

1                   **LELY COMMUNITY DEVELOPMENT DISTRICT**  
2                                   **NAPLES, FLORIDA**  
3                   **Regular Meeting of the Board of Supervisors**  
4                                   **February 18, 2026**

5    The regular meeting of the Lely Community Development District Board of Supervisors  
6    was held on Wednesday, February 18, 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   **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. All five members of the Board were present, establishing a quorum.

1 Dr. Bularzik added updates on traffic signals, landscaping performance during the  
2 recent cold spell, annual ethics training status, freedom flyer status, law enforcement  
3 updates, update on Carlos Morales, upcoming workshops, and notice of the February  
4 23 Lely Master POA meeting and drainage presentation.

5 **On a MOTION by Mr. Drum and a second by Mr. Campkin, with all in favor, the**  
6 **agenda was approved as amended.**

7 **PUBLIC COMMENT**

8 No public comment was received at this time.

9 **APPROVAL OF MINUTES JANUARY 2026**

10 **On a MOTION by Mr. Lee and a second by Mr. Drum with all in favor, the**  
11 **workshop minutes were approved.**

12 Regular Meeting

13 Page 4 line 13 change strike "Governor-elect" from reference to Byron Donalds

14 Page 4 line 27 and 28 add "inquired as to whether ALTA surveys are requested"

15 Page 5 line 4 Strike "delay" and add "litigation stay"

16 **On a MOTION by Mr. Lee, and a second by Mr. Campkin the minutes were**  
17 **approved as amended with all in favor.**

18 **PATROL INCIDENT REPORT SUMMARY - JANUARY 2026**

19 Mr. Dorrill reported 212 traffic stops or reportable incidents during the month. There  
20 were sixteen suspicious people or vehicles reported under the trespass portion. One  
21 arrest occurred related to an outstanding warrant.

22 Mr. Bowers stated limited information was available regarding warrant arrests and noted  
23 that any arrests at the high school are juvenile situations, so he does not get information  
24 on them. He can request more information on the event that happened on Triangle Blvd  
25 that was warrant related. Mr. Bowers will try to get more information on the three  
26 arrests.

1 **MANAGER'S REPORT**

2 **A. Lake Bank Restoration**

3 Placeholder item, no action necessary. Will move forward with the spring program as  
4 outlined.

5 **B. Freedom Monument Reimagining**

6 Mr. Dorrill reported that the landscape engineer previously assigned by Bowman  
7 Engineering resigned and has not been replaced. In order to keep the project moving  
8 forward a separate firm was found. Staff met with Outside Productions to continue  
9 project development. They are based in Naples and Bowman has a deep working  
10 relationship with them. They did the update for Stock Development a little over 20 years  
11 ago. Outside Productions has landscaping engineers, Mr. Fox reported there are 12  
12 staff members available to assist on the project. Approximately \$119,000 had previously  
13 been authorized for design and engineering services, less than \$20,000 was spent on  
14 elevation surveys so no money was wasted with Bowman. Completion by December 1  
15 is no longer a realistic timeline.

16 Mr. Pires asked if Outdoor Productions will be working as a sub-consultant to Bowman  
17 because of CCNA requirements. Mr. Dorrill said at the end of the project they will likely  
18 need a mechanical engineer as well. Because they also have a good working  
19 relationship with Bowman it is anticipated that is how it will be done.

20 Conceptual renderings and elevation drawings will be brought back to the Board prior to  
21 authorization of construction documents, plans, and specifications. All the work done by  
22 Bowman so far will be used moving forward and transferred to the new company.  
23 Multiple design options and estimated costs will be presented for review. At some point  
24 we will get a certified estimate of probable cost to know how much it will cost to get the  
25 chosen rendering constructed. Mr. Drum emphasized how important it is that the final  
26 product matches the cost of the project. Mr. Dorrill assured him that Mr. Fox has made it  
27 abundantly clear to staff, the engineer, and the landscape architect that this is a once in  
28 a lifetime legacy opportunity for the community. As soon as there are conceptual  
29 drawings Mr. Dorrill intends to share them with the Board and thinks it would be wise to  
30 also upload them to the website and host a community-wide workshop.

31 **C. Surplus Auction Update**

32 Mr. Dorrill reported that the District will participate in a statewide governmental  
33 equipment auction conducted by a Tampa-based firm with a facility in Estero next

1 month. Equipment identified for auction includes one F-350, two F-150 trucks, one  
2 Bobcat utility vehicle, and one lawn mower. The commission structure begins at 10%.

### 3 **D. Candidate Qualifying**

4 As it gets closer to the summer Mr. Dorrill will ask the Board to run a public notice  
5 announcing the qualifying period for prospective candidates for this year's general  
6 election. In April or May the Board will be asked to adopt a resolution establishing the  
7 qualifying period for purposes of that election. Mr. Pires recommended doing so in April.

### 8 **ATTORNEY'S REPORT**

9 Mr. Pires reported that title work has been provided for four parcels located near the  
10 maintenance building as well as the "horse parcel." He stated that Bowman has been  
11 authorized to proceed with surveys for those properties and that ALTA surveys will be  
12 completed for two of the parcels. The parcel located within the preserve area will not  
13 require an ALTA survey to avoid unnecessary expense. Mr. Carter confirmed that crews  
14 have already begun field work for the surveys.

15 Mr. Pires then provided an update regarding the ongoing litigation matter. He stated that  
16 he has prepared final comments on a 27-page settlement agreement and intends to  
17 transmit those comments to the other counsel. He explained that a meeting will also be  
18 scheduled between the attorneys and engineers in order to review and finalize exhibits  
19 for the agreement. The purpose of that meeting will be to ensure that all parties have a  
20 clear understanding of the lakes, conservation areas, drainage systems, and  
21 responsibility for any improvements so that the exhibits accurately reflect those.

