LELY COMMUNITY DEVELOPMENT DISTRICT
NAPLES, FLORIDA
Regular Meeting of the Board of Supervisors
June 17, 2026

The regular meeting of the Lely Community Development District Board of Supervisors was held on Wednesday, June 17, 2026, at 1:30 p.m. at the LCDD Maintenance Building, Naples, Florida.

SUPERVISORS PRESENT

Anne Marie Bularzik, Chair

William Lee, Vice Chair

Kenneth Drum, Secretary

Andrew Fox, Supervisor

ALSO PRESENT

Neil Dorrill, Manager, Dorrill Management Group

Kevin Carter, Operations Manager

Tony Pires, District Counsel

Kevin Dowty, District Engineer

Freddie Bowers, Director of Community Patrol

INVOCATION/PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

No public comment was received at this time.

ROLL CALL/APPROVAL OF AGENDA

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

Mr. Dorrill requested, as a professional courtesy, that Item 6A, Lely Freedom Horse Monument Reimagining, be moved forward to immediately follow public comment so the Outside Productions representatives could complete their presentation and return to their office.

Dr. Bularzik added several items for discussion under Supervisors' Requests: the status of the letter of appreciation for Mr. Terry Cole; the status of the letter of appreciation for Mrs. Briant; whether a letter of appreciation should be sent to Mr. Phillips for his years of audit service; an update on the two park benches; the two Supervisor positions up for election; an update on Lely Island Estates posts and signs being sandblasted and painted; discussion of purchasing an additional refrigerator for the LCDD building; and purchasing additional bottled water for hurricane season.

Mr. Drum requested an update regarding the damaged front entrance sign. Mr. Pires requested a brief pause in the agenda order between approximately 2:00 p.m. and 2:15 p.m. so Ms. Brakefield could participate by telephone in a litigation status update.

The agenda was approved as amended on a MOTION by Mr. Fox, a second by Mr. Drum, and all in favor.

LELY FREEDOM HORSE MONUMENT REIMAGING

Mr. Dorrill introduced Mr. Pat Travis and Ms. Rebecca Morris of Outside Productions. Mr. Travis stated Outside Productions has been in business since 2000 and had been involved with the Lely Freedom Horses approximately 20 to 21 years earlier. He stated the purpose of the presentation was to provide initial site analysis and conceptual work for reimagining the entry feature around the horses and surrounding area.

Ms. Morris is a landscape architecture. The firm’s work includes high-end residential projects, community entrances, clubhouses, and commercial projects. She noted current major projects include the Naples Beach Club, Port Royal Club, and Midtown at Bonita Springs. She also recounted the history of the earlier Lely Freedom Horses project and the decision not to place a fence around the Freedom Horses, which led to the prior redesign of the entrance feature.

Ms. Morris stated the Lely entrance is a highly visible and important first impression for the community. She explained that the team had completed a preliminary site analysis, reviewed the existing condition of the entry, and identified primary viewing angles or "money shots" from the main Lely entry, westbound and eastbound US 41, and the exiting community traffic. She stated the design team also wanted to emphasize the silhouette of the horses at the top of the grade and take advantage of the unusual grade change available at the site.

Ms. Morris presented the first concept, called the "Great Falls." She explained that concept would use a more compact footprint with significant verticality, including high and low basins, approximately six-foot waterfall drops, substantial water movement, bubblers in the lower basin, rock outcroppings, and a dry creek bed to visually extend the feature. The design would preserve the horses in their current general location, work around the existing core structure, and use the grade change to make the horses more prominent against the skyline.

The presentation identified primary waterfall locations oriented toward the main US 41 and entry views, a terraced drop toward the secondary US 41 view, a dry creek bed composed of rock material, and a screened mechanical or pump structure integrated with the stonework. Ms. Morris stated the dry creek bed could potentially assist with detention or retention needs depending on final grading. She also explained that the pedestrian route from the parking area to designated photo locations would be designed for ADA accessibility.

