

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

3 **Closed Door Session and Regular Meeting of the Board of**
4 **Supervisors**
5 **August 20, 2025**

6 The regular meeting of the Lely Community Development District Board of Supervisors
7 was held on Wednesday, August 20, 2025, at 1:30 p.m. at the LCDD Maintenance
8 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 Kevin Dowty, District Engineer

20 Freddie Bowers, Director of Community Patrol

21 Christopher Dorrill, Field Manager

22 **ROLL CALL/APPROVAL OF AGENDA**

23 The meeting was convened at 1:30 p.m. The meeting was also properly noticed. The
24 notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL
25 34110. All five members of the Board were present, establishing a quorum.

26 Mr. Dorrill added item 6D royal palm removal to the agenda. Dr. Bularzik added thank
27 you, budget clarification, pothole, monument reenvisioning, lake bank erosion update,

1 road repaving update, and access road maintenance. Mr. Fox added land where brush
2 pile is, and payroll for employees.

3 **The agenda was approved as amended on a MOTION by Mr. Fox, a second by Mr.**
4 **Drum, and all in favor.**

5 **A. Closed - Door Attorney Client Session**

6 Mr. Pires provided an outline to the board members and the court reporter. Dr. Bularzik
7 read the Commencing of Session by the Chair, which included the statutes authorizing
8 a closed-door attorney–client session. All five supervisors, Mr. Dorrill, Mr. Pires, and a
9 certified court reporter were in attendance.

10 The closed-door session commenced at 1:37 p.m., with the public excluded and the
11 door locked. The attorney–client session to discuss pending litigation concluded at 2:21
12 p.m. The open meeting then resumed, and the court reporter ceased transcribing. A
13 recess was taken until 2:30 p.m.

14 **INVOCATION/PLEDGE OF ALLEGIANCE**

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

16 **PUBLIC COMMENT**

17 No public comment was received at this time.

18 **APPROVAL OF MINUTES JULY 2025**

19 Page 9 Line 23 Change 2:30 p.m. to 1:30 p.m.

20 **The minutes were approved as amended on a MOTION by Mr. Campkin, a second**
21 **by Mr. Drum, and all in favor.**

22 **PATROL INCIDENT REPORT SUMMARY - JULY 2025**

23 There were 102 total incidents: 35 non-resident trespassing reports, 9 loitering reports,
24 and 15 suspicious incident reports. Additionally, there were 24 traffic and/or EMS
25 standbys or assists. A total of 55 traffic stops were conducted, resulting in 40 written
26 warnings, 5 citations, and 1 arrest.

MANAGER'S REPORT

A. FY 2026 Insurance Proposal

Mr. Dorrill distributed the premium summary and comparison, noting that overall it was a good year for the insurance package program. The Inland Marine policy includes pumps and motors, while other coverage applies to vertical structures, facilities, and streetlights. Property coverage decreased by \$1,000 compared to the prior year.

The crime and fidelity policy, relating to employee matters, remained the same at \$580. The automotive policy for the fleet increased by \$150. Public officials' liability rose by \$500, and workers' compensation increased by \$2,500 for landscaping and community patrol crews. The separate line of coverage for privacy, cybercrime, and network security saw only a \$70 increase.

The total proposed premium is \$160,959, reflecting an overall increase of approximately \$8,200. Mr. Dorrill confirmed that coverage has been bound. He also reported a recent workers' compensation claim from an employee injured with a chainsaw about a week to 10 days ago. The employee is undergoing hand surgery today.

The insurance package for FY 2026 was accepted on a MOTION by Mr. Lee, a second by Mr. Drum, and all in favor.

B. District Commercial Insurance FY 2026 Proposal

Addressed above.

C. 24" Mainline Repair

The largest main rupture to date occurred on the 24-inch mainline coming out of the pump station. The break happened Saturday and was repaired by Monday afternoon. Significant damage was done to the road, with water reaching nearly up to Mr. Carter's knees.

D. Royal Palm Removal

There is an opportunity to harvest 15 mature royal palms, all of which appear to be disease-free. The cost is \$39,000, with an additional allowance of \$800 for cones or flagmen, for a total not-to-exceed amount of \$39,800. Mr. Carter confirmed that there are 15 open spots within the district.

1 Mr. Dorrill noted that the Master HOA has architectural control over the apartment
2 complex and its landscape plan. He stated he would like written confirmation from the
3 Master that they are not opposed to removing and relocating the palms that are
4 currently private property. Mr. Carter added that the Master had previously requested
5 the palms be moved and that he does not anticipate any issues.

