

27   **ROLL CALL/APPROVAL OF AGENDA**

28   The meeting was properly noticed. The notice and affidavit are on file with the District  
29   Office at 5672 Strand Court, Naples, FL 34110. All five members of the Board were  
30   present, establishing a quorum.

The following items were added to the agenda: Thank Yous to Kevin Carter and the LCDD staff, pothole repairs, update on re-envisioning the Lely horse monument, the potential for the District to take over responsibility for Master Association signage, Freedom Flyer question, and discussing the policy regarding vendors at Board meetings. **The agenda was approved as amended on a MOTION by Dr. Bularzik, a second by Mr. Drum and all in favor.**

#### **APPROVAL OF MINUTES JUNE 2025**

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

**The regular meeting minutes were accepted as presented on a MOTION by Mr. Campkin, a second by Mr. Lee, and all in favor.**

#### **PATROL INCIDENT REPORT SUMMARY - JUNE 2025**

There were a total of 107 reported incidents in June, the majority of which involved trespassing and fishing violations. Of these, 48 were related to fishing, with 44 being non-residents. Additionally, there were 24 traffic-related or EMS standby assists. A total of 49 traffic stops were conducted, resulting in 24 written warnings, 9 citations with associated fines, 14 verbal warnings, and 3 arrests—one of which was for DUI. Another arrest was related to property damage.

#### **MANAGER'S REPORT**

##### **A. Draft District Vehicle Policy**

A proposed draft of the District vehicle policy is currently being developed, and input from the Board is welcome. Historically, the District has not had a comprehensive vehicle policy in place, as there has never been an employee entitled to the use of a District vehicle as a personal benefit. This policy is being introduced in light of the Operations Manager's new status as a full-time employee who is on call. The draft includes provisions that allow the District Manager, during emergency situations such as hurricanes, to assign District vehicles to employees who may be subject to call-back or, from a property safety standpoint, to relocate vehicles to safer areas.

The primary intent of the vehicle assignment is for commuting purposes, and the policy includes language allowing for incidental personal use as a benefit. Previously, the Operations Manager was an independent contractor and required to carry separate

1 insurance. Now, as a District employee, the vehicle will be covered not only for property  
2 damage and collision but also for liability under the District's insurance.

3 The take-home use of the vehicle is currently limited to Collier County. However, since  
4 vendors are sometimes located on the east coast or in Lee County, Mr. Dorrell noted  
5 that he would update the policy to account for those circumstances. The policy will also  
6 outline the employee's duty and obligation to report any accidents involving the vehicle.

#### 7 **B. Update on Ole/Chase Drainage**

8 Three projects are currently under consideration. The first, which has already been  
9 completed, involved cleaning out the outflow pipe located behind the Chase Preserve  
10 structure that leads into the lake. This is expected to improve water transport in the  
11 area. The second project involves removing the existing bubbler structure and installing  
12 a hard pipe to connect with the existing system, which should allow water to flow more  
13 freely and help reduce roadway flooding. Quotes are currently being gathered for this  
14 work. The third project involves regrading the swale behind Chase Preserve to restore it  
15 to its original design specifications, with work likely to take place in November.

16 Mr. Drum asked for clarification on whether the pipe in question is a District-maintained  
17 asset. Mr. Pires confirmed that, according to Mr. Dowty at the previous meeting, it is  
18 indeed a District pipe.

19 **Mr. Fox made a MOTION to approve spending up to \$35,000 to connect the pop-**  
20 **up drain to the 45-inch pipe behind Chase Preserve. Mr. Drum made the second**  
21 **and all were in favor.**

#### 22 **C. District Purchase Card**

23 An update was provided regarding the P-Card application for District employees. The  
24 application has been completed and submitted to the District's bank. Initially, Mr. Lee  
25 was designated as the principal officer; however, the application required personal  
26 identification information that he preferred not to provide. As a result, Mr. Dorrell will  
27 resubmit the application under his name to move the process forward. The application is  
28 for three debit cards for the District, with a total spending limit not to exceed \$5,000. Mr.  
29 Fox and Dr. Bularzik expressed a preference for issuing only one card instead of three.