The Board discussed the proposed dry creek bed material, potential use of crushed coquina shell, long-term weed and mildew concerns, storm surge elevation, the location and screening of pump equipment, and whether water should directly contact the bronze horses. Mr. Fox stated he preferred to avoid continuous water flowing directly on the horses because of staining and lime buildup. Staff and the consultant also discussed the possibility of fixtures near the horses that could simulate splashing water, subject to maintenance and durability considerations.

Ms. Morris then presented the second concept, called the "Gentle Cascades." She described it as a more tranquil, elongated water feature with larger pools, gradual elevation changes, approximately 24-inch to 30-inch drops, natural rock outcroppings, softer cascades, and a more peaceful progression of water. She compared the concept to a "lazy river" and referenced the team's work at Winding Cypress as an example of a more gradual water experience. The concept would still use the horses as the focal point and preserve major views from US 41 and the community entrance.

Ms. Morris explained that the water would be treated and filtered similarly to a swimming pool to reduce algae concerns. She stated the team would continue studying the relationship between the horses and the water, including the possibility that some horses could appear to move through the water while others remain on rock outcroppings. She also stated the team would continue evaluating pathways, photo locations, low-profile planting areas, turf, lighting, security, and methods of discouraging climbing on the horses without compromising the open character of the feature.

Dr. Bularzik and Mr. Fox expressed a preference for a tranquil design. Mr. Drum expressed interest in the dramatic visual impact of a waterfall. The Board discussed a possible hybrid that would combine one or more meaningful waterfall drops with gentler cascading water so the final design retained visual impact while remaining peaceful and welcoming. The Board also discussed the potential need for additional security cameras and maintaining the existing parking area because of right-of-way and permitting constraints.

Mr. Travis and Ms. Morris stated they would continue developing the concepts based on the Board's feedback. The Board thanked them for the presentation and the two distinct design alternatives.

PENDING LITIGATION UPDATE

Mr. Pires provided an update regarding the pending litigation involving Stock, the Lely Master Property Owners Association, Associated Realty, and the District. Ms. Brakefield participated by telephone for this portion of the meeting.

Mr. Pires stated there had been meaningful progress during the prior week. He and Ms. Brakefield participated in a conference call with counsel for the Lely Master Property Owners Association to identify the fundamental issues with the Master Association's revisions to the proposed settlement agreement. He characterized the discussion as positive and stated it helped establish a process for moving forward.

Mr. Pires further reported that the attorneys for the parties participated in a separate approximately 45-minute session with the mediator. He stated the attorneys had previously requested more direct discussion rather than continuing to exchange large sets of documents by email. The mediator encouraged the parties to communicate directly, hold focused conferences, and continue working toward resolution before the next formal mediation session.

Mr. Pires stated the District team would continue separate discussions with counsel for the various parties before July 13, 2026. He stated the objective was to make sufficient progress to potentially avoid the mediation session presently scheduled for August 13, 2026. Ms. Brakefield agreed that the parties now had a better path toward resolution and stated the goal was to complete as much work as possible during the next month.

Mr. Pires explained that the exhibits to the proposed settlement agreement remain critical because the agreement makes substantive representations concerning lakes, permits, maps, ownership, operating entities, and future obligations. He stated Stock initially prepared a spreadsheet, the Master Association revised it, and Mr. Dowty and Mr. Carter had worked extensively to review South Florida Water Management District files, correct entries, add annotations, and identify discrepancies. The revised material was expected to be circulated to the other parties through a shared electronic file system.

Mr. Drum asked whether the goal was a single settlement resolving the issues among all parties. Mr. Pires stated the objective was a global resolution establishing the actions each party must take so the District ultimately owns and operates the stormwater management system in compliance with permit requirements, the litigation can be dismissed, and the parties can exchange appropriate releases. He stated the agreement also must include a mechanism for addressing any future breach of the settlement terms.

Ms. Brakefield emphasized that the detailed work on the exhibits was necessary to avoid returning to litigation later. She stated some of the underlying issues extend back approximately 30 years and rushing to a settlement without correcting the exhibits could recreate the same problems. Dr. Bularzik stated she wanted the litigation resolved and agreed that the final resolution should be comprehensive.

