

1                   **LELY COMMUNITY DEVELOPMENT DISTRICT**  
2                               **NAPLES, FLORIDA**  
3                   **Regular Meeting of the Board of Supervisors**  
4                               **September 17, 2025**

5   The regular meeting of the Lely Community Development District Board of Supervisors  
6   was held on Wednesday, September 17, 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   Freddie Bowers, Director of Community Patrol

19   Christopher Dorrill, Field Manager

20   **INVOCATION/PLEDGE OF ALLEGIANCE**

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

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   Dr. Bularzik added front page of packet update on lake bank erosion project, and grand  
27   lely paving update. Mr. Fox added quicker financials, quicker minutes, road paving

1 update, bank statements and cancelled checks, Joe Boff orphan properties, status of  
2 settlement, and discussion of the security report.

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

## 5 **PUBLIC COMMENTS**

6 No public comments were received at this time.

## 7 **APPROVAL OF MINUTES AUGUST 2025**

8 Page 6 add Workshop on FL Sunshine Laws before public comment

9 Page 1 add Lenore Brakefield, Assistant District Counsel as present

10 Page 2 line 8 include Ms. Brakefield

11 **The minutes were accepted as amended on a MOTION by Mr. Fox, a second by**  
12 **Mr. Lee, and all in favor.**

## 13 **PATROL INCIDENT REPORT SUMMARY - AUGUST 2025**

14 LCDD Patrol Staff prepared 100 incident reports during the reporting period. There were  
15 eight suspicious incidents investigated, including one involving a missing elderly person  
16 who was successfully located with a positive outcome. Six accidents occurred, one  
17 resulting in fairly serious injuries. The Sheriff's Office conducted a total of 128 traffic  
18 stops, issuing 84 written warnings, 28 verbal warnings, and 16 citations with fines. Five  
19 arrests were made, most of them involving high school-related matters. One routine  
20 traffic stop also led to an arrest due to outstanding warrants. Much of the activity was  
21 related to school traffic, where enforcement was intentionally increased as part of a  
22 campaign.

## 23 **MANAGER'S REPORT**

### 24 **A. FY 26 Retirement Plan**

25 The Board considered funding an employee pension program for the first time, and  
26 there were no complaints from residents regarding the proposed assessment increase  
27 to support it. A variety of retirement plan options were evaluated, including the Florida  
28 Retirement System (FRS). The FRS now offers an investment plan that allows  
29 employees to contribute a portion of their income and manage it much like a 401(k) or

1 the public sector equivalent, a 457 plan. Mr. Carter consulted with his counterpart at  
2 Pelican Marsh, where this type of plan has been in place for more than 20 years and  
3 has proven successful. Although the FRS faced challenges over the past 10–15 years,  
4 the system has improved significantly and is expected to be fully funded within the next  
5 15 years. Participation requires a 3% employee contribution, with the District  
6 contributing 13%.

7 Employees have previously requested a retirement option, and this plan will provide a  
8 defined monthly benefit for life based on salary and years of service. Mr. Carter reported  
9 that employees are very happy with this decision, and in two separate meetings they  
10 unanimously expressed their gratitude and enthusiasm for the pension. He noted that  
11 offering a pension will strengthen the District's ability to attract and retain talented  
12 employees. The District's youngest employee is 23, while several are in their early 70s;  
13 with a pension option, some of the older employees might already have retired.

14 Mr. Carter expressed appreciation to the Board for moving forward with this benefit,  
15 noting he has spent more than 100 hours interviewing retirees, firemen, fire  
16 commissioners, and others, all of whom strongly support the FRS, particularly the  
17 pension component. He confirmed that employees clearly understand the requirement:  
18 3% will be deducted from their gross pay for contributions. If an employee separates  
19 from the District before meeting the 8-year vesting period, they will not qualify for  
20 pension benefits but will be eligible to receive their contributions back.