#### 30 **ATTORNEY'S REPORT**

31 Mr. Pires reported that he is working with District staff on the pending litigation involving  
32 Stock Development and the Master Association. A confidential, informal workshop-style

1 mediation session has already taken place. The case is currently in the discovery  
2 phase, which is nearing completion—a stage where litigation costs typically increase.  
3 Mr. Pires requested an attorney-client closed-door session to obtain legal advice  
4 regarding the ongoing litigation.

5 Ms. Brakefield shared that a hearing is scheduled for September 2nd to address several  
6 matters: a motion to strike the affirmative defenses filed by the Master Association, a  
7 motion to strike the affirmative defenses filed by Stock, and a motion to dismiss a  
8 negligence claim. However, after discussions with the Master Association's attorney,  
9 they have agreed to voluntarily dismiss the negligence count.

10 A standard mediation session is scheduled for November 6, 2025. In addition, the court  
11 has ordered the parties to participate in non-binding arbitration. Mr. Pires is working with  
12 counsel from other involved law firms to agree upon a suitable arbitrator.

13 District documents necessary for the case were provided by Mr. Carter to meet Stock's  
14 production deadline, which is set for tomorrow, although they plan to request an  
15 extension since so many files have been requested. Rolling discovery is being  
16 proposed, particularly for engineering files.

17 **A closed-door attorney-client session was scheduled for August 20<sup>th</sup> at 1:30 p.m.**  
18 **on a MOTION by Mr. Lee, a second by Mr. Campkin, and all in favor.**

## 19 **FINANCIALS - MAY 2025**

20 Mr. Dorrell shared the financials as of May 31. The District had approximately  
21 \$6,080,000 in cash, with \$1,856,000 in the General Fund and \$4.2 million in Reserves.  
22 Fixed assets total \$9.8 million, bringing total assets to \$15.9 million. There were  
23 \$42,799 in payables. \$23,000 was received in non-ad valorem assessments, which  
24 would have been considered delinquent and were purchased at auction. Year-to-date,  
25 the District has collected approximately \$2,615,000 in assessments, net of discounts.

26 \$21,000 was received in interest earnings. The third-quarter CSA payment has also  
27 been received. Total revenues stand at \$3.9 million compared to a budget of  
28 \$4,943,000. Year to date the total operating budget is \$283,000 under budget. The final  
29 year-end numbers are subject to change once invoices for capital improvement  
30 projects—such as lake bank restoration—are received and processed.

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

1    **SUPERVISORS' REQUESTS**

2    Ron Turner was added to the agenda on a MOTION by Mr. Campkin, a second by Mr.  
3    Drum, and all in favor.

4    **A. Thank You**

5    A thank you was extended to Kevin Carter and the LCDD staff for their prompt response  
6    and hard work in addressing a potable water leak that occurred on Sunday afternoon.  
7    Staff responded and after hours of work they successfully brought the situation under  
8    control. Dr. Bularzik expressed appreciation for their dedication and quick action.

9    **B. Horse Monument Update**

10   Dr. Bularzik requested an update on re-envisioning the horse monuments. Mr. Carter  
11   shared that he has met with a couple of companies and has received a rough sketch  
12   from one of them. Both Stock and Mr. Dorrill recommended companies to do the work  
13   so he is working through contacting that list.

14   **C. Potholes**

15   Dr. Bularzik reported two potholes. The one near Lely Resort has been filled. One near  
16   dog park needs to be filled. Last time The Players Club filled it. Mr. Carter contact them  
17   to ask.

18   **D. Signs**

19   Gabe from the Master Association sent an email requesting that the CDD take  
20   ownership of the directional signs with yellow lettering that indicate the direction of  
21   various neighborhoods. Mr. Fox expressed support for the CDD assuming responsibility  
22   for these signs, which are located within the County right-of-way. Mr. Pires noted that, in  
23   order to proceed, a bill of sale would be required, along with detailed information  
24   regarding the type and location of each sign. He also asked for clarification on who he  
25   should send the bill of sale to. Mr. Dorrill will respond to Gabe regarding the request,  
26   and the item has been added to the agenda for next month's meeting.

27   Mr. Drum commented that he believes the signs were originally installed by Stock  
28   Development during the early sales phase. Mr. Dorrill agreed, stating that the majority of  
29   the signs were installed during the initial selling period and now serve as identification  
30   signage for the neighborhoods. Mr. Drum expressed concern about setting a precedent  
31   that could lead to the CDD managing signage throughout the entire community. It was  
32   clarified that the signs under discussion are only those located in the County right-of-

1 way. Mr. Drum requested that next month's discussion include clarification on the scope  
2 and limitations of the signs for which the District would assume responsibility.

