

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **November 19, 2025**

5 The regular meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, November 19, 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, Via Speakerphone

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 Kevin Dowty, District Engineer

19 Freddie Bowers, Director of Community Patrol

20 Christopher Dorrill, Field Manager

21 **INVOCATION/PLEDGE OF ALLEGIANCE**

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

23 **ROLL CALL/APPROVAL OF AGENDA**

24 The meeting was convened at 1:30 p.m. The meeting was also properly noticed. The
25 notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL
26 34110. Four members of the Board were present in person, establishing a quorum.

1 **Mr. Drum's full participation via speakerphone due to extenuating circumstances**
2 **was approved on a MOTION by Dr. Bularzik, a second by Mr. Campkin, and all in**
3 **favor.**

4 Mr. Dorrill requested 'Christmas Bonus Consideration' be added as Item 9a, under
5 Supervisors' Requests. Dr. Bularzik added updates on mediation, thank-yous, email
6 follow-up, Carlos Medeiros update, the FY 2026 work plan, the December meeting, and
7 2026 officer appointments.

8 **The agenda was approved as amended on a MOTION by Mr. Lee, a second by Mr.**
9 **Campkin, and all in favor.**

10 **PUBLIC COMMENT**

11 A resident inquired about the new apartment complexes at 951 and Lely Grand, asking
12 for the name of the development. It was noted that Davis is the builder, but no further
13 details were available. Dr. Bularzik suggested contacting the Master Association for
14 more information.

15 **A. Lely Fall Flowers Info Email**

16 A total of 25,000 flowers were planted. Additionally, since it is the appropriate time of
17 year, the soil was replaced as part of the process.

18 **APPROVAL OF MINUTES OCTOBER 2025**

19 Page 5 line 5 strike litigation and change to amended pleading may be filed

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

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

23 There were 230 incidents during the month and one serious traffic accident involving
24 injuries. 100 traffic stops were made by the Sheriff, and a large number of trespass
25 reports were filed, all involving non-residents. Mr. Bowers shared they are not involved
26 with all the accidents, but they do go out and inspect damage if there is any. Mr. Fox
27 witnessed someone driving an e-bike across the golf green with a fishing pole. He
28 promptly contacted patrol staff and the situation was handled and the individual is being
29 monitored.

1 **MANAGER'S REPORT**

2 **A. FRS Enrollment**

3 The FRS application has been submitted. There is a final form resolution that needs to
4 be executed based off the Board's previous direction. Contributions can be applied
5 retroactively to October 1st and will begin funding on January 1st, following the 90-day
6 waiting period and official start date.

7 **B. Lely Freedom Reimagining**

8 It was determined that there may be a site improvement plan or an insubstantial change
9 required for the Lely Freedom Horse reimagining project. Bowman revised the fee
10 schedule in case it is needed, and an additional \$8,500 was included to cover permits, if
11 required.

12 **Mr. Fox made a MOTION to revise agreement with Bowman up to \$8,500 if permits**
13 **are required and authorize chair to sign. Dr. Bularzik made the second and all**
14 **were in favor.**

15 **C. Celeste Apartment Drainage**

16 This concerns the phantom pipe running from Celeste to the new David Apartments
17 complex. To Mr. Dorrill's understanding, it has been determined that the pipe is a 36-
18 inch pipe. A portion of the pipe outside the road right-of-way is 30 inches, which has
19 caused some of the confusion. The pipe is being replaced during construction to ensure
20 it matches the size specified in the master drainage plan, at the developer's expense.
21 They have just begun digging in that area to complete the replacement.

22 **D. Sick Bank Proposal**

23 There was discussion about the possibility of establishing a sick leave bank. Mr. Dorrill
24 downloaded the County's policy as a starting reference. Mr. Drum asked if Mr. Medeiros
25 has used up all his available time. Mr. Dorrill responded that he has. Mr. Carter clarified
26 that Mr. Medeiros is currently using 2026 leave, which will run out at the end of this
27 year, after which he will have no remaining sick time.

28 Mr. Drum suggested dividing the discussion into two parts: addressing the immediate
29 situation and establishing a policy moving forward. He suggested having a workshop on
30 this. He does not believe there can be a policy that fosters the idea that you 'use it or
31 lose it.' That line of thinking creates workflow disruption and problems with scheduling.
32 There should be an accumulation connected with the sick time. The second point is that

1 if someone runs out of sick leave, it is not a good idea for the employee to always have
2 to get permission from the Board. They do not want to put employees in a position
3 where they feel like beggars if they encounter a difficult situation. Another point is Mr.
4 Dorrill's suggestion of establishing a sick leave bank. Mr. Drum reiterated his desire for
5 a workshop to develop a policy that makes sense. He spoke with people with FRS and
6 one was the Sheriff's office. They allow employees to sell 1/3 of their sick time back to
7 the County upon retirement which helps avoid that 'use it or lose it' line of thinking. He is
8 not sure he likes that idea.

