

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

5 A workshop meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, April 15, 2026, at 1:00 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 **WORKSHOP - CAPITAL PLANNING OVERVIEW**

18 Mr. Dorrill stated that the workshop topic was changed because Ms. Blazier was not
19 available and, after reviewing notes from the previous meeting, staff determined that a
20 capital planning update would be pertinent in advance of the budget workshop
21 scheduled for the following month.

22 Mr. Dorrill provided general observations regarding the District's capital planning
23 process. He stated that over time staff had improved the annual capital program by
24 attempting to flatten the replacement schedule and avoid large spikes in any single
25 fiscal year. He noted that in prior years the District had gotten out of sequence and
26 could have found itself replacing multiple Kubotas or large Exmark skid steer mowers in
27 the same year. In an effort to avoid that issue, the current planning document separates
28 capital assets into eight general categories or classifications.

1 He stated that the District remains heavy in vehicles, equipment, irrigation, and
2 landscaping costs. He also noted that the reconstruction of the Lely Freedom Horses
3 and associated hardscape have been identified, although a plug number had not yet
4 been inserted into the analysis. He stated that should be addressed as part of the
5 budget workshop next month.

6 Mr. Dorrill stated that in a typical year, the District spends roughly \$750,000 on major
7 capital assets tied back to the depreciation schedule included in the District's financials.
8 He also stated that while staff had not prepared a detailed cash-flow analysis for
9 purposes of the workshop, the annual contribution into the capital/reserve fund is
10 approximately \$500,000. The District reserves funds both for capital needs and cash
11 flow because it must operate for approximately the first seven weeks of the fiscal year
12 before new assessment revenue is received.

13 He stated that, on average, the District spends more than it contributes annually,
14 although that analysis does not take into account substantial interest earnings on
15 reserve funds. He stated that the purpose of the workshop was to review short-term and
16 future capital needs so they could be considered as part of the upcoming budget
17 process.

18 **CAPITAL ASSET CATEGORIES**

19 Mr. Carter reviewed the capital asset categories. The first category is automobiles. For
20 the following fiscal year the community patrol vehicle is scheduled to be replaced. Plan
21 is to move from a Ford Explorer to a Ford F-150 similar to the type used by the Sheriff's
22 Office. He stated that resale value was a significant factor in that recommendation. He
23 also noted that surplus auctions are becoming increasingly important, and staff is
24 looking to generate approximately \$50,000 to \$75,000 per year from surplus sales to
25 help offset the additional amount needed for cash flow and capital needs. Two patrol
26 vehicles are scheduled for next year and then year after that, the capital plan includes
27 replacement of the F-450 and another F-150, which is the vehicle he drives.

28 Under buildings, Mr. Carter stated that most building assets have useful lives of up to
29 approximately 40 years. The District had recently completed a roof replacement for the
30 maintenance building. He stated there were no current issues with the roof at the pump
31 station, although that could be contemplated in future years if needed.

32 Under equipment, Mr. Carter stated that staff uses this equipment daily and that it is
33 important to the District's operations. He reiterated that staff had worked hard to spread

1 out replacements rather than purchasing all Kubotas or all mowers in the same year.
2 For the following year, the plan included replacement of four Kubotas and a 100-gallon
3 sprayer.

4 Mr. Carter stated that the District spends approximately \$3,000 annually on its GIS
5 mapping system. The system has advanced significantly and identifies District assets by
6 location, including ownership, lengths, drainage pipes, easements, and other
7 information. He stated that at some point it would be useful to display the system on the
8 screen so the Board could see the information available through the mapping program.

9 Mr. Carter stated that \$15,000 was included for the camera system. He explained that
10 the cameras include those at the horse monument and the lakes. The patrol staff uses
11 the cameras frequently, and they can be viewed online from the maintenance office. For
12 example, if a report is received that someone is at the horse monument, the cameras
13 allow staff to check the area remotely.

14 The Board discussed the possibility that the camera system and associated technology
15 could be reconsidered as part of the future horse monument improvements. It was
16 noted that additional electrical work, better technology, and possible Starlink service
17 may be considered at that time. The existing system at the horse monument uses a
18 Comcast modem on a pole, with a monthly Comcast bill of approximately \$130 or more.
19 Mr. Fox discussed that future improvements at the monument include the ability for staff
20 to adjust lighting colors at the horse monument for holidays or events.

21 **RESERVE FUND AND CASH FLOW DISCUSSION**

22 Mr. Drum discussed the prior use of a line of credit for cash-flow purposes. It was noted
23 that the District previously needed the line of credit to operate during the early part of
24 the fiscal year before assessment revenue was received. Mr. Fox replied that the
25 District now has approximately \$4 million in the reserve account and does not need to
26 borrow externally for that purpose. If necessary, the District could borrow from its
27 reserve account and repay it over time.