21 **Mr. Lee made a MOTION to authorize the application and Mr. Dorrill and the**  
22 **Chairman to execute any documents necessary for enrollment with an effective**  
23 **date of October 1<sup>st</sup>. Mr. Campkin made the second and all were in favor.**

#### 24 **B. Lake Bank Restoration**

25 American Shoreline is doing an excellent job on the lake bank restoration project. They  
26 have successfully dredged sand out of every lake they have worked on, something that  
27 had not been achieved in years past with the previous vendor. The project is  
28 progressing quickly, with completion expected within the next two weeks. Work will  
29 move to Lake 9 next week, and Mr. Carter expressed his satisfaction with the quality  
30 and speed of the work. Looking ahead, American Shoreline can be scheduled earlier in  
31 the next fiscal year to complete the project in March and April. Mr. Dorrill noted that he  
32 would like to renew the contract under the current terms and conditions in the next  
33 quarter, and plans to complete this before Christmas—likely in October or November—  
34 to ensure the District secures a place on their schedule.

**C. District Vehicle Policy**

The Board reviewed the policy establishing eligibility to drive a District vehicle, which remains unchanged from the draft Mr. Dorrill presented in the spring. The policy outlines expectations for all employees, including the requirement to hold an appropriate license and to report any accidents. It also specifies the circumstances under which a take-home vehicle may be assigned. Dr. Bularzik noted formatting issues on page 3, recommending that the first letter of each sentence be capitalized.

Currently, the only District vehicle is assigned to Mr. Carter. Mr. Drum questioned whether it might be more appropriate to provide Mr. Carter with a car allowance to avoid any potential concerns about personal use. Mr. Dorrill explained that he has managed this both ways in the past, but for now, the District will continue with the current approach. Additionally, the scope of authorized driving has been broadened from Collier County to Southwest Florida.

**The proposed District Vehicle Policy was approved as amended on a MOTION by Mr. Fox, a second by Mr. Lee, and all in favor.**

**D. Group Health Insurance Renewal**

The budget included a 10% premium increase for the group health insurance plan; however, the actual renewal came in lower at 7.1%, with no change in benefits. The plan currently covers 18 eligible employees, with no dependents enrolled. If an employee chooses to add dependent coverage, it must be funded out of pocket. The total cost of the plan is \$18,947 per month, or approximately \$227,000 annually.

**The group health insurance plan was authorized to be renewed on a MOTION by Mr. Drum, a second by Mr. Lee, and all in favor.**

**ATTORNEY'S REPORT**

Mr. Pires was provided with a flash drive containing photographs of street signs. The contract with the sign locations still needs to be finalized and will be brought back for review next month.

Regarding the property discussed by Mr. Fox at the previous meeting, title work is in progress. Mr. Fox requested that Mr. Pires wait until the Master Board votes at their next meeting. Mr. Pires confirmed the transaction will be handled through a quit claim deed.

1 On litigation matters, a hearing had been scheduled for September 2nd concerning  
2 Stock's motion to dismiss the Master complaint, along with the District's motion to strike  
3 the negligence count and certain aspects of the pleadings. However, before the hearing  
4 took place, Stock filed a motion for summary judgment on August 25th, arguing that the  
5 Master was suing over properties it does not and never has owned. Associated Realty  
6 was identified as the actual owner and permit holder under SFWMD. Because the  
7 Master may want to add Associated Realty as a party, all three parties agreed to cancel  
8 the September 2nd hearing. Instead, a conference call on next steps was planned for  
9 that date, but the Master cancelled. Another workshop scheduled for September 5th  
10 was also cancelled by the Master due to availability conflicts. The next workshop or call  
11 has not yet been set.

12 In the meantime, the District is responding to discovery requests. Hole Montes/Bowman  
13 has reviewed records and emails going back 10 years, which Mr. Pires' team must now  
14 examine for privileged communications. Mr. Pires also distributed a supplemental 558  
15 notice of claim received from Stock earlier today. This was in response to the  
16 supplemental 558 notice the Master issued on September 2nd. The current claim  
17 focuses on the Ole community, where permits have been transferred to the Master as  
18 the SFWMD operating entity. Although Ole is not the District's responsibility, the District  
19 must still respond to Stock's supplemental 558 claim. Internal discussions are also  
20 ongoing about whether to join Stock's motion for summary judgment concerning  
21 property ownership.