The Board also discussed the parcel associated with the Lely Freedom Horses and other property matters involving Associated. Mr. Pires stated the Freedom Horses tract was among the parcels being reviewed, but the District had also discussed handling that tract separately because it is not part of the stormwater management dispute.

APPROVAL OF MINUTES MAY 2026

The May workshop minutes were approved as submitted on a MOTION by Mr. Fox, a second by Mr. Drum, and all in favor.

The May regular meeting minutes were approved as submitted on a MOTION by Mr. Lee, a second by Mr. Drum, and all in favor.

PATROL INCIDENT REPORT SUMMARY – MAY 2026

Mr. Dorrill presented the Patrol Incident Report Summary for May 2026. He reported 124 incidents and stated the month included an unusual number of traffic accidents, arrests, suspicious activity, and wildlife-related events. He also reported 102 traffic stops resulting in 45 written warnings, 17 citations with fines, and 40 verbal warnings. He noted some arrests occurred at the school and were not necessarily associated with a traffic stop.

Mr. Bowers reported two vehicle accidents involving flower beds on consecutive days. He also described an incident involving an individual who represented himself as working for the Florida Fish and Wildlife Conservation Commission; staff challenged the claim and addressed the matter. Another incident involved a vehicle being dumped near the bark park even though security cameras were present.

The Board discussed the dumped vehicle. Mr. Bowers stated the vehicle was towed, was missing an engine, and appeared to have been transported into the community on a trailer. Video captured the individuals involved, including their return after one person apparently left a cell phone in the abandoned vehicle.

Mr. Dorrill asked about a reported potential homelessness situation involving a food truck. Mr. Bowers explained that an individual had placed belongings under a parked food truck near the preserve area and appeared to be living under the vehicle.

MANAGER'S REPORT

A. Lely Freedom Horse Monument Reimaging

Discussed earlier in the meeting.

B. Lakebank Restoration

Mr. Dorrill presented the annual lake bank restoration contract with American Shoreline Restoration. He stated the project is the largest lake bank restoration contract completed by the District to date and includes approximately three-quarters of a mile of lake bank work across three lakes.

Mr. Carter identified the project areas as Lake 17 behind the LCDD maintenance building, Lake 5 near the US 41 entrance and the weir behind the Hobby Lobby area up toward Pinnacle Cove, and a lake behind Palomino near Masters Preserve. He stated the Lake 5 section is the largest portion and had been deferred because there were no homes immediately along that bank.

Mr. Dorrill noted the current scope includes what the contractor described as a sacrificial bag, with a second layer used to create a more uniform slope. Staff stated American Shoreline Restoration is a known contractor with a strong history of work for the District. Mr. Pires stated he would provide the District's standard contract addendum addressing public records, E-Verify, prompt payment, and other governmental requirements.

On a MOTION by Mr. Fox, with a second by Mr. Drum, with all in favor, the contract with American Shoreline Restoration for lake bank restoration in the amount of $295,600.00 was approved, subject to the addition of District Counsel's standard addendum.

C. Methodology Update

Mr. Dorrill reported that, at Mr. Fox's request, he contacted assessment methodology consultant Mr. Russ Weyer regarding the new apartment development and whether the District should reevaluate the assessment methodology applicable to the parcel. He stated the original methodology had not been reopened to his knowledge and that the parcel had historically generated approximately $17,000 per year in District assessments based on approximately 26 equivalent residential units.

Mr. Dorrill stated Mr. Weyer is familiar with community development districts and the area and could evaluate whether the current assessment remains appropriate in light of the change from the prior development assumptions to a large residential apartment and coach-home project. The Board discussed the parcel's acreage, prior commercial or residential assumptions, future irrigation service, trip generation, impervious area, and other benefits provided by the District.

