LELY COMMUNITY DEVELOPMENT DISTRICT
NAPLES, FLORIDA
Regular Meeting of the Board of Supervisors
October 15, 2025

The regular meeting of the Lely Community Development District Board of Supervisors was held on Wednesday, October 15, 2025, at 1:30 p.m. at the LCDD Maintenance Building, Naples, Florida.

SUPERVISORS PRESENT

Anne Marie Bularzik, Chair

William Lee, Vice Chair

Gerry Campkin, Treasurer

Kenneth Drum, Secretary

Andrew Fox, Supervisor

ALSO PRESENT

Neil Dorrill, Manager, Dorrill Management Group

Kevin Carter, Operations Manager

Tony Pires, District Counsel

Kevin Dowty, District Engineer

Freddie Bowers, Director of Community Patrol

Christopher Dorrill, Field Manager

INVOCATION/PLEDGE OF ALLEGIANCE

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

ROLL CALL/APPROVAL OF AGENDA

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

Dr. Bularzik added thank yous, engineering and legal costs, Carlos Morales update, and a do not enter request. Mr. Drum added his attendance at next month's meeting.

The agenda was approved as amended on a MOTION by Dr. Bularzik, a second by Mr. Campkin, and all in favor.

PUBLIC COMMENT

Jim Weaver – Asked about the apartment development on Celeste Drive. Mr. Dorrill confirmed that a revised design has been submitted but stated that the project is not authorized to proceed until an issue is resolved. One of the pipes beneath Celeste Drive may not match the size shown on the original Master Drainage Plans. Mr. Dorrill has requested verification, and if this discrepancy is confirmed, the engineers will need to review and approve a revised drainage plan for that connection. This matter relates to the York Market Rent apartment complex on Collier Boulevard.

Karen Risch – Ole at Lely – Appreciates the storm drains being taken care of in Ole.

APPROVAL OF MINUTES SEPTEMBER 2025

The workshop meetings from September were approved as presented on a MOTION by Dr. Bularzik, a second by Mr. Lee, and all in favor.

On Page 1 line 26 of the regular meeting minutes need to add commas.

The regular meeting minutes from September were approved as amended on a MOTION by Mr. Lee, a second by Mr. Campkin, and all in favor.

PATROL INCIDENT REPORT SUMMARY – SEPTEMBER 2025

There were 103 traffic stops over the course of the month: 84 written warnings, 17 verbal warnings, 10 citations with fines, and 1 arrest at the high school. A traffic accident occurred at Rattlesnake and Grand Lely, resulting in a vehicle ending up on top of a flower bed and damage to several flower baskets. The District will need to provide the Sheriff's Department with the cost of repairs. The helicopter incident was determined to be a flyover and flag salute conducted for a Golf Tournament with Veterans in attendance.

MANAGER'S REPORT

A. FRS Enrollment

Enrollment is currently in progress. The process involves completing an online application, followed by submission of a resolution and financial information. Mr. Carter is currently at the application stage. The FRS provides a template for the required resolution but only after the application is completed. Once the application is submitted, FRS will advise on any additional documents needed. There is no open enrollment period that could be missed, and contributions have already begun accruing this pay cycle. It will be confirmed if the resolution can be made retroactive to the date the Board originally approved the enrollment.

B. FY 26 Workplan

This item was put on the agenda as a placeholder. Mr. Carter has an annual workplan that is currently being created. It will be presented next month.

C. US 41 Entry Design Proposal

This item was further consideration of the planning and design agreement for the monument reimagining. Bill Prysi was present at the meeting. Mr. Drum noted ongoing maintenance issues caused by people climbing onto the horse statues and asked whether more durable, commercial-grade materials could be used to avoid similar problems in the future. Mr. Fox stated that the rock the horses stand on will remain the same, but the water feature will be modified so that the water flows in front of and behind the horses' hooves rather than beneath them. Lighting work will be completed in-house by the engineering firm. Mr. Dorrill confirmed that the mapping task includes the survey and noted that a County Right-of-Way Permit will be required, along with the potential need for a Site Improvement or Development Plan. Mr. Prysi stated that he does not believe a development permit will be required but will confirm.

The proposal of $119,000 for the design phase and the necessary budget amendment to transfer the money from the capital reserves into the operating fund was approved on a MOTION by Mr. Fox, a second by Mr. Drum, and all in favor.

D. Lake Spray Boat Replacement

The spray boat quote was not received in time to be included in the printed agenda; however, Mr. Dorrill distributed a handout at the meeting. The District has historically owned only two boats, replacing them approximately every ten years. This purchase will be for a new boat, and the existing one will not be kept as a spare but will be disposed of at this year's auction.

The spray boat purchase was approved on a MOTION by Mr. Drum, a second by Mr. Lee, and all in favor.

E. New Ice Machine/Water Combo Quote

A rental agreement will be established on an annual basis with EZ Ice Corporation for a water dispenser and storage bin capable of holding 200 pounds of ice. This new arrangement will replace the Nestlé bottled water agreement, which previously cost $400 per month. This quote is also for about $400.

The rental agreement was approved on a MOTION by Dr. Bularzik, a second by Mr. Lee, and all in favor.