6 **Dr. Bularzik made a MOTION to approve work not to exceed \$39,800 and the**
7 **necessary budget amendment with a second by Mr. Lee and all in favor.**

8 **ATTORNEY'S REPORT**

9 Mr. Pires has prepared a bill of sale for the signs as discussed last month.

10 **A. Settlement**

11 **Mr. Fox made a MOTION to settle the case as quickly as possible with a second**
12 **by Mr. Lee and all in favor.**

13 **FINANCIALS**

14 As of the end of the third quarter on June 30, 2025, the District had \$5,784,000 in cash
15 on hand, along with \$9.8 million in fixed assets (net of depreciation) bringing total assets
16 to \$15.5 million. Payables totaled \$78,000. There were \$43,000 of non-ad valorem
17 assessments received, which is unusual for this community. Year-to-date revenues
18 stand at \$2,658,000, with \$20,000 in interest earnings received this month. Overall
19 year-to-date \$277,000 under budget.

20 **The financials were accepted on a MOTION by Mr. Lee, a second by Mr. Campkin,**
21 **and all in favor.**

22 **SUPERVISORS' REQUESTS**

23 **A. Thank You**

24 Thank you to Mr. Carter and staff for taking care of the water main break that was
25 mentioned earlier.

26 **B. Patrol**

27 Thank you to Mr. Bowers and the team for taking care of the solicitors quickly and
28 effectively.

1 **C. Reinvisioning**

2 Dr. Bularzik requested the monument reenvisioning be on the agenda next month. Mr.
3 Fox replied that Mr. Carter would be giving a report today.

4 **D. Lake Bank/Road**

5 Lake bank erosion work began Monday, following last week's pre-construction meeting
6 with the HOA presidents. The project is anticipated to be completed by the end of
7 September. This year's vendor, American Shoreline Restoration, is new to the District
8 and has performed well so far. The project is currently on Day 3.

9 **E. Paving**

10 Grand Lely Drive repaving. The County informed Mr. Carter that paving will take place
11 from Lely Resort Boulevard to Lely Cultural Parkway, beginning the week of September
12 2nd, following Labor Day.

13 **F. Budget**

14 Mr. Dorrill confirmed that Cordoba developed two fewer units than originally planned.
15 This change was corrected on the assessment roll two years ago. The budget
16 presented at the public hearing was accurate as presented.

17 **G. Horticulture Staging Area**

18 The Master Association currently owns a piece of land that is already fenced. On the
19 back left-hand side, there are four 30-foot royal palms. This parcel could potentially be
20 used as a hurricane debris staging area. Mr. Fox met with Susan Vincidomini regarding
21 the property, and she indicated the Master Association would not oppose the CDD
22 using it.

23 Mr. Pires raised the question about whether an environmental Phase One assessment
24 would be necessary. Mr. Dorrill believes it is not required but noted it should be
25 confirmed that the parcel is not part of a conservation area. The Master Association also
26 wants the CDD to take over the road. The CDD owns the adjacent parcel. Mr. Dorrill
27 expressed interest in acquiring this parcel, since the current debris area is beginning to
28 encroach on the pump station. Mr. Pires was directed to begin work on acquiring the
29 property, starting with the necessary title review, survey, and preliminary investigations.

30 **Mr. Fox made a MOTION to accept the non-fee schedule to be effective as of**
31 **October 1 with a second by Mr. Drum, and all in favor.**

1 **Engineer Report**

2 The entrance modification at the Horse Monument is just getting started. Drone footage
3 is being used to develop a concept plan. Mr. Dorrill noted that the project will likely
4 require both a civil and a mechanical engineer. He explained that Florida law requires
5 the District to conduct a competitive process to select the design landscape architect,
6 which will include the water feature and monument.

7 The pipe behind Chase Preserve is estimated to cost \$21,890. Naples Excavating is the
8 contractor and can complete the installation in approximately one week; however, the
9 project must go through the permitting process, which could take up to three months.

10 **PUBLIC COMMENT**

11 No public comment was received at this time.

12 **ADJOURNMENT**

13 The next meeting will be September 17, 2025, at 1:30 p.m. The Sunshine Law
14 Refresher workshop will be at 1 p.m. **On a MOTION by Dr. Bularzik, and a second by**
15 **Mr. Lee the meeting was adjourned at 3:25 p.m.**