Mr. Pires explained that a revised methodology must be rationally based and defensible. He stated the analysis could consider different measures depending on the service or infrastructure, such as trip generation for transportation, impervious area for water management, and equivalent residential units for other services.

The Board discussed timing and agreed the development is not expected to open until approximately 2027. The consensus was to defer the formal methodology work for now and consider engaging Mr. Weyer during the next fiscal year, potentially beginning in January, after additional development information is available. The Board emphasized that any future assessment must be supportable and fairly allocated.

ATTORNEY’S REPORT

A. Lawsuit Update

Given earlier in the meeting.

B. Wildflower Way Property

Mr. Pires discussed the Wildflower Way property documents and communications from counsel for the Master Association. He stated the Master Association requested continued rights for parking, storage, maintenance work staging, debris collection, and storage of horticultural materials in areas associated with property proposed to be conveyed to the District.

The Board stated it was generally comfortable with the Master Association continuing to park vehicles, trailers, and equipment used for Master Association work in the existing area. Mr. Pires stated a permanent nonexclusive parking easement could be considered. However, he expressed concern that the broader request was not sufficiently defined and asked for clarification regarding the exact areas, types of activities, materials, duration, and frequency of use.

The Board discussed information that material removed from stormwater pipes or catch basins may have been deposited in the area. Mr. Pires and staff expressed concern that sediment from roadways or lakes can contain metals or other contaminants and stated the District should not knowingly acquire property subject to an ongoing disposal practice without understanding the condition and use of the property. He said it is possible to carve this area out in the agreement. Mr. Fox said the Master does not want to own property at the end of this deal.

The Board also discussed whether horticultural debris, post-hurricane debris, maintenance materials, or other waste could be stored on the property and the potential for permitting, environmental, and code enforcement issues. The consensus was to support continued parking and reasonable staging of Master Association equipment, but to request detailed clarification before agreeing to debris collection, disposal, storage, or other broader uses. Mr. Pires stated he would communicate that position to counsel for the Master Association.

FINANCIALS - APRIL 2026

Mr. Dorrill presented the financials as of April 30, 2026. The District had approximately $5,853,000.00 in cash, including approximately $1,488,000.00 in the operating account and $4,364,000.00 in reserves. The District also had approximately $10,000,000.00 in fixed assets net of depreciation, primarily representing the maintenance building, irrigation utility, Lely Freedom Horses, drainage infrastructure, street lighting, and related assets. Outstanding payables were approximately $113,000.00.

Mr. Dorrill reported approximately $90,000.00 in non-ad valorem assessments were received during April. He stated those payments were delinquent and therefore included additional charges that accrue to the District's benefit. Year-to-date non-ad valorem assessments totaled approximately $2,935,000.00, representing approximately 94.5% of anticipated annual assessment revenue.

Interest earnings for April were approximately $17,000.00. Mr. Dorrill reported the District had also received approximately $47,000.00 from the Collier County School Board for drainage-related benefits. Total year-to-date revenue was approximately $3,928,000.00, or approximately 95% of the amount anticipated at that point in the year. He stated the year-end interest forecast would likely be closer to $195,000.00 rather than the original $209,000.00 budget because interest rates have somewhat declined.

On the expense side, Mr. Dorrill reported legal and engineering fees were over budget due to litigation and technical permit-transfer research. He again explained that insurance premiums and certain commodities are paid annually or seasonally in advance, which can make the year-to-date budget column appear unfavorable before the full fiscal year has elapsed. He used general insurance as an example, noting the annual premium had been paid early in the fiscal year.

Mr. Dorrill reported total year-to-date operating expenses were approximately $114,000.00 over the unadjusted budget comparison, but stated that after accounting for prepaid and seasonal expenses the District remained in a sound position. Total expenditures, including capital, were approximately $400,000.00 under budget at that point, although substantial lake bank restoration expenditures and the annual capital transfer were expected during the remainder of the year.

Mr. Dorrill reminded the Board that the July meeting will include the public hearing to adopt the Fiscal Year 2027 budget and stated at least three Supervisors must be physically present. He confirmed the meeting would begin at 1:30 p.m. and stated no assessment increase is proposed.