F. Vehicle Capital Budget 2026 – F250 Trucks

The purchase of two ¾ ton, 2026 F250 pickup trucks for $57,000 each was approved on a MOTION by Mr. Fox, a second by Mr. Campkin, and all in favor.

The two older trucks that are being replaced will be deemed as surplus for the next auction.

G. Lake Bank Restoration Project Update

The lake bank restoration project is progressing very well. Sand has been found in every lake this year, unlike in previous years. The work is being completed by American Shoreline Restoration, who have been very cooperative and responsive with residents. The project is nearly complete, with only Lake 9 remaining to be finished. The contractor is currently watering the newly installed sod from a boat.

ATTORNEY'S REPORT

The bill of sale was drafted by Mr. Pires. The Master Association will need to provide the District with documentation outlining their rights to have the signs located in those areas, including any applicable County rights-of-way and easements held by the Master Association or individual associations. Mr. Pires will send the document to Mr. Carter, who will then forward it to the Master Board requesting clarification of what rights they possess regarding the sign locations.

Mr. Pires also requested that his accountant provide a client ledger for the litigation covering the period from November 2023 to the present. There appears to be an overpayment of approximately $5,000, which will be reviewed and reconciled with Mr. Dorrill's assistance. The total amount paid since November 2023 is $74,203.

Litigation may be filed today. Two court documents have been submitted to modify the case management deadline and continue the trial. If the case proceeds to court it will be as a jury trial, which is expected to be costly and time-consuming. Counsel for the Master Association is expected to file the documents today, and all parties have agreed to the proposed changes.

FINANCIALS – AUGUST 2025

The District currently has $5.5 million in cash, including $1,250,000 in operating funds and $4,262,000 in reserves. Interest earnings totaled $19,000 for the period, with year-to-date interest approximately $50,000 over budget, projecting close to $250,000 by year-end. Fourth-quarter CSA revenue has been received, and partial auction proceeds of $52,176 have been recognized. Total year-to-date revenues are $435,000, which is $176,000 over budget.

Legal and engineering fees are over budget as it has been discussed throughout the year. The financials do not yet include the budget amendment approved last month to cover some overages. Year-to-date expenses are $329,000 over, which will be cleaned up once the budget amendment is reflected. The capital budget is currently $105,000 under. Overall, total combined expenses are below budget, although operating costs were higher than anticipated

The financials were accepted as presented on a MOTION by Dr. Bularzik, a second by Mr. Lee, and all in favor.

SUPERVISORS' REQUESTS

A. Thank Yous

Dr. Bularzik acknowledged Ms. Jan Face Glassman's coordination with Collier County DOT on the repaving of Grand Lely. Ms. Glassman also worked with them on getting the sidewalk repaired from Players Club to Players Cove.

B. Engineering and Legal Costs

Discussed in Attorney's report. Mr. Dorrill will get the attorney and engineering fees as requested to Dr. Bularzik.

C. LCDD Building

The LCDD building is being painted and Dr. Bularzik noted that it looks nice.

D. Carlos Morales

Dr. Bularzik suggested sending flowers and a card from the LCDD to employee Carlos Morales, who is currently hospitalized in Tampa. Mr. Morales initially injured his hand with a chainsaw, returned to work, and subsequently experienced chest pain and nausea. He was taken to the hospital immediately and suffered a heart attack. He was in the ICU and is now at Tampa General Hospital, listed for a heart transplant. Mr. Dorrill will coordinate sending the flowers and card; a room number is needed. Since flowers cannot be sent to the ICU, they could be sent to his home instead.

Mr. Carter needs guidance regarding pay, as Mr. Morales has exhausted his sick leave. He would like to continue paying him. The Board may consider continuing his pay while he recuperates. Mr. Dorrill suggested establishing a sick bank like they had at the County when he was the Manager. Other employees have the option to donate sick hours to a "sick bank" that can be applied to coworkers who are out of days. This situation should be addressed as either paid or unpaid leave of absence for one month while the sick bank policy is evaluated.

It was decided to move forward with unpaid leave as of now since now policy is in place at this time. The Board will consider establishing a formal sick bank policy and procedure at the November meeting, which would require contributions from both the Board and employees. Due to the extenuating circumstances of this situation, retroactive pay could be applied once the policy is established, with one-month retroactive eligibility to cover the current situation.

E. Do Not Enter

Mr. Bowers shared with Dr. Bularzik a note from a resident regarding drivers entering oncoming traffic to access a turn lane, rather than turning right legally out of their community and making a U-turn where permitted. The resident suggested installing a "Do Not Enter" sign at the location. The Board noted that such a sign would need to be installed by the County. Mr. Bowers will follow up with the District Engineer on the matter. He mentioned that he has received numerous complaints about this issue over the years.

F. Mr. Drum

Mr. Drum will attend the meeting in November by phone, and a motion will be made at that time to allow his full participation due to extenuating circumstances.

PUBLIC COMMENT

No public comments were received at this time.

ADJOURNMENT

The next meeting will be November 19, 2025, at 1:30 p.m. No workshop is scheduled.

On a MOTION by Mr. Lee, and a second by Mr. Campkin the meeting was adjourned at 2:53 p.m.