

1                   **LELY COMMUNITY DEVELOPMENT DISTRICT**  
2                                   **NAPLES, FLORIDA**  
3                   **Regular Meeting of the Board of Supervisors**  
4                                   **April 15, 2026**

5   The regular meeting of the Lely Community Development District Board of Supervisors  
6   was held on Wednesday, April 15, 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   **INVOCATION/PLEDGE OF ALLEGIANCE**

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

22   **PUBLIC COMMENT**

23   Karyn Risch - Requested consideration of two additional benches along Celeste for  
24   walkers. The requested locations were between Grand Lely and the Village Center and  
25   The Village Center and Triangle. Mr. Fox clarified if they were desired outside or inside  
26   the sidewalks. If inside would have to put down concrete apron. Ms. Risch was  
27   envisioning outside the sidewalks. Mr. Carter said generally place them in the road right  
28   of way, have to get a right of way permit. Mr. Carter added that the most recent benches

1 were \$2,500 a piece with an additional costs for a concrete pad and permit. Mr. Dowty  
2 noted that there is in season and out of season permit costs and they can both be put  
3 on the same permit, one set of plans. Mr. Drum was in favor of doing it. Mr. Fox asked  
4 what line item this would come out of in the budget. Dr. Bularzik suggested confirming  
5 all the numbers at the next meeting, giving Mr. Dorrill time to identify which line item it  
6 should go in. A more specific location will also be identified. This will be added to the  
7 agenda next month. Mr. Dorrill identified that a project like this would go into the  
8 streetscape restoration in capital cost center which has a \$50,000 budget. Primarily  
9 used for landscaping and canopy trees but could be used for benches and concrete  
10 pads.

#### 11 **ROLL CALL/APPROVAL OF AGENDA**

12 The meeting was convened at 1:30 p.m. The meeting was also properly noticed. The  
13 notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL  
14 34110. All five members of the Board were present, establishing a quorum.

15 **On a MOTION by Mr. Fox, with a second by Mr. Lee, with all in favor, the agenda**  
16 **was approved as amended with additions from Dr. Bularzik under Supervisor's**  
17 **request.**

#### 18 **APPROVAL OF MINUTES MARCH 2026**

19 Workshop:

20 Pg 1 Line 19 - Remove Christopher Dorrill from attendance.

21 **On a MOTION by Mr. Campkin, with a second by Dr. Bularzik, with all in favor, the**  
22 **workshop minutes were approved as amended.**

23 Regular:

24 Remove Christopher Dorrill from attendance

25 Page 4 line 9 and 12 – Mr. Pires asked for clarification on the then Biscayne  
26 homeowner's association, change to Tiger Island Estates as it is currently

27 **On a MOTION by Dr. Bularzik, with a second by Mr. Lee, and all in favor, the**  
28 **regular meeting minutes were approved as amended.**

1 **PATROL INCIDENT REPORT SUMMARY - MARCH 2026**

2 141 patrol incidents, a large number of fishing related trespass incidents, a high number  
3 of traffic accidents or assists associated with accidents, and 90 traffic stops consisting  
4 of 53 written warnings, 8 citations with fines, and 29 verbal warnings. No serious injuries  
5 were reported.

6 **MANAGER'S REPORT**

7 **A. Freedom Monument Reimagining**

8 Mr. Dorrill reported progress on the community enhancement planning effort involving  
9 Bowman Engineering and Outside Productions as landscape subconsultant. Need to  
10 get Outside Productions registered as subconsultant. Bowman has forms that they need  
11 them to fill out. Staff discussed contracting structure and scheduling a working session  
12 prior to the May meeting.

13 The Board recognized longtime district engineer Terry Cole for approximately twenty-  
14 five years of service to the community.

15 **On a MOTION by Mr. Drum, with a second by Mr. Campkin, with all in favor, Mr.**  
16 **Dorrill was directed to prepare an appropriate letter of appreciation for the**  
17 **Chairman's signature.**

18 **B. Tiger Island Estates Sidewalk/Drainage**

19 Mr. Dorrill provided an update regarding Tiger Island at the entrance of what was called  
20 "Shadow Point." County roads and sidewalks. Issue with brick paver entry. Working  
21 through that. CDD responsibilities begin within drainage easement adjacent to road-  
22 right-of-way. This was first identified three years ago.