The financials were accepted as presented on a MOTION by Mr. Lee, a second by Dr. Bularzik, and all in favor.

SUPERVISORS' REQUESTS

A. Letters of Appreciation

Dr. Bularzik reported that Mr. Dorrill had prepared the letter of appreciation for Mr. Terry Cole recognizing his years of service, and she signed it during the meeting. She also reported that the letter of appreciation for Ms. Briant had been prepared on District letterhead and signed.

Dr. Bularzik asked whether the District should prepare a letter of appreciation for Mr. Phillips recognizing his years of audit service. Mr. Dorrill stated he did not believe a separate letter was necessary at this time because Mr. Phillips was not retiring from the profession or otherwise concluding all involvement. No action was taken.

B. Park Benches

Dr. Bularzik requested an update on the two proposed park benches along Celeste Drive. Mr. Carter stated staff is continuing to work through the permitting process with Mr. Dowty. He explained that the bench vendor does not prepare the type of site exhibit required for the right-of-way permit, so staff and the engineer are developing the necessary exhibit.

C. Election

Dr. Bularzik reported the two Supervisor positions had been posted for election. She stated one seat was unopposed while Mr. Lee had an opponent. She asked Mr. Pires whether current Board members could campaign, send emails, or otherwise support a candidate without creating election law or Sunshine Law concerns.

Mr. Pires stated he had received a similar question from another district that day and would research the election law and Sunshine Law implications before advising the Board. The Board discussed the general election calendar and early voting dates. Dr. Bularzik stated she would wait for counsel's guidance before sending any campaign-related communication.

D. Lely Island Estates Signage

Dr. Bularzik requested an update on posts and signs in Lely Island Estates that had been sandblasted and painted. Mr. Carter stated the District is working through decorative posts and signs that are within the right-of-way or were assumed under prior agreements. He explained that the work is in progress, with sandblasting followed by repainting.

E. LCDD Maintenance Building Refrigerator

The Board discussed purchasing an additional large two-door refrigerator for the LCDD building. Staff stated the building had previously been prepared with appropriate space and electrical service. The Board discussed current pricing and delivery costs.

On a MOTION by Mr. Fox, with a second by Dr. Bularzik, with all in favor, the purchase of a two-door refrigerator for the LCDD building in an amount not to exceed $4,000.00 was approved.

F. Hurricane Season Bottled Water

Dr. Bularzik requested that additional bottled water be purchased and stored for hurricane season. The Board discussed purchasing approximately two pallets of bottled water at a total cost not expected to exceed $1,000.00. Mr. Dorrill stated the purchase could be handled within his administrative authority and no separate motion was necessary.

G. Closed Door Session Materials

Dr. Bularzik asked whether materials for the July 15, 2026 closed door session would be provided to the Board in advance. Mr. Pires stated materials were anticipated and could be printed and delivered in advance in the same manner as the prior session.

H. Front Entrance Sign

Mr. Lee requested an update on the damaged front entrance sign and stated that leaving visible damage unrepaired does not reflect well on the community. The Board discussed whether the sign is owned by the Master Association, whether repairs would be pursued through the responsible driver's insurance, and whether the damaged element may ultimately be removed or replaced as part of a broader entrance reimagining project.

Staff stated the visible damage was relatively minor and could potentially be screened temporarily with landscaping. The Board discussed the circumstances of the vehicle accident and the need to balance prompt repair with the possibility that the entrance sign configuration may change. Staff agreed to confirm the Master Association's repair plans and ownership responsibility before unnecessary work is undertaken.

PUBLIC COMMENT

No public comments were received at this time.

ADJOURNMENT

The next meeting will be July 15, 2026, at 1:30 p.m. The budget public hearing will also occur at the meeting. The closed-door attorney-client session is scheduled to begin at 3:00 p.m. **On a MOTION by Mr. Drum, and a second by Mr. Lee the meeting was adjourned at 3:18 p.m.**