

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

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

24 No public comments was 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 Additional agenda items were requested: the Status of the Freedom Flyer, dead trees in
6 the median on Lely Resort Boulevard, recognition of landscaping efforts, an update on
7 large house in Lely Island Estates, fountain, follow-up items from Susan Vicedomini,
8 and construction activity on Wildflower.

9 **On a MOTION by Mr. Lee, with a second by Mr. Campkin the agenda was**
10 **approved as amended with all in favor.**

11 **APPROVAL OF MINUTES - FEBRUARY 2026**

12 Page 1 on both sets of minutes - remove Mr. Christopher Dorrill from workshop
13 attendance.

14 **On a MOTION by Mr. Lee second by Mr. Drum, with all in favor, the February**
15 **workshop and regular meeting minutes were approved as amended.**

16 **PATROL INCIDENT REPORT SUMMARY - FEBRUARY 2026**

17 Mr. Dorrill presented the patrol report, noting 94 reportable incidents and 91 traffic
18 stops. Two suspicious individuals were identified and removed from the community.
19 Patrol assisted in two crashes involving injuries. There were 62 written warnings, 21
20 verbal warnings, nine citations, and no arrests.

21 Mr. Bowers noted a suspicious individual near the Triangle Blvd area and lake who was
22 removed and has not returned. Assistance was also provided to the Sheriff's
23 Department for parking enforcement at the Players Club, including monitoring
24 handicapped spaces.

25 **MANAGER'S REPORT**

26 **A. Freedom Monument Reimaging**

27 Mr. Dorrill reported that the landscape architect previously assigned to the Freedom
28 Monument project had resigned. A proposal was received from Outside Productions.
29 Mr. Dorrill stated that Bowman Engineering would remain as engineer of record and
30 Outside Productions would serve as a subconsultant. Discussion included maintaining

1 the current placement of the horses and ensuring Board involvement in reviewing
2 renderings prior to final design. Previous amount was \$119,000. There is a 15%
3 subconsultant fee from Bowman Engineering.

4 **\$140,000 was approved as the revised allocation to Bowman for the work as**
5 **currently outlined on a MOTION by Mr. Fox, a second by Mr. Lee, and all in favor.**

6 **B. Surplus Auction Update**

7 Mr. Dorrill reported that the District participated in a third-party auction resulting in
8 \$61,600 in proceeds. There was a 10% commission fee, but the District avoided costs
9 associated with advertising and title preparation. The proceeds will be deposited into
10 reserves.

11 He noted that a mower sold for approximately \$1,600 and that improved participation in
12 future auctions could increase sale values.

13 **C. Lely Island Estates Fountain**

14 Mr. Dorrill reported the fountain behind a home under construction is in disrepair and
15 the electrical service encroaches on private property. The homeowner has agreed to
16 grant an easement to relocate the electrical line.

17 Mr. Carter advised the cost to relocate the line is estimated to be between \$6,000 and
18 \$8,000. Mr. Fox stated the District should not be in the fountain business and should
19 convey that to Lely Island. He said that replacement fountains should be funded by
20 benefiting residents and asked about an aerator.

21 Mr. Dorrill shared about an issue going on in Tiger Island Estates. When Lely Resort
22 was conceived the BCC wanted to be responsible for the residential streets. The District
23 has a drainage easement as it is responsible for the roadside drainage and associated
24 neighborhoods drainage to convey it from one lake to the next. The sidewalks in Tiger
25 Island are in an advanced state of disrepair at the intersection because of root upheaval
26 from Banyan Trees that are part of the entry statement there. Mr. Dorrill asked Mr.
27 Dowty to research whether or not the drainage easement extends into the road right of
28 way and what additional dedications are on the plat as there are brick pavers at the
29 entrance and Collier County does not want to be responsible for pavers.

30 Mr. Dowty shared that the HOA specifically has responsibility for the plantings in the
31 area in question. If the plants are creating the sidewalk problems, he recommended
32 putting it back on the HOA to fix the plants and then whoever needs to fix the sidewalk

1 can. The District Road Superintendent was contacted by Mr. Dorrill and he said they are
2 not opposed to the trees so it is not that they want the trees to come down. Mr. Dorrill
3 shared that he is told the County is backlogged for sidewalk repairs to residential streets
4 as a minimum of two years and these sidewalks have been in their condition for three
5 years. The County went out and posted warning signs that the sidewalks were a hazard
6 in this particular neighborhood. The District does not own the road or sidewalks; it is just
7 responsible for the drainage collection and conveyance to the next lake.

