

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

5   A workshop meeting of the Lely Community Development District Board of Supervisors  
6   was held on Wednesday, September 17, 2025, at 1:00 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   **WORKSHOP - FLORIDA SUNSHINE LAW**

21   Mr. Pires discussed the Florida Sunshine Law, emphasizing that Board members are  
22   prohibited from discussing District business outside of officially noticed meetings. A  
23   meeting is defined as two or more Board members convening to discuss issues that  
24   may come before the Board, and such meetings may only occur when properly noticed  
25   or under a statutory exception. These requirements are established in both the Florida  
26   Constitution and the Florida Statutes. He explained that all meetings must be open to  
27   the public, reasonable notice must be provided, and minutes must be taken,  
28   transcribed, and made available for public inspection in a timely manner. Minutes  
29   cannot consist solely of an audio or video recording; they must be written and

1 published. He noted a case where another District failed to transcribe minutes for six to  
2 eight months, which the court ruled was a violation of the Sunshine Law.

3 Mr. Pires also explained that if the District were to create advisory committees, their  
4 meetings would also need to be noticed and open to the public. Advisory committees  
5 are permitted to conduct fact-finding trips, but governmental boards are not, although  
6 individual Board members may do so on their own. He cautioned that if a governmental  
7 body approves a contract, but it is later found that a Sunshine Law violation occurred  
8 during the process, the contract would be voided. Violations can result in civil infractions  
9 and potential criminal penalties, and the governmental body cannot pay for a Board  
10 member's legal defense.

11 He reminded members that they cannot discuss Board business or any matter that may  
12 reasonably or foreseeably come before the Board. He cautioned against "daisy  
13 chaining," in which information is passed indirectly between members—for example, if  
14 Mr. Pires met with Mr. Lee and relayed something Mr. Campkin had said, it would  
15 constitute a violation. He also warned that if a resident repeats a statement made by  
16 another Board member, the recipient cannot respond without risking a violation.

17 In response to questions, Mr. Pires confirmed that Dr. Bularzik may continue sending  
18 post-meeting email updates to the community, but if those emails are forwarded to other  
19 Board members, they cannot reply. County-related matters can be discussed, but not  
20 District business. Similarly, if a Board member posts District-related content online,  
21 other members cannot comment on it. Mr. Fox mentioned that during Lely Master  
22 meetings, multiple CDD Board members may be present, but they do not interact or sit  
23 near each other. Dr. Bularzik added that if asked a question by the Master Board, she  
24 advises that the request be submitted in writing to the CDD Board.

25 Mr. Pires clarified that Board members may meet individually with Mr. Dorrill, Mr. Pires,  
26 or Mr. Carter. He also reviewed exceptions for workshops, investigative meetings,  
27 attorney-client sessions, and closed-door meetings related to pending litigation or  
28 security issues. Security issue closed sessions must also be noticed in advance, with  
29 minutes transcribed and maintained by the District Manager. Special districts must also  
30 provide one week's notice published in the newspaper, post agendas on the District  
31 website at least one week in advance and maintain them online for at least one year. He  
32 cautioned that even a casual conversation overheard between two Board members at a  
33 social event about District business could result in a reported violation.

- 1 Finally, he noted that the only time verbatim minutes are required for a CDD is during a
- 2 closed-door session. In response to Mr. Drum's question, he confirmed that the current
- 3 style of minutes used by the District—which is more detailed than a short-form record
- 4 but not verbatim—is sufficient.
- 5 A five-minute recess was then taken before reconvening the regular meeting.