28 The Board discussed that the capital reserve account is intended for long-term needs,
29 including pipes, buildings, equipment, and other rainy-day replacement needs. It was
30 also noted that the operating account balance is currently approximately \$1.6 million
31 and the reserve balance is approximately \$4.3 million.

32 Mr. Dorrill noted that some capital needs cannot be predicted with precision, particularly
33 large irrigation pumps and motors. He explained that those failures are often infrequent

1 but unexpected, and a pump or motor can suddenly require a crane, evaluation, repair,
2 or replacement. He also noted that, historically, many of the District's large motors have
3 been successfully rebuilt, although not every component can continue to be repaired
4 indefinitely.

5 **MASTER PUMP STATION FILTERS**

6 Dr. Bularzik asked about the master pump station filters shown in the capital plan at
7 approximately \$75,000. Mr. Carter stated that the filters are important because of snails,
8 mollusks, and similar material that can get into irrigation lines. The District has five
9 filters, one for each pump, and those filters are the first line of defense to prevent
10 material from clogging the irrigation system.

11 Mr. Carter stated that the filters are due for replacement the following year and that they
12 have been reliable. If lines become clogged, District staff may have to turn off the water,
13 cut the line, and clean out the blockage, which is a significant undertaking. He stated it
14 is much better to address filtration at the front end.

15 Mr. Fox discussed whether the replacements could be staggered in future cycles. Mr.
16 Carter stated that he would recommend replacing all five filters in the upcoming
17 replacement cycle because they were all installed at the same time and he would not
18 want them to exceed their useful life of seven years. He stated that after that
19 replacement, the Board could consider pulling future replacements forward to avoid
20 having all filters due at once. The Board also discussed that replacing all five at one
21 time may save mobilization costs, although the filters differ from vehicles because there
22 is no resale value.

23 **LELY FREEDOM HORSES AND HARDSCAPE**

24 Mr. Dorrill suggested that the tentative budget include a number for improvements
25 associated with the Lely Freedom Horses and the hardscape. He stated that the Board
26 had discussed a potential \$1 million improvement project, and he wanted the amount
27 reflected in the five-year plan. He noted that the planning materials included original
28 values from 1992 and from the last significant renovation undertaken by Stock, but the
29 future improvement should be shown as a contemplated capital project.

30 In response to a question regarding the asset property description page and whether
31 the \$1 million restoration figure would cover items to be changed, updated, or reviewed
32 as part of the reimagining, Mr. Dorrill stated that the item would also be addressed on
33 the regular meeting agenda. He anticipated that the balance of the current year would

1 primarily involve design and bidding, but he wants the money to be shown as
2 encumbered in next year's budget based on prior Board discussion. He stated he had
3 no reason to believe the project is not going to move forward.

4 **STREET LIGHTING**

5 Mr. Carter stated that the District is beginning to experience issues with decorative
6 streetlight fixtures at community entrances. He stated that approximately 20 newer
7 decorative fixtures had been installed about seven years earlier, and several of the
8 heads were beginning to fail after the expiration of the five-year warranty. Some
9 replacement heads are no longer manufactured.

10 The Board discussed whether to retrofit fixtures with heads that look slightly different or
11 change out fixtures in a more comprehensive way. Mr. Carter stated that \$50,000 had
12 been included as a placeholder in case the District needed to replace a number of the
13 streetlight heads. Dr. Bularzik requested that staff provide pictures of the current fixture
14 and any proposed replacement so the Board could determine whether the difference
15 was minor or significant.

16 The Board discussed the possibility of replacing all heads at the US 41 entrance and
17 redeploying still-functioning heads to other entrances, including 951. Mr. Carter stated
18 that the \$50,000 amount was a placeholder and that staff would return with more
19 specific information before any decision was made.

20 **LANDSCAPING AND LAKE BANK RESTORATION**

21 Mr. Carter stated that the plan includes two landscaping amounts, \$15,000 and
22 \$25,000, for potential streetscaping, tree additions, and re-landscaping. He specifically
23 mentioned potential re-landscaping at the Collier Boulevard wall and noted that
24 additional trees can make a significant difference in the community.

25 Mr. Fox noted that previously installed foxtail palms had grown substantially since they
26 were planted around 2019. Mr. Carter stated that the trees are the best palm aside from
27 royal palms.

28 Mr. Carter stated that he kept the same amount of \$350,000 for lake bank restoration.
29 He stated that the grand total shown for next year was \$731,650, compared with
30 \$831,000 of this current year.

1 **RECESS**

- 2 Mr. Dorrill thanked Mr. Carter for preparing the capital planning materials after the
3 workshop topic changed late the prior week. There being no further workshop
4 discussion, the Board recessed briefly before the regular meeting.