22 The Master is currently spending over \$30,000 a month on this litigation, whereas the  
23 District's attorney fees are estimated at around \$10,000 per month. Mr. Fox requested  
24 regular reporting on the attorney, manager, and engineer costs related to the case. He  
25 also asked what it might take to reach a settlement before Thanksgiving. Mr. Pires  
26 replied that it would likely require several days of meetings among the parties to  
27 address the real issues and determine responsibility. Stock is suing the District, but for  
28 the case to be resolved, the Master would need to dismiss its lawsuit against Stock.  
29 Stock maintains that the District has failed to meet its obligations under the 2017  
30 settlement agreement and the amended CSA.

31 Mr. Fox asked for Mr. Pires' opinion on the settlement agreement, but Mr. Pires  
32 declined to discuss strategy in an open meeting. He noted that mediation is set for  
33 November. The Board and Mr. Pires expressed frustration with the ongoing litigation,  
34 noting that money would be better spent addressing the actual issues rather than  
35 paying for legal and engineering fees. Mr. Fox asked if the District could calculate the

1 cost of fixing the issues at the center of the case in order to weigh that against  
2 continued legal expenses. Mr. Pires responded that the District is only responsible for  
3 matters covered by its permits, regardless of whether those permits are held by  
4 Associated Realty or the Master. He emphasized the need to first clarify who holds  
5 current responsibility. Only then could the District consider whether facilities outside its  
6 current boundaries should eventually be owned and maintained by the District. Mr. Fox  
7 requested that attorney and engineering invoices be provided to him to review moving  
8 forward.

## 9 **FINANCIALS - JULY 2025**

10 At the end of July, the District held a combined cash balance of \$5.4 million, including  
11 \$4.2 million in reserves, which are maintained separately for capital and cash flow  
12 needs. Fixed assets totaled \$9.8 million net of depreciation, bringing total assets to  
13 \$15.2 million at month-end. Outstanding payables amounted to \$73,000. Year-to-date,  
14 the District has received \$2,658,000 in non-ad valorem revenues against a budget of  
15 \$2.7 million, with the variance attributed to early payment discounts, which are  
16 budgeted separately. CSA revenues, due July 1, were received in mid-August; CSA is  
17 aware of the payment schedule a year in advance, and revenues are now in the bank.  
18 Invoices are typically issued around the 15th of the month prior to their due date.

19 On the expense side, engineering fees are \$41,970 over budget year-to-date, reflecting  
20 authorized work on special projects related to drainage, permitting, and billable time for  
21 litigation. Repairs and maintenance are \$84,000 over budget due to building upkeep,  
22 including floor maintenance, painting two buildings, and an AC replacement. Irrigation  
23 water costs are \$94,000 over budget, the result of unbudgeted rate increases that took  
24 effect after adoption of the budget. Under capital outlay, the District incurred a \$46,000  
25 expense to replace a failed 200-horsepower pump, and the purchase of a new backhoe  
26 was recorded under equipment. Overall, the District is \$295,000 under budget year-to-  
27 date.

28 **On a MOTION by Mr. Drum the financials were accepted as presented and a**  
29 **budget amendment for \$406,510 for the items Mr. Dorrill addressed was**  
30 **authorized with a second by Mr. Lee, and all in favor.**

1    **SUPERVISORS' REQUESTS**

2    **A. Front Page of Packet**

3    The August LCDD workshop was not listed on the front page of the booklet; however,  
4    the meeting was properly noticed in the Naples Daily News and on the District's  
5    website.

6    **B. Grand Lely Paving**

7    The Grand Lely paving project is progressing well. Work is moving quickly when  
8    weather permits, though rain has caused some delays. Completion is anticipated next  
9    week, provided conditions allow the work to continue.

10   **C. Quicker Financials**

11   Mr. Fox asked if two months of financials could be presented at the next meeting. Mr.  
12   Dorrill explained that this would not be possible, noting that while preliminary figures  
13   could be produced, many August invoices are not received until the second week of  
14   September. Complete financials are finalized the Wednesday before the Board packets  
15   are distributed on Friday, and payroll also has to be prorated. Mr. Fox acknowledged  
16   and understood this explanation.