23 **C. FRS Implementation**

24 Mr. Dorrill reported district employees were officially enrolled in the Florida Retirement  
25 System effective March 1, 2026, and thanked accounting staff for compiling historical  
26 salary data required for enrollment. He acknowledged Mrs. Briant of his staff for her  
27 diligent work in this process. Mr. Dorrill will prepare a letter of acknowledgement on the  
28 Board's behalf for Dr. Bularzik's signature.

1 **D. After the Fact Emergency Purchase Authorization**

2 Mr. Dorrill requested ratification of the emergency purchase of a specialty submersible  
3 surface water pump used to move water between lakes for irrigation support. The cost  
4 was \$39,475. It will be picked up and installed on Friday.

5 **On a MOTION by Mr. Fox, with a second by Dr. Bularzik, with all in favor, the**  
6 **emergency purchase from Bay Electric in the amount of \$39,475 was approved.**

7 **E. Revised Candidate Oath**

8 To qualify for election there is a new Candidate oath form to be filled out.

9 **F. Water Trailer**

10 Mr. Dorrill presented a quote for a polypropylene water wagon for supplemental  
11 irrigation, watering, and related uses. Mr. Carter explained there have been situations  
12 where the pump station has had issues, including the transfer pump situation, and the  
13 District has approximately \$25,000 worth of annual flowers in the ground at any given  
14 time. A mobile water trailer would allow staff to provide irrigation water for flowers and  
15 landscaping if the pump station is down for an extended period and could be used  
16 throughout the community.

17 Mr. Carter stated staff researched the item through the state contract provider and  
18 found a 500-gallon, high-pressure-capable tank. The quote included the trailer, pump  
19 motor, hoses, accessories, and a state contract discount of approximately \$4,000, for a  
20 total of \$13,189.80. Mr. Dorrill asked whether the unit could be pulled by utility vehicles.  
21 Mr. Carter stated the F-250s and F-450 can pull it. The Kubotas can pull it when empty,  
22 but it would be too heavy for a Kubota when full. Delivery is expected in late May or  
23 early June, although timing could shift.

24 **On a MOTION by Mr. Fox, with a second by Mr. Lee, with all in favor, the purchase**  
25 **of the water trailer in the amount of \$13,189.80 was approved.**

26 Mr. Dorrill stated that although the item was not specifically budgeted, there are  
27 sufficient funds in the equipment line item, so a budget amendment is not necessary.

28 **ATTORNEY'S REPORT**

29 **A. Lake Easement**

30 Mr. Pires presented a proposed easement agreement for electric service to lake and  
31 pond aeration/fountain facilities across private property in Lely Island Estates. Mr. Pires  
32 has drafted easement documents for the property owner which Mr. Carter will deliver.  
33 Mr. Pires has confirmed that there are no mortgages on the property.

1 Acceptance of lake and pond electric service line agreement in substantial final form as  
2 prepared. Easement that gives the District the right to install lake and pond aeration  
3 facilities electric service line.

4 **On a MOTION by Mr. Fox, with a second by Mr. Drum, with all in favor, the**  
5 **easement agreement was approved in substantially final form, and the Chairman**  
6 **was authorized to execute the final form upon property owner approval.**

7 The Board then discussed the existing fountain in Lely Island Estates. Mr. Carter  
8 explained the fountain is over 20 years old, sits at the equivalent of a car with 400,000  
9 to 500,000 miles, is dilapidated, and fails four to five times per year. Repairs require a  
10 boat, an electrician in the boat, and expensive parts. The District maintains the fountain  
11 but does not own it.

12 Mr. Dorrill and Mr. Carter stated their view that aeration is appropriate for the dead-end  
13 portion of the lake, but the District should not continue spending significant maintenance  
14 funds on the old fountain. If the homeowner's association wanted to replace it with a  
15 decorative fountain, the District could consider maintaining it as it has historically done,  
16 but the District would not pay the capital cost of replacement. Mr. Carter said the noise  
17 is not too bad.

18 Mr. Drum shared that the original fountain was funded by voluntary contributions from  
19 certain homeowners rather than the entire HOA. Dr. Bularzik questioned if aeration was  
20 necessary. Mr. Carter replied that aeration is good for the lake, fish, and algae control.  
21 The line is already running down there. The aerator would be around \$6,000 for a lake  
22 that size. Mr. Dorrill said the District has a lake maintenance easement that enables the  
23 Board to do what it deems necessary.

