

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

3                   **Closed Door Session and Regular Meeting of the Board of**  
4                   **Supervisors**

5                   **December 17, 2025**

6                   The closed-door session and regular meeting of the Lely Community Development  
7                   District Board of Supervisors was held on Wednesday, December 17, 2025, at 12:30  
8                   p.m. and 1:30 p.m. at the LCDD Maintenance Building, Naples, Florida.

9                   **SUPERVISORS PRESENT**

10                  Anne Marie Bularzik, Chair, via Speakerphone

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                  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                  **PUBLIC COMMENT**

24                  No public comment was received at this time.

1 **ROLL CALL**

2 The closed-door session was convened at 12:30 p.m. The closed-door session and  
3 regular meeting were properly noticed. The notice and affidavit are on file with the  
4 District Office at 5672 Strand Court, Naples, FL 34110. Four members of the Board  
5 were present, establishing a quorum.

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

7 The attorney-client closed door session was commenced with Mr. Pires and Mr. Lee  
8 reading the appropriate statutes and precedent governing the meeting. The subject  
9 matter was confined to settlement negotiations and strategy related to litigation  
10 expenditures for the pending case, Case No. 2024-CA-655.

11 Attendance included Mr. Lee, Mr. Fox, Mr. Campkin, Mr. Drum, Mr. Dorrill, Mr. Pires,  
12 and Ms. Lenore Brakefield, court reporter.

13 At 12:35 p.m., the session was closed to the public.

14 **REGULAR MEETING COMMENCES/APPROVAL OF AGENDA**

15 The regular meeting commenced at 1:40 p.m. Four board members were in attendance,  
16 Dr. Bularzik was yet to appear via speakerphone. No members of the public were  
17 present.

18 Mr. Fox added item 9a Horse Reimagining.

19 **The agenda was approved as amended on a MOTION by Mr. Campkin, a second  
20 by Mr. Drum, and all in favor.**

21 **APPROVAL OF MINUTES NOVEMBER 2025**

22 **The minutes were approved as presented on a MOTION by Mr. Fox, a second by  
23 Mr. Drum, and all in favor.**

24 **PATROL INCDIENT REPORT SUMMARY - NOVEMBER 2025**

25 Mr. Dorrill presented the monthly patrol incident report summary. The report included  
26 one bear sighting, 15 non-resident trespass reports, and 14 suspicious incidents,  
27 several of which were reported to law enforcement. There were 131 total traffic stops,  
28 resulting in 92 written warnings, eight citations with fines, and the remaining actions  
29 issued as verbal warnings. No arrests were made.

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1 A separate incident was noted involving a man found sleeping in an elevator at Coral  
2 Falls. Mr. Bowers stated that he was familiar with the individual, who is known to sleep  
3 in the woods and has previously set fires there. Mr. Bowers requested that he be  
4 notified if anyone is observed exiting the woods.

5 Additionally, a resident reported observing an individual on their lanai via a Ring  
6 camera. Mr. Bowers advised residents to contact the Sheriff's Department when  
7 incidents of this nature occur.

8 **MANAGER'S REPORT**

9 **A. FY 26 Workplan**

10 Mr. Dorrill presented a copy of the 2026 staff work plan, outlining both seasonal and  
11 monthly maintenance and operational activities. The largest upcoming project is the re-  
12 imagining of the horses at the US 41 entrance. Work is also ongoing on the swale  
13 project behind Chase Preserve and Ole, and coordination continues with the South  
14 Florida Water Management District regarding a permit modification for a new pipe  
15 installation behind Chase Preserve. Mr. Carter reported that he spoke with Kevin Dowty  
16 earlier that day, and the installation is expected to occur in April.

17 Dr. Bularzik joined the meeting at 1:50 p.m.

18 **B. FRS Update**

19 The FRS application has been filed, and complete payroll history was submitted,  
20 including records for employees with up to 20 years of service. The State has up to 90  
21 days to evaluate the application; however, it is anticipated that approval may be  
22 finalized prior to the 90-day deadline.

23 Employee contributions of 3% have begun accruing and are being held in escrow for  
24 payment purposes. Employees who may not work the additional eight years required for  
25 vesting will have the option to enroll in the Investment Plan instead of the Defined  
26 Benefit Plan. No effort will be made to influence employees' plan selection.

27 The adopted 2026 employer contribution rate increased slightly from 13.6% to 14.03%.  
28 While this is somewhat higher than initially anticipated, participating employers are  
29 required to pay the prevailing rate as determined by the State Board of Administration.

1    **C. Sick Leave Update**

2    A workshop to consider the establishment of a sick leave bank will be held in January.  
3    Mr. Pires is acquainted with a labor attorney and will either meet with the attorney, along  
4    with Mr. Dorrill, in advance via teleconference or arrange for the attorney to participate  
5    in the January workshop to advise the Board on best practices for establishing a sick  
6    leave bank.

7    An employee has been discharged from Tampa General Hospital and is currently at  
8    home with an external, wearable heart pump. The employee remains a viable candidate  
9    for a heart transplant and may be eligible to return to work. The employee will be  
10   approximately two weeks short of unused sick leave prior to the next meeting.

11   The employee will remain on the payroll until the January workshop, at which time  
12   eligibility will be determined. The condition is not work-related; therefore, the employee  
13   is not entitled to workers' compensation benefits. One pay period of continued income is  
14   intended to be funded pending determination of whether a sick leave bank can be  
15   established moving forward.