17   **D. Quicker Minutes**

18   During the discussion of minutes from the last meeting, Mr. Fox asked if they could be  
19   emailed in advance so corrections could be made before being placed in the packet. Mr.  
20   Dorrill said he had no objection to emailing the minutes as soon as his office receives  
21   them, provided it is understood that they remain preliminary until formally accepted at  
22   the meeting. He noted that corrections could be individually submitted but not discussed  
23   prior to the meeting. Mr. Dorrill also explained that some of his other clients designate a  
24   Board member to review the minutes in advance and suggest amendments beforehand;  
25   however, no one on the Board wished to serve in that role, and members agreed to  
26   continue with the current process.

27   **E. Providing Additional Financials**

28   Regarding canceled checks, Mr. Dorrill noted that while it is not practical to copy all  
29   checks, he is not opposed to showing them to any Board member on a trial basis. He  
30   will also show Mr. Fox the financial statements he typically receives. Dr. Bularzik  
31   requested that attorney and engineering bills be presented monthly, and Mr. Dorrill  
32   indicated he can provide that and year-to-date figures.

**F. Security Report**

Mr. Fox asked whether all of the pages in the Sheriff's monthly report were necessary or if the information could be summarized on a single page. Dr. Bularzik stated that she values receiving the full report and reviews it each month. The Board agreed to continue with the current format.

**G. Horse Reinvisioning**

Bill Prysi, Director of Landscape Architecture for Bowman Florida, introduced himself to the Board and was accompanied by Bob Morris of Rockscapes International. Mr. Prysi shared his background, noting he has been a licensed landscape architect since 1989 and has worked with Bowman for the past four years. He explained that the Lely entryway is unusually grand and distinctive, with wide medians, large lakes, and the iconic horse monument—features rarely seen in modern developments. Using drone photos, he illustrated how the current entry, while still impressive, no longer holds the same visual impact along the roadways as it once did. His vision is to expand the artistic expression of the entry, particularly by enhancing the water features. He emphasized that the horses themselves would not be altered; instead, the goal is to highlight and re-emphasize their setting. One dramatic concept he suggested was a cascading water feature over an entry wall with a Lely sign, increasing rather than reducing the use of water features. The rocks would be set with machinery and would not be disturbed by people standing on them when taking pictures. Mr. Drum noted the importance of consulting the artist of the horse monument to ensure that any enhancements receive her approval if necessary.

Mr. Morris, who has decades of experience in creating rock and water features, stated that the horses and water are central to the site's statement. He explained that the original rockwork is what is referred to as "cast in place" and recommended adding cascading water visible from the main road. Mr. Morris would serve as a consultant if the Board engaged Mr. Prysi. It is important to Mr. Prysi to have his expertise. The construction costs would exceed \$500,000, requiring competitive bidding. Mr. Morris also referenced his past work, including a major water feature at the Marco Island Marriott.

Mr. Dorrill advised that funding would be planned through the District's five-year Capital Improvement Plan (CIP). He was unsure if funds had already been earmarked for this project, but stated the goal would be to advance funds to pay in cash rather than incur debt. Additional budget considerations would include electrical and mechanical costs, which were not part of the current proposal. He stressed the need to ensure capacity in



1 the next two years to reprioritize reserves for capital improvements, noting it could take  
2 three to four years to rebuild those reserves. The design phase would take  
3 approximately six months at a cost of \$75,000, which includes Mr. Morris's consulting  
4 services. After that, one month would be required to advertise and three months to bid  
5 the construction contract. Bowman can provide in-house electrical and structural  
6 engineering, but those costs were not yet included. Mr. Prysi indicated that completion  
7 by November 2026 was achievable. Mr. Fox expressed a desire for the project to be  
8 completed before season.

9 The item was continued for one month to allow time to obtain additional proposals for  
10 mechanical and electrical systems and for Mr. Dorrill to evaluate the CIP for advancing  
11 funds. Cap rock, rather than limestone, will be used to minimize maintenance  
12 requirements such as pressure washing.

### 13 PUBLIC COMMENTS

14 No public comments were received at this time.

### 15 ADJOURNMENT

16 The next meeting will be October 15, 2025, at 1:30 p.m. **On a MOTION by Mr. Lee, and**  
17 **a second by Mr. Campkin the meeting was adjourned at 3:21 p.m.**