9 Mr. Pires noted that a District he worked with had a sick leave bank policy and retained
10 a Fort Myers law firm specializing in employment law. Attorney Suzanne Boy, was very
11 good at providing guidance to managers, was reasonably priced, and highly accessible.
12 Mr. Dorrill also suggested using Brown & Brown, which is the District's group health and
13 insurance provider.

14 Mr. Dorrill expressed that he is not in favor of buy-back provisions. An alternative could
15 be an incentive-based system to discourage overuse of sick leave, but he emphasized
16 that selling sick leave back to the employer for cash is not recommended, and it was
17 never the protocol at the County. The sick bank policy will be discussed further as the
18 January workshop.

19 **Dr. Bularzik made a MOTION to establish the January workshop with a second by**
20 **Mr. Fox, and all in favor.**

21 Mr. Carter requested guidance on the matter at hand because Mr. Medeiros will be out
22 of time in five weeks. Mr. Pires suggested him and Mr. Dorrill have an initial call with
23 Mrs. Boy for the purpose of advising in this matter and bring it back at the December
24 board meeting. Mr. Dorrill suggested having the Board give him the authority to keep
25 Mr. Medeiros on the payroll for up to one month after his time runs out, allowing the
26 policy to be created at the January workshop.

27 **Dr. Bularzik made a MOTION to keep Mr. Medeiros on the pay roll up to one**
28 **month after his sick time runs out with a second by Mr. Lee, and all in favor.**

29 **ATTORNEY'S REPORT**

30 **A. Mediation**

31 A mediation session was held with Mr. Lee, Mr. Carter, Mr. Dorrill, Mr. Pires, and Ms.
32 Brakefield in attendance. The session is well underway to negotiate a global resolution.

1 An agreement in principle has been reached, and Stock's attorney is drafting the formal
2 documents. The final agreement may be available before the December meeting, but
3 due to the nature of mediation, it is not guaranteed. Overall, the meeting was productive

4 Dr. Bularzik made a motion to conduct a closed-door session to discuss mediation on
5 December 17 at 1 pm. Mr. Lee made the second. After determining the meeting will
6 likely take an hour, a new motion was made.

7 **Mr. Fox made a MOTION to conduct a closed-door session to discuss mediation**
8 **on December 17 at 12:30 pm with a second by Mr. Lee, and all in favor.**

9 **B. Bill of Sale**

10 Mr. Pires removed the reference to ladder signs from the bill of sale for the signs. The
11 bill of sale must be sent to the Master Association and requires a resolution from the
12 Master approving the sale, along with an affidavit confirming ownership.

13 **Dr. Bularzik made a MOTION to send the bill of sale to Master Association with a**
14 **second by Mr. Fox and all in favor.**

15 Mr. Fox asked for an update about the access road and land behind the debris pile. Mr.
16 Pires has the title work but does not know if survey has been ordered. Mr. Dorrill said
17 there is a major utility easement there that is in favor of the County. Mr. Pires thinks an
18 ALTA survey is a good idea because there will be some easement conflicts there and it
19 is one of the County's largest irrigation mains. Mr. Pires suggested authorizing the
20 manager to advise the District engineer to conduct ALTA survey.

21 **C. Ethics Course**

22 Mr. Pires reminded the Board to make sure their annual ethics course is completed by
23 December 31.

24 **FINANCIALS - SEPTEMBER 2025**

25 Mr. Dorrill presented the preliminary unaudited year-end financials. Fieldwork on the
26 annual audit is scheduled to begin after Christmas. The District had \$5,079,000 in cash,
27 with \$803,100 in the Operating Fund and \$4,276,000 in the Reserve Fund, totaling
28 \$5,079,609. Fixed assets totaled just under \$10 million. Combined assets net of
29 depreciation were \$14,885,000. Outstanding payables at year-end were \$125,000. Total
30 non-ad valorem assessments were \$2,658,000, with a substantial payment for this new
31 fiscal year received last week and an additional distribution from the Tax Collector

1 expected in December. Year-to-date interest earnings totaled \$245,000, \$70,000 over
2 the budgeted forecast of \$175,000. CSA revenues for the year were fully received,
3 bringing total year-to-date revenues to \$4,367,000.

4 Expenditures year-to-date included \$37,000 over budget in Administrative, primarily due
5 to legal and engineering expenses totaling approximately \$200,000 related in part to
6 ongoing litigation. Field Management was \$12,000 over budget, largely due to overtime
7 wages. Landscaping was \$24,000 over budget, Streetlighting \$8,000 over budget, and
8 Water Management and Drainage \$12,000 over budget, primarily due to chemical costs
9 totaling nearly \$100,000 YTD. Access Control was \$25,000 under budget, Roads and
10 Sidewalks \$1,200 over budget, and Irrigation \$130,000 over budget, \$105,000 of which
11 resulted from a rate increase for irrigation-quality water that occurred after the budget
12 was approved, as well as increased consumption. Capital Outlay was \$344,000 under
13 budget, primarily due to the timing of lake bank restoration work, which will be paid in
14 the new fiscal year. Overall, total expenditures for the year, including transfers, taxes,
15 and fees for the Tax Collector and Property Appraiser, were \$366,000 under budget.