16   Mr. Dorrill stated that there are expected salary lapses this year, and as a result, this  
17   action is not anticipated to affect the overall budget.

18   **ATTORNEY'S REPORT**

19   Mr. Pires worked with Mr. Carter to review and correct the exhibit to the bill of sale.  
20   Once finalized and approved by Mr. Carter, Mr. Pires will prepare the cover letter and  
21   mail the documents to the Master.

22   Mr. Pires has requested the district engineer to conduct an ALTA survey to obtain the  
23   access road. The area consists of four separate parcels.

24   **FINANCIALS - OCTOBER 2025**

25   Mr. Dorrill presented the financial statements for the first month of the fiscal year. Total  
26   cash on hand prior to the receipt of any new FY 2026 revenues was \$4.6 million,  
27   consisting of \$336,000 in the General Fund and \$4.3 million in reserves. Fixed assets  
28   totaled \$9.8 million, resulting in total assets of \$14.3 million. Accounts payable totaled  
29   \$295,000, and interest earnings for the period were \$16,000.

30   Non-ad valorem assessment revenues were received during the first two weeks of  
31   November and will be reflected in the following month's financials. Attorney fees totaling

1 \$25,000 were reported, reflecting pretrial and mediation costs. Engineering fees reflect  
2 similar timing and costs.

3 In response to a question from Mr. Drum regarding the sale of the backhoe, it was  
4 reported that the equipment sold for \$56,000. Staff may consider increased marketing  
5 and notice for the annual auction or piggybacking on the County's auction process in  
6 the future.

7 **The financials were accepted as presented on a MOTION by Mr. Drum, a second  
8 by Mr. Fox, and all in favor.**

9 **SUPERVISORS' REQUESTS**

10 **A. Freedom Horse Reimaging**

11 Mr. Fox and Mr. Dorrill met with Mr. Dowty and Bill, the engineer working on the US 41  
12 re-imagining project, for a progress meeting. The project remains on schedule, with the  
13 bid process expected to be ready by February and bids anticipated to be issued on  
14 March 1. Completion is still conceivable by November 1. Mr. Boff offered to deed the  
15 property located under the horses. Mr. Fox added that they are also considering adding  
16 two new wing-wall Lely Resort signs that would not impede water flow. The District does  
17 not own the property; it is owned by Associated Realty, which would be willing to deed  
18 this second parcel. Mr. Pires clarified that these parcels are part of the lake, which is  
19 part of the golf course and included in the settlement agreement. If the parcels touch the  
20 golf course, Mr. Boff may not be able to deed them because they are part of a loan  
21 package; however, he could alternatively provide an easement. Mr. Pires explained that  
22 if an easement is granted on land encumbered by a mortgage, protection typically  
23 requires subordination and consent from the private mortgage holder. Without that, if  
24 the loan goes into default, the easement would be void through foreclosure. There is a  
25 Sam Snead sign near where the wing-wall sign is envisioned that would need to remain.  
26 Mr. Fox assured Mr. Boff that would not be an issue. Mr. Pires will begin the title work.

27 **Dr. Bularzik's full participation via speakerphone due to extenuating  
28 circumstances was approved on a MOTION by Mr. Drum, a second by Mr. Fox,  
29 and all in favor.**

30 **B. Boat Launch Facility/Aerator Lake**

31 Mr. Drum noted a house on Lely Island Circle adjacent to an empty lot used by LCDD to  
32 launch the boat. He mentioned the pipe on the lot that allowed residents to pay for a  
33 fountain to be connected to it. The pipe runs along the side of the lot, which is now

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1 prepared for construction of a 6,000 sq. ft. house. Mr. Drum is concerned and asked if  
2 there has been any contact regarding the construction.

3 Mr. Dorrill asked whether there is a circuit breaker panel, electric service, and meter on  
4 the lot. Mr. Carter confirmed that these are located in the rear yard. Mr. Dorrill inquired  
5 whether the lot is within a lake maintenance easement or about the easement's  
6 location. He noted that if there is a potential conflict, Bowman should evaluate the  
7 location of the circuit breaker panel and meter in advance of construction. The engineer  
8 will assess the situation, and if relocation is necessary, staff follow-up with the  
9 prospective homeowner.

10 Dr. Bularzik asked whether the Master Association has approved construction of the  
11 house. Mr. Fox believes approval has been granted, as the Lely Association signed off  
12 on the project. He noted that the process was delayed for at least a year due to the 10-  
13 foot setbacks on each side, and that all parties did what they could to stop the  
14 construction.

15 Mr. Dorrill reiterated that Mr. Dowty will evaluate the location of the District's electric  
16 assets, as the lake fountain has long been an important amenity for that neighborhood.

17 Mr. Drum also noted that, across the street from the front entrance of Lely Resort, a  
18 Home Depot is being constructed. One parcel contains trees, and another is already  
19 prepared for construction. Mr. Drum asked whether the intended use of the second  
20 parcel is known. Dr. Bularzik stated that one of the parcels in that area will be a high-  
21 end car storage facility.

22 **PUBLIC COMMENT**

23 No public comments were received at this time.

24 **ADJOURNMENT**

25 The next meeting will be January 21, 2025, at 1:30 p.m. A sick bank discussion  
26 workshop is scheduled for 1 p.m., with the regular meeting to follow. **On a MOTION by**  
27 **Mr. Campkin, and a second by Mr. Drum the meeting was adjourned at 2:20 p.m.**