24 Dr. Bularzik recommended going to the HOA and seeing what their desire was in  
25 regards to paying to replace the fountain. Mr. Dorrill requested Mr. Carter put a flag at  
26 the location. He also asked if there are any other aeration devices in that lake. Mr. Drum  
27 said there is one more in that lake that he has heard. Mr. Carter confirmed that there  
28 are two aerators in lake two.

29 Mr. Pires suggested accepting and recording the easement now if the property owner is  
30 willing to grant it, even if the line is not installed immediately. Dr. Bularzik suggested  
31 inviting representatives from Lely Island Estates to the next meeting for an open  
32 discussion regarding the future of the fountain, potential aeration, and whether any  
33 voluntary contribution effort should be undertaken by the residents.

#### 34 **B. Road Easement**

35 Mr. Pires then reported on the road coming into the District facility. Bowman completed  
36 title work, a survey, and an ALTA survey, which identified the easements in the area.  
37 Nothing unusual was identified except that Associated still has an ingress, utility, and  
38 egress easement over the road segment. Mr. Pires stated he and Mr. Carter discussed

1 approaching Associated to request a vacation of that easement, after which the District  
2 would grant a road right-of-way easement once it owns the property up to just past the  
3 entrance to the dog park, so access could occur from Wildflower.

4 Mr. Pires stated that whoever owns the dog park, likely Stock, would need an access  
5 easement to the dog park. Counsel will compare the documents and work with Mr.  
6 Carter so the documents can be provided to the appropriate association or entity and  
7 brought back to the Board for acceptance, hopefully simultaneous with vacation by  
8 Associated and a grant to Stock.

9 Mr. Fox asked about the property under the Freedom Horses monument. Mr. Pires  
10 stated he has title work but has not yet reviewed it because he has been focused on  
11 other matters, including the settlement. He anticipates bringing a package back at the  
12 next Board meeting.

### 13 C. Closed Door Session

14 **On a MOTION by Mr. Fox, with a second by Mr. Lee, with all in favor, a closed-**  
15 **door attorney-client session was scheduled for April 30, 2026, at 1:00 p.m. at this**  
16 **location for approximately two hours regarding settlement strategy and litigation**  
17 **expenditures.**

### 18 FINANCIALS - FEBRUARY 2026

19 Mr. Dorrill presented the financials as of February 28, 2026. The District had \$5,979,000  
20 in cash on hand, including approximately \$1,639,000 in the operating account and  
21 \$4,339,000 in reserves. Fixed assets net of depreciation were approximately  
22 \$10,969,000. Total assets on hand were \$15,953,000.

23 Outstanding payables were \$45,929. Accrued retroactive pension contributions were  
24 \$50,560. During the month, approximately \$111,000 was received in non-ad valorem  
25 assessments. Interest earnings for the month were \$16,287.

26 On the expense side, Mr. Dorrill explained the District prepays insurance premiums  
27 annually in advance, so the year-to-date column can make it appear that insurance is  
28 over budget when it is actually slightly below budget once timing is considered. The  
29 year-to-date actual insurance premium was \$98,670 against a budget of approximately  
30 \$102,000.

31 Mr. Dorrill stated building repairs and maintenance were over budget year-to-date,  
32 primarily due to the new air conditioning system and replacement of lights in the garage.  
33 He also explained timing issues related to fertilizer, chemicals, annual flowers, and  
34 mulch, which are seasonal commodity purchases. Once those timing issues are taken  
35 into account, the operating side remains in good shape year-to-date. Capital outlay was

1 below budget, and next month's report will be more meaningful because it will reflect  
2 mid-year financials at the same time the preliminary budget is presented.

3 Dr. Bularzik asked a question regarding engineering fees under administrative  
4 expenses. Mr. Dorrill stated engineering and legal fees were over budget year-to-date  
5 for good reasons, primarily related to CSA activity, research associated with preparation  
6 of easement documents, and other specific assignments.

7 **On a MOTION by Mr. Campkin, with a second by Mr. Lee, and all in favor, the**  
8 **financials were accepted as presented.**

### 9 **SUPERVISORS' REQUESTS**

10 Dr. Bularzik reported she received a call from Mr. Carter approximately two weeks  
11 earlier regarding a fraudulent email using her name and requesting that certain Board  
12 members transfer funds by Zelle for reimbursement. Mr. Carter confirmed the email was  
13 spam and that it also mentioned Mr. Campkin by name. Dr. Bularzik stated for the  
14 record that she did not send the email, it was not her email address.

15 Dr. Bularzik then discussed the upcoming election. Seats 2 and 4 are open. She noted  
16 the new candidate oath for nonpartisan office includes spaces for district number and  
17 circuit number, and Mr. Pires confirmed with election officials that both spaces should  
18 be left blank because they do not apply to the District. He stated those fields likely apply  
19 to congressional, state house, or judicial races. The qualifying period is June 8 through  
20 June 12, 2026, from noon to noon.

21 Dr. Bularzik reported she sent out a safety reminder following the prior law enforcement  
22 presentation concerning vehicle break-ins and the message to lock it or lose it. She also  
23 reported the Freedom Flyer had been mailed and that she received it at her home.

24 Dr. Bularzik stated that Susan Vicedomini called her more than a month earlier with  
25 questions about whether the District would take over the CSA area. Dr. Bularzik asked  
26 her to send written information to the LCDD Board, Mr. Dorrill, Mr. Carter and Mr. Pires.  
27 No written information has been received by the Board, Mr. Carter, Mr. Pires, or Mr.  
28 Dorrill. Dr. Bularzik stated the matter is in Ms. Vicedomini's court.

29 Dr. Bularzik thanked the Lely Patrol staff for responding to a solicitor at her home the  
30 previous afternoon around 5:30 p.m. She stated a man knocked on her door seeking  
31 work in the neighborhood. She informed him that the community has a no-solicitation  
32 policy and that he needed to leave or she would call the sheriff. She then called Mr.  
33 Bowers who sent Robert to the area, and within approximately five minutes the person  
34 was leaving on a scooter. Mr. Bowers stated Robert knew exactly what to do when  
35 receiving that type of call.

36 The Board discussed what would be required for the District to take over the CSA area  
37 or otherwise expand the District boundaries. Mr. Pires stated there is a statutory  
38 process to expand the boundaries to include additional properties, and written consent

1 of the landowners whose land would be added or deleted is required. It was noted that  
2 certain thresholds have increased over the years, but if the cumulative net total of  
3 added land exceeds certain limits, a longer process is required. Mr. Dorrill added that  
4 100% landowner consent would be difficult or virtually impossible. The CSA had  
5 originally been created as a separate mechanism after the District was formed. The  
6 discussion concluded that, at present, the matter appears to be a dead issue unless  
7 further written information is provided.

8 Mr. Campkin reported that Masters Reserve was beginning a major roadway project  
9 involving excavation of approximately four inches of roadway. He stated the road work  
10 will create significant disruption because traffic will be shifted to one side while the other  
11 side is dug up, then switched. The project had already started and the major work is  
12 expected to occur over approximately two months. He stated that homeowners were  
13 advised that if you do not live in Masters Reserve you should avoid attempting to enter  
14 during the work.

15 Mr. Fox advised that he is scheduled for a flight the morning of the next meeting and will  
16 need to participate by telephone for the budget workshop and regular meeting. Mr. Pires  
17 stated the Board would address the request at the beginning of the meeting in question,  
18 and Mr. Lee could call in through Mr. Dorrill's or Mr. Carter's phone as has been  
19 previously done.

20 Mr. Fox asked Mr. Bowers to introduce a new patrol employee. Mr. Bowers shared that  
21 his name is Anderson Zumbana, who has 10 years of experience with the county  
22 utilities department, has a D license, has some security experience, and is bilingual. He  
23 stated Mr. Zumbana is originally from Ecuador and will work weekends, approximately  
24 16 hours per week. He replaces Tanner, who was originally expected to work six  
25 months but stayed for approximately two years before moving forward with his  
26 commercial pilot license.

27 Mr. Dorrill noted the closed attorney-client meeting will be held on Thursday, April 30,  
28 2026 at 1:00 p.m., and the next regular meeting will be May 20, 2026, including a  
29 workshop at 1:00 p.m.

30 A question was raised regarding compensation for closed-door sessions. Mr. Pires  
31 clarified that the meeting begins as a regular meeting, moves into a closed attorney-  
32 client session, and then returns to regular meeting, so Board members will be paid for  
33 the April 30th meeting.

#### 34 **PUBLIC COMMENT**

35 No public comments were received at this time.

#### 36 **ADJOURNMENT**

37 The next regular public meeting will be May 20, 2026, at 1:30 p.m. The budget  
38 workshop will be at 1:00 p.m.

- 1 **On a MOTION by Mr. Campkin, and a second by Mr. Lee the meeting was**
- 2 **adjourned at 2:50 p.m.**