22 Mr. Pires explained that the settlement agreement remains a work in progress and will  
23 not be finalized until all three parties reach consensus on the draft terms. Once that  
24 occurs, the proposed agreement will be presented to the Board for review and  
25 consideration. Right now, it is a work in progress. A draft will be available for review  
26 before the closed-door session.

### 27 **A. Closed Door Session**

28 Mr. Pires requested that the Board authorize a closed attorney-client session at the  
29 March 18 meeting to discuss litigation strategy and settlement negotiations. He stated  
30 that it may not be necessary, but he would like the approval today in order to be able to  
31 properly notice it if it is held. He recommended scheduling the session for two hours and  
32 explained that it must be properly noticed at least seven days in advance. Mr. Pires

1 stated that the purpose of the closed session would be to provide advice regarding  
2 settlement negotiations, litigation expenditures, and legal strategy.

3 Board discussion followed regarding scheduling of the closed session in relation to the  
4 March 18 workshop and regular meeting. It was noted that the Sheriff public safety  
5 workshop is scheduled for 1:00 p.m. and the regular Board meeting is scheduled for  
6 1:30 p.m. Mr. Pires and Mr. Dorrill suggested scheduling the closed attorney-client  
7 session for 2:30 p.m. or as soon thereafter as possible, which would allow time for  
8 completion of the regular meeting before the closed session begins.

9 Mr. Pires confirmed that a court reporter would be present during the closed session as  
10 required by statute and that only individuals permitted by statute may attend. It was  
11 clarified that along with the court reporter only the Chief Administrative Officer (Mr.  
12 Dorrill) and District Counsel (Mr. Pires) may attend the session along with the Board  
13 members.

14 Mr. Pires further explained that once the closed session concludes, the Board may  
15 reconvene in open session if necessary because any final action on a settlement  
16 agreement must occur in a public meeting.

17 **On a MOTION by Mr. Fox and a second by Mr. Lee with all in favor, the Board**  
18 **authorized a closed attorney-client session on March 18, 2026, at 2:30 p.m. for**  
19 **approximately two hours.**

## 20 **FINANCIALS - DECEMBER 2025**

21 Mr. Dorrill reported that as of December 31, 2025, the District had \$6,640,000 in cash  
22 on hand. There was \$10,000,000 in fixed assets net of depreciation, and \$297,000 in  
23 payables that were outstanding. \$1,374,000 was received in non-ad-valorem taxes in  
24 December. Year-to-date tax revenue totaled \$2,524,000, representing approximately  
25 81% of annual revenues. The CSA payment was received. \$19,155 was received in  
26 interest earnings. The District remains approximately \$66,000 under budget throughout  
27 the first quarter.

28 **On a MOTION by Mr. Drum and a second by Mr. Campkin, with all in favor, the**  
29 **financials were accepted as presented.**

1 **LAKE BANK RESTORATION PROPSAL**

2 A proposal from American Shoreline in the amount of \$295,600 for restoration work on  
3 Lake 5, Lake 17, and Lake 39 was presented. Work will begin in June or July.

4 **On a MOTION by Mr. Fox and a second by Dr. Bularzik with all in favor, the**  
5 **proposal from American Shoreline in the amount of \$295,600 was approved.**

6 **SUPERVISORS' REQUESTS**

7 **A. Updates on Traffic Signals**

8 Dr. Bularzik shared that a traffic light is being added where Home Depot is being built. A  
9 traffic light is also being added on U.S. 41 at the start of Lely Resort Blvd. Home Depot  
10 is paying for both of those lights, they are not funded by the County. The lights are  
11 expected to be installed within the next six months. Mr. Pires clarified it is not a Collier  
12 County project, but they will likely end up operating and maintaining them.

13 **B. Landscaping Cold Weather Response**

14 Mr. Carter reported that staff implemented early morning irrigation procedures during  
15 the recent cold spell to protect plants from frost damage. Dead blooms were later  
16 removed to maintain appearance.

17 **C. Ethics Training**

18 All supervisors reported completing their ethics training.

19 **D. Carlos Morales Update**

20 No further update, retired December 31, 2025. He was sent all the COBRA paperwork  
21 in January.

22 **E. Upcoming Workshops**

- 23 • March 18, 2026 – Sheriff/Public Safety Workshop at 1:00 p.m.
- 24 • March 18, 2026 – Regular Meeting at 1:30 p.m.
- 25 • March 18, 2026 – Closed Attorney-Client Session at 2:30 p.m.
- 26 • April 15, 2026 – Election Workshop at 1:00 p.m.
- 27 • May 20, 2026 – Budget Workshop at 1:00 p.m.

1 • June 17, 2026 – Hurricane Preparedness Workshop at 1:00 p.m.

2 • July 15, 2026 – Budget Public Hearing

3 It was also noted that the Lely Master Property Owners Association meeting will be held  
4 on February 23, 2026, followed by a drainage presentation by Gabe Trickett. Mr. Fox  
5 added that Mr. Carter will request that Mr. Dowty attend that presentation to hear the  
6 drainage information.

7 **F. Freedom Flyer Update**

8 The Lely Freedom Flyer was printed on Monday and is on the way to the post office to  
9 be mailed out.

10 **PUBLIC COMMENT**

11 No public comments were received at this time.

12 **ADJOURNMENT**

13 The next meeting will be March 18, 2026, at 1:30 p.m. **On a MOTION by Mr. Fox, and**  
14 **a second by Mr. Campkin the meeting was adjourned at 2:21 p.m.**