8 Mr. Dowty shared that at the intersection Mr. Dorrill is referring to there are tracts called
9 buffer easements. The plat specifically designates these to the Biscayne Homeowners
10 Association for the purpose of planting, fencing, retaining natural vegetation and/or
11 constructing entryway improvements within the buffer easement area. There is another
12 dedication to the Biscayne HOA for the maintenance responsibility for the brick pavers.
13 It specifically says for the brick pavers located on, but the location is whited out and
14 does not say where. Mr. Dorrill asked if the District's drainage easement extends to the
15 curb and the gutter or the inlet of the catch basin that is adjacent to the road. Mr. Dowty
16 said the drainage easement goes up to the road right of way. Mr. Dorrill confirmed that
17 the County would have to remove and replace sections of the curb and the gutter that
18 have failed and are not functioning in accordance with the drainage plan. Mr. Dowty's
19 concern is if the plantings have caused the upheaval and they are the responsibility of
20 the HOA who is going to point the finger at who. Mr. Dorrill replied that the County has
21 the sidewalks scheduled for repair and they are posted as a hazard in the current
22 condition and have signage there.

23 Regarding the Lely Island Estates Fountain the Board is amenable to the easement and
24 Mr. Pires will look to see if there is a mortgage holder and if not can proceed with just
25 the property owner.

26 **D. Election Resolution 2026-2**

27 Upcoming notice of the qualifying period for candidates for the two seats that will be
28 open for the general election this coming year.

29 **Mr. Lee made a MOTION to approve the notice and authorize the chairman to sign**
30 **resolution 2026-2 to have the Supervisor of Elections conduct the election. Mr.**
31 **Fox made the second and all were in favor.**

1 **ATTORNEY'S REPORT**

2 **A. LMPOA Bill of Sale for Signs**

3 Mr. Pires presented a bill of sale transferring ownership of directional signage to the
4 District.

5 **The Board accepted the bill of sale on a MOTION by Mr. Fox, a second by Mr. Lee,**
6 **and all in favor.**

7 **B. Litigation for Closed Door Session Postponed**

8 Mr. Pires reported a draft settlement agreement was received and is under review. The
9 parties are working toward finalizing within approximately 45 days. A closed-door
10 session will be scheduled once the draft is ready.

11 **FINANCIALS - JANUARY 2026**

12 Mr. Dorrill presented the financials as of January 31, 2026. Total cash on hand was
13 \$6,204,000 with \$1,000,876 in the operating fund and \$4,328,000 in reserves.
14 \$9,969,000 in fixed assets. Total assets net of depreciation was \$16,179,000.
15 Outstanding payables totaled \$66,000.

16 \$136,000 was received in January in non-ad valorem assessments. Year-to-date tax
17 revenues total approximately \$2.7 million representing 87% of annual revenues. Interest
18 income for January was approximately \$19,000.

19 Dr. Bularzik clarified for the record that the District had sent the Master their quarterly
20 invoice for CSA payment despite claims that it was not. Mr. Carter and Mr. Dorrill both
21 confirmed it was sent and the statements that were made were untrue. Mr. Dorrill
22 confirmed it has now been paid for the second quarter and will be reflected on the
23 March financials.

24 Expenses were higher than budget in legal and engineering. The District remains
25 approximately \$157,000 under budget year-to-date.

26 **The financials were accepted as presented on a MOTION by Mr. Campkin, a**
27 **second by Mr. Fox, and all in favor.**

1 **SUPERVISORS' REQUESTS**

2 **A. Status of the Freedom Flyer**

3 The printer the District used for 15 years ceased operations at the end of January and
4 did not communicate that. Mr. Dorrill stopped by their office in February and discovered
5 this even though they had accepted the final digital file and proof of the Freedom Flyer.
6 Mr. Dorrill traced some of their employees to a printer in Bonita Springs and had the
7 work expedited and mailed out Monday morning.

8 **B. Trees in Median**

9 Mr. Carter thinks the two trees just lost their leaves but will confirm it.

10 **C. Recognition of Landscaping Efforts**

11 Dr. Bularzik recognized staff for landscaping efforts and noted the excellent condition of
12 flowers throughout the community.

13 **D. Follow Up Items from Susan Vicedomini**

14 Dr. Bularzik had a phone call with Ms. Vicedomini and requested the issues and
15 concern be put in writing and sent to Mr. Carter or Mr. Dorrill to be brought forward
16 before the Board. One of the things she is promoting is that the LCDD would take over
17 the CSA section area. She quoted Statue 190 where the LCDD can only have up to
18 50% of the square footage area but there is a potential for a special act process. Mr.
19 Pires clarified that Chapter 190 is a petition to expand the boundaries of the District. Mr.
20 Pires said the boundaries of the District can not be expanded by a special act. Alli
21 Coleman will send to the Board the same response sent a year ago that shows the
22 accurate CSA numbers.

23 **E. Construction on Wildflower**

24 Mr. Campkin raised concerns about the construction activity on Wildflower resulting
25 from fiber optic installation. Mr. Carter said it is a big problem, but the company is doing
26 the work through a contract with the County. He does not find out about the work until
27 they are present, or irrigation or lighting issues arise.

28 **PUBLIC COMMENTS**

29 No public comments were received at this time.

1 **ADJOURNMENT**

2 The next meeting will be April 15, 2026, at 1:30 p.m. There will be no workshop.

3 **On a MOTION by Mr. Campkin, and a second by Mr. Drum the meeting was**

4 **adjourned at 2:50 p.m.**