3 **Mr. Fox made a MOTION for Mr. Dorrill to contact the Master Association and Mr.**  
4 **Pires to draft a bill of sale. Mr. Lee made a second and all were in favor.**

5 **E. Freedom Flyer**

6 Mr. Drum inquired about the timing of the next Freedom Flyer circulation. He suggested  
7 including a feature on the inside that highlights resident testimonials—100 words or  
8 fewer—on the theme "Why I Love Lely Resort." He emphasized that, as a public body,  
9 the District's efforts should go beyond transactions and reflect the pride residents have  
10 in their community. Mr. Carter responded that it would be no problem to invite residents  
11 to participate. Mr. Dorrill indicated that a targeted release toward the end of the year  
12 would be feasible.

13 **F. Vendor Participation**

14 Mr. Drum asked about the protocol for vendor attendance, such as engineers,  
15 questioning who controls whether they are present at meetings. Mr. Dorrill explained  
16 that Mr. Dowty or Mr. Cole attend meetings at his request. Mr. Drum then raised a  
17 concern about a potential conflict of interest if the engineer represents two parties  
18 involved in the pending litigation. Mr. Dorrill clarified that each party in the litigation has  
19 their own engineer.

20 **G. Ron Turner**

21 Ron Turner from Palomino Village provided an update regarding the shoreline aquatic  
22 plants discussed by the Board last month for Lake 38. He reviewed the plan with Susan  
23 Viccidomini from the Master POA and she expressed support. The plan was then  
24 referred to Jeff Boff and Karen Bishop, who manage the lake on behalf of the property  
25 owners. At their request, African violets and blue flag iris were removed from the plan,  
26 and the planting was adjusted to follow Collier County's suggested littoral plant lists.  
27 The updated plan was sent back and approved. Mr. Turner communicated the plan with  
28 neighbors and the HOA, who were also in favor. He presented the proposal to the  
29 president of the Master Reserve HOA and asked him to share it with board members  
30 residing along the lake. No negative feedback was received.

31 Mr. Turner also consulted with Mr. Dowty, who provided plats for Palomino Village,  
32 confirming that there are no easements preventing the proposal from moving forward.



1 Mr. Turner would like to proceed with the planting and will provide progress photos to  
2 Ms. Bishop, Mr. Carter, and Ms. Viccidomini.

3 Mr. Lee expressed concern about having one section of the lake landscaped differently  
4 from the rest, worried about setting a precedent where the lake is beautifully maintained  
5 in one area but treated patchily elsewhere. Dr. Bularzik asked if this could be  
6 considered a pilot project. Mr. Fox questioned why the CDD is involved in this matter at  
7 all, noting there is no easement at the back of the property and wondering how the CDD  
8 could direct activities there. Mr. Carter explained that his staff sprays from the middle of  
9 the lake and along the lake line, aggressively treating invasive torpedo grass with  
10 Rodeo, an aquatic herbicide similar to Roundup. Mr. Dorrill expressed concern about  
11 potentially harming the newly planted vegetation and the need for CDD staff to be able  
12 to treat the lakes with the herbicide.

13 Mr. Pires emphasized the need to confirm whether this planting requires a modification  
14 to the SFWMD permit. Mr. Turner confirmed that Ms. Bishop has verified that this type  
15 of planting is permitted for the lake. Both Mr. Pires and Mr. Dorrill agreed that Mr.  
16 Turner does not need the CDD's permission to proceed.

#### 17 PUBLIC COMMENT

18 Carole Rohde - Legacy – Ms. Rohde had a question about signage, specifically why  
19 there isn't a tombstone sign on Wildflower Way. Mr. Fox expressed interest in having a  
20 sign there and suggested that a sign could potentially be repurposed for that location in  
21 the future.

#### 22 ADJOURNMENT

23 The next meeting will be August 20, 2025, at 2:30 p.m. An attorney-client closed door  
24 session will take place beforehand at 1:30 p.m. **On a MOTION by Mr. Campkin, and a**  
25 **second by Mr. Drum, the meeting was adjourned at 2:58 p.m.**