16 Mr. Drum asked if Mr. Dorrill has an anticipated budget forecast for next year given the
17 overages in FY 2025. Mr. Dorrill explained that while the Board approved some budget
18 amendments and certain major equipment purchases were made with cash due to the
19 District's favorable cash position, he anticipates next year's budget will be more
20 balanced regarding equipment purchases. Mr. Drum expressed concern about creating
21 unfunded liabilities. Mr. Dorrill stated that he believes the District is in good financial
22 shape and remains on track with the five-year CIP.

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

25 **SUPERVISORS' REQUESTS**

26 **A. Christmas Bonuses**

27 A sheet showing the bonuses awarded last year was distributed. While bonuses are
28 budgeted, they are always brought to the Board for approval. Dr. Bularzik asked why
29 Mr. Christopher Dorrill's bonus is \$600. Mr. Neil Dorrill explained that this is the only
30 amount he can receive without a tax consequence. His primary responsibilities for the
31 District relate to the budget, CSA, and newsletter.

32 **The Christmas Bonus amounts as presented were approved on a MOTION by Mr.**
33 **Fox, a second by Mr. Lee, and all in favor.**

1 **B. Thank Yous**

2 Dr. Bularzik thanked Mr. Bowers for working with the County to have a 'Do Not Enter'
3 sign installed at the location where people had been turning the wrong way, as
4 discussed last month.

5 Dr. Bularzik thanked Mr. Carter, Mr. Bowers, Tanner, and Victor for their prompt
6 assistance. An underground irrigation line broke in the Mustang Island Circle area,
7 causing damage to a resident's driveway pavers and leaving a large hole. Fortunately,
8 the residents parked their car in a neighbor's driveway the day before, avoiding any
9 damage. The incident occurred on a Saturday, and these four staff members came in to
10 address the issue. The irrigation company repaired the line on Monday, and by Friday,
11 all pavers had been re-laid.

12 **C. Email Follow Up**

13 Dr. Bularzik received an email from Anthony Bottalico, who expressed concern that his
14 section of Lely is not as beautified as other areas and offered some suggestions. He
15 specifically mentioned the CSA section which is the Grand Lely extension near
16 Moorgate Place. Mr. Carter noted that some of the beds along that road were changed
17 due to line-of-sight requirements, which limit plant height to 2–3 feet. Any removed
18 plantings were replaced with beds and annual flowers. He has discussed the matter
19 with Mr. Bottalico and does not anticipate any issues.

20 Mr. Dorrill added that some enhancements could potentially be addressed through the
21 mediation and resolution of the lawsuit. He emphasized that the District cannot spend
22 money on capital improvements for assets it does not own. He also noted that the
23 Phase 1 of the community is roughly three times the age of the north end, with more
24 mature canopy trees and royal palms that give a stately appearance.

25 **D. 2026 Workplan**

26 The proposed 2026 work plan was distributed to the Board. Mr. Dorrill noted that some
27 of his other clients have experienced drainage and water quality issues and
28 recommended considering a baseline analysis or determining whether the County is
29 conducting water quality sampling within the District. He suggested focusing on key
30 parameters such as nitrogen, phosphorus, and dissolved oxygen, which are critical for
31 maintaining healthy stormwater and runoff. All of the District's water ultimately flows into
32 the upper reaches of Rookery Bay. Stormwater in Pelican Bay has been identified by
33 the state as impaired, with fertilizer runoff contributing to elevated nitrogen and

1 phosphorus levels, and copper contamination resulting from algae treatment. Mr. Dorrill
2 indicated that the work plan may be adjusted in the spring to address these issues and
3 to assess whether the District is a participant in the County's extensive water treatment
4 program. The proposed work plan will be included on next month's agenda.

5 **E. Carlos Medeiros Update**

6 Mr. Medeiros has been fitted with a mechanical heart as a temporary measure while
7 awaiting a heart transplant.

8 **F. Out in December**

9 Dr. Bularzik will call in for December meeting, and Mr. Lee will preside over meeting.

10 **G. FRS Agreement Resolution**

11 Mr. Pires presented a resolution for FRS agreement which was approved in September.
12 The resolution is effective and adopted as of September 17, 2025.

13 **The resolution was approved in substantial and final form, and the chairperson**
14 **was authorized to sign on a MOTION by Dr. Bularzik, a second by Mr. Fox and all**
15 **in favor.**

16 **H. 2026 Officer Appointments**

17 **Mr. Fox made a MOTION to use same slate of officers for 2026. This was approved**
18 **with a second by Mr. Drum and all in favor.**

19 **PUBLIC COMMENT**

20 No public comments were received at this time.

21 **ADJOURNMENT**

22 The next meeting will be December 17, 2025, at 1:30 p.m. **On a MOTION by Dr.**
23 **Bularzik, and a second by Mr. Campkin the meeting was adjourned at 2:35 p.m.**