

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 Workshop Meeting of the Board of Supervisors
4 June 17, 2026

5 A workshop meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, June 17, 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 Kenneth Drum, Secretary

12 Andrew Fox, Supervisor

13 **ALSO PRESENT**

14 Neil Dorrill, Manager, Dorrill Management Group

15 Kevin Carter, Operations Manager

16 **WORKSHOP - HURRICANE PREPARDNESS**

17 Mr. Dorrill stated the District had developed a recurring pre-storm storm response, and
18 post-storm recovery process over prior years. He noted that the Board had previously
19 invested in an emergency generator and transfer switch and had, when appropriate,
20 purchased pallets of bottled water so the LCDD facility could serve as a limited relief
21 location for residents following a hurricane.

22 **2026 Atlantic Hurricane Season Outlook**

23 Mr. Carter reviewed the 2026 Atlantic hurricane season outlook. He reported a forecast
24 of approximately eight to 14 named storms and one to three major hurricanes. He
25 stated the hurricane season runs from June 1 through November 30 and that current
26 forecast conditions were considered favorable for a below-normal season. He noted
27 that, if the season remained below normal, it would be only the second season in the
28 last 10 years without above-normal activity.

1 Mr. Carter cautioned that Gulf water temperatures remained high and could influence
2 storm intensity and storm surge. He stated that, in recent years, concerns had
3 increasingly focused on storm surge rather than only wind damage. The Board
4 discussed the importance of remaining prepared even during a forecasted quieter
5 season because a single storm could create substantial impacts.

6 **Pre-Storm Grounds and Roadway Preparation**

7 Mr. Carter stated the District had continued many of the same pre-hurricane practices
8 that had proven effective in prior storms. Roadway palm trees are trimmed twice
9 annually to reduce loose material and windborne debris. He reported that the District
10 had already completed the planned palm trimming for the current year.

11 Mr. Carter reviewed the District's continuing relationship with Weary Truck Lines for
12 emergency roadway clearing and debris handling. He recalled that Hurricane Irma
13 resulted in approximately 1,400 downed trees and widespread roadway obstructions.
14 He stated the contractor arrived approximately two to three hours after the storm
15 passed, cleared roadways first for residents and emergency vehicles, and moved debris
16 to the sides before beginning larger-scale hauling and staging operations.

17 The Board discussed debris staging locations. Mr. Carter stated the former Davis
18 apartment property had previously been available but could no longer be relied upon as
19 the primary staging location. Staff had discussed potential cooperation with golf course
20 representatives, and the prospective acquisition of additional property from the Master
21 Association could provide substantial staging space. Staff had also cleared areas along
22 the cart path that could be used if necessary. Mr. Dorrill emphasized that the District
23 should retain sufficient flexibility to manage large debris volumes after a major storm.

24 **Emergency Power, Fuel, and Facility Operations**

25 Mr. Carter reviewed the emergency generator and automatic transfer switch serving the
26 LCDD facility. He stated the system can support the building for approximately 10 days
27 under appropriate operating conditions and had been especially important after
28 Hurricane Irma, when utility power was unavailable for approximately six to seven days.
29 During that period, employees and some family members whose homes were not
30 habitable were able to use the facility.

31 The Board discussed the generator fuel source. Mr. Carter stated the generator is
32 propane-powered and supplied by five large tanks. The propane provider inspects the
33 system twice each year and tops off the tanks before hurricane season. He stated the

1 system had already been checked for the current season. The generator also supports
2 the District's fuel dispensing capability, which is important because public gas stations
3 may be closed, out of fuel, or subject to long lines after a storm.

4 Dr. Bularzik asked whether the District could connect the generator to natural gas. Mr.
5 Carter stated natural gas service did not presently appear to be readily available at the
6 facility and that the existing propane system had worked well. The Board discussed
7 nearby properties that may have natural gas service and whether future investigation
8 would be worthwhile. Mr. Carter stated the current propane program remained reliable,
9 but staff could explore the issue further if directed.

10 Mr. Dorrill asked whether generator engine hours were tracked and whether a rebuild or
11 replacement threshold had been identified. Mr. Carter stated the generator is
12 maintained under a quarterly service program. He had specifