

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **January 21, 2026**

5 The regular meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, January 21, 2026, 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 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 **PUBLIC COMMENTS**

24 No public comments were received at this time.

1 **ROLL CALL/APPROVAL OF AGENDA**

2 The meeting was convened at 1:30 p.m. The meeting was also properly noticed. The
3 notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL
4 34110. All five members of the Board were present, establishing a quorum.

5 Dr. Bularzik added updates on plantings, LCDD supervisors' ethics training, the
6 upcoming expiration of two director positions, an update on Carlos Morales, Freedom
7 Flyer information, the February workshop, a thank-you to LCDD staff for handling a tree
8 found in the roadway by Saratoga on a Sunday and the Verizon outage on January 14
9 to the agenda. Mr. Fox added a discussion on immigration.

10 Mr. Drum asked who is installing the cables. Mr. Dorrill responded that they are fiber
11 optic cables being installed by Lumen, the successor to CenturyLink. He noted that
12 similar work is occurring in Pelican Marsh, where several irrigation mains have been
13 damaged. The project is part of a merger and acquisition initiative, with Lumen investing
14 millions of dollars to overlay the fiber network, even in areas without an existing
15 customer base.

16 Mr. Drum added that the crews are digging holes and placing the excavated dirt on
17 sidewalks, where it often remains piled for extended periods. Mr. Dorrill noted that
18 Pelican Marsh MHOA attempted to obtain an injunction to stop the work but was
19 unsuccessful because the installation occurs within a platted utility easement.

20 Mr. Fox asked whether there is a difference between non-gated and gated communities
21 regarding access rights to these easements. Mr. Pires explained that, typically, there is
22 no difference. Easements are shown on plats and dedicated for specific uses. The
23 scope of dedication depends on the language in the plat. Some easements are
24 dedicated to all utility providers, while others may be limited, for example, dedicated
25 only to water and sewer or cable television, but not to natural gas providers.

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

28 **APPROVAL OF MINUTES DECEMBER 2025**

29 **The minutes were approved as presented on a MOTION by Mr. Fox, a second by**
30 **Mr. Campkin and all in favor.**

1 **PATROL INCIDENT REPORT SUMMARY - DECEMBER 2025**

2 In December, there were 81 reported incidents and 65 traffic stops. Of these, 50
3 resulted in written or verbal warnings, and three resulted in citations or fines.
4 Additionally, there were two drug-related arrests at the high school. A captured python,
5 identified as an invasive species, was measured and subsequently euthanized.

6 **MANAGER'S REPORT**

7 **A. Auction Update**

8 A request was made to declare certain operating assets, listed in the backup material,
9 as surplus. A standard resolution, designated 2026-1, will authorize the Chairman to
10 declare these items surplus and eligible for a public auction. Mr. Pires added that the
11 resolution tracks the language in the statute with regards to the equipment being
12 surplus. Designating it uneconomical, obsolete, or no longer needed for its original
13 intended purpose.

14 **Mr. Fox made the MOTION to authorize the chairman to sign Resolution 2026-1**
15 **declaring materials surplus. Mr. Lee made the second and all were in favor.**

16 **B. Lely Freedom Memorial Update**

17 The Freedom Horse reimagining project is ongoing, with monthly meetings being held
18 with the landscape architect. It was noted that the current landscape architect will be
19 leaving the firm, and there is no other licensed landscape architect available within this
20 market area. Mr. Dorrill will contact the president of Bowman Engineering to explore
21 whether the individual could be retained for an additional period.

22 Mr. Dorrill and Mr. Fox expressed concern about potential budget creep. Over the
23 years, there have been numerous issues with the existing subterranean mechanical
24 vault, which houses pumps, motors, and electrical panels. In the next iteration of the
25 project, the construction of an above-ground or at-grade mechanical building is being
26 contemplated. This would allow equipment to be accessed through a door rather than
27 requiring entry into an underground pit.

28 Mr. Fox explained that the proposed building would be approximately 12x14 feet with
29 concrete floors, roof, and walls, covered with grass at sidewalk level so it would be
30 minimally visible from the roadway. The structure would include a chlorinator, internet,
31 and electrical connections to operate lights and pumps, as well as an overflow system.

1 Ventilation or HVAC will be included to protect the equipment, eliminating the need to
2 access the current rusted underground vault.

3 Mr. Fox also provided the audience with a brief overview of the overall reimagining
4 concept. The project cost will come from reserves, and the budgeted funding ensures
5 that it will not impact taxes. Further discussion is needed to determine whether
6 payments will be processed through Bowman Engineering or the landscape architect's
7 new firm.

8 A report will be presented next month on the condition of the frame beneath the horses.
9 The existing rock is artificial, and Mr. Fox authorized removal of a small section to
10 inspect the frame. The entire project is anticipated to be completed by December 1st.
11 Mr. Fox and Dr. Bularzik discussed potential unveiling ideas including a ceremony with
12 the Lely High School band and acapella performing the National Anthem. They also
13 desire Governor Elect Byron Donalds to be in attendance.

14 **ATTORNEY'S REPORT**

15 **A. Title Commitment for Freedom Memorial**

16 Mr. Pires received a title commitment for the parcel of land on which the horses are
17 located. He will forward the commitment to Bowman Engineering so they can perform
18 an ALTA survey, which will identify all encroachments, easements, and other relevant
19 details. Mr. Pires noted that the survey is necessary given the value of the property. Mr.
20 Pires will send that out and Bowman will send an authorization request to Mr. Dowty to
21 order the work.

22 **B. Title Report for Entry Lakes**

23 Mr. Pires ordered a title report for the lake parcels located up front which may be
24 included as part of the overall settlement agreement for the litigation. While he has
25 received the title commitment, it is being set aside for now due to the ongoing
26 settlement process.

27 When the commitment was issued, Bowman's surveyor, Tom Murphy, requested ALTA
28 surveys for the three parcels. ALTA surveys identify encroachments, overlaps,
29 easements, and other above-ground or recorded exceptions listed in the title
30 commitment. Mr. Pires requested ALTA surveys for Parcels 1 and 2, which include the
31 road and the parcel adjacent to the existing pump house. This is important to confirm
32 any easements or conditions that could affect the District's ownership of these parcels.
33 He directed that an ALTA survey not be performed for Parcel 3, as it is a remote,

1 vegetated area, and the title report suffices. Mr. Dowty signed the work authorization
2 last week and provided it to Bowman earlier this week, so the surveys are now in
3 progress.

4 **C. Lely Settlement Agreement Status - 60 Day Delay**

5 The initial draft of the settlement agreement was approximately 27 pages long. Mr. Pires
6 has reviewed the draft, provided comments and edits, and circulated it to the litigation
7 team. He has received feedback and is in the process of making additional comments.
8 Since the review is taking some time, all parties agreed to request that the judge stay
9 the case and place it on hold for up to 60 days. The court signed an order approving the
10 stay, and the parties will report back on the status of the case within that period. Work
11 on the agreement is ongoing, as it is a complex document, with a target completion date
12 of March 31.

13 Mr. Pires also presented a proposed resolution for the Board of the Master Association
14 authorizing a bill of sale for the signs to Mr. Carter, to be delivered to Susan. The bill of
15 sale includes an owner's affidavit from the association confirming that there are no liens
16 on the property. If the association's attorney has questions, the Word document can be
17 shared to allow for any necessary changes.

18 **FINANCIALS - NOVEMEBR 2025**

19 Mr. Dorrill presented the financials as of November 30, 2025. The District had
20 \$5,272,000 in cash with \$969,000 in the general fund and \$4.3 million in reserves.
21 There was \$10 million in fixed assets bringing total assets to \$15,246,000. There was
22 \$89,000 in payables. There was also a sick leave payment obligation of \$54,000.

23 The District received \$1.1 million in non-ad-valorem assessments and just under
24 \$15,000 in interest earnings. Attorney fees were higher than usual this month, largely
25 due to costs associated with the previously mentioned mediation, which is expected to
26 be nearing completion. Prepayments were made for insurance premiums. Total
27 operating expenses were approximately \$690,000, slightly below the budgeted amount
28 of \$692,000.

29 **The financials were accepted as presented on a MOTION by Mr. Drum, a second**
30 **by Mr. Lee, and all in favor.**

1 **SUPERVISORS' REQUESTS**

2 **A. Update on Acquisition of Access Road and Land Parcels Near Debris Pile**

3 Discussed under Attorney's Report.

4 **B. Plantings**

5 Mr. Carter provided an update on plantings. The jasmine bed in front of Falcons Glenn
6 had outlived its useful life and was removed. To enhance the appearance of the area, it
7 will be replaced with a combination of bougainvilleas, sod, and an annual bed on each
8 side where the jasmine previously was.

9 In the Grand Lely Drive extension area, annual beds were removed approximately a
10 year and a half ago due to line-of-sight concerns. Those beds have now been replaced,
11 with one bed planted with bougainvilleas and the other with annuals. The new plantings
12 have been moved closer to the center of the median.

13 **C. Officer Elections**

14 The required four-hour annual ethics training must be completed for 2026. Dr. Bularzik,
15 Mr. Lee, and Mr. Fox have already completed the training. Dr. Bularzik and Mr. Lee's
16 terms are expiring, and both plan to run for re-election. The qualifying period is
17 scheduled from noon on June 8 through noon on June 12. A notice of the qualifying
18 period will be published in the newspaper.

19 **D. Carlos Morales**

20 Effective December 31, 2025, Mr. Morales retired, which will help expedite his Medicaid
21 and Medicare process. The Board extended their best wishes to him.

22 **E. Freedom Flyer**

23 Regarding the Freedom Flyer, the final draft will be delivered to Mr. Dorrill this
24 afternoon. It will then be sent to the printer for a proof, followed by bulk mailing. A PDF
25 copy will also be provided to the Board. The flyer is longer than in previous years. The
26 new Operations Manager will be introduced in the publication, along with Mr. Bowers.

27 **F. February Workshop**

28 **A lake bank restoration workshop was scheduled for February on a MOTION by**
29 **Mr. Fox, a second by Mr. Lee, and all in favor.**

1 Mr. Dorrill emphasized the need for Bowman to provide an updated survey of lake bank
2 conditions, highlighting what they consider the five worst areas. Typically, work is
3 prioritized based on the top of the list. He noted that he prefers the Board to be informed
4 in advance about which lakes are scheduled for restoration and the affected
5 neighborhoods prior to the pre-construction conference.

6 **G. Saratoga Tree Down**

7 Dr. Bularzik thanked the entire LCDD team again for their work over the weekend. On
8 Sunday one of the trees in the median by Saratoga fell over. Mr. Carter explained that it
9 appeared that the wind knocked the tree over. Sunday afternoon, there was a strong,
10 straight-line wind, probably around 40 miles per hour, that caused the tree in the center
11 median across from Saratoga to fall. Part of the tree landed in the left lane, creating a
12 hazard for vehicles, and he received a call about it.

13 Mr. Fox contacted Mr. Carter, and within an hour, Mr. Carter, Victor, and Everildo were
14 on-site. They had a backhoe, strapped the tree, and replanted it, all within an hour of
15 the initial call on a Sunday afternoon. Tanner was in the security vehicle and assisted by
16 directing traffic.

17 Dr. Bularzik asked about the depth of the tree's roots. Mr. Carter reported that when the
18 tree fell, it exposed a maximum of 4 - 5 inches of root. These are mahogany trees. The
19 crew strapped the tree back in place, and it may be replanted deeper or replaced at
20 some point. The tree has been strapped since 2018, and it's unclear whether the straps
21 could otherwise be removed.

22 **H. Verizon Outage**

23 Dr. Bularzik asked whether there were any issues related to the Verizon outage on
24 January 14. District staff use AT&T and CenturyLink, so no disruptions were
25 experienced.

26 **I. Immigration**

27 Mr. Fox commented that with immigration-related workforce shifts, the cost of doing
28 business and retaining experienced landscaping staff is expected to increase.
29 Employees in the landscaping sector are likely to move between companies, particularly
30 those with specialized experience. This trend should be considered when drafting the
31 budget in May. He believes the retirement plan will support staff retention.

1 Mr. Fox asked Mr. Pires if there is any way to assist employees to prevent exploitation
2 in the private sector. Eighteen employees are not U.S. citizens. While all are E-verified,
3 they do not yet have citizenship. Mr. Pires noted that personal immigration matters fall
4 outside the District's role.

5 Mr. Lee stated that retention typically requires adjusting salaries or hourly rates to
6 match competing offers. Additional benefits not provided elsewhere also support
7 retention. Mr. Carter added that District landscaping staff are highly desirable because
8 they have legal work status in addition to their experience and work ethic. Other golf
9 courses and landscaping companies often try to recruit these employees. About five or
10 six years ago there were similar pressures, and the District has done an excellent job of
11 retaining staff. The District historically has low turnover resulting in minimal need for
12 retraining, which is a significant advantage.

13 PUBLIC COMMENTS

14 Karen Risch – Ole – Ms. Risch expressed appreciation to everyone, specifically Kevin,
15 for the beautification efforts in Lely. She highlighted the flower beds installed in front of
16 Ole and that residents are excited and appreciative of the improvements.

17 ADJOURNMENT

18 The next meeting will be February 18, 2026, at 1:30 p.m. A Lake Bank Restoration
19 workshop is scheduled for 1 p.m., with the regular meeting to follow. **On a MOTION by**
20 **Mr. Campkin, and a second by Mr. Fox the meeting was adjourned at 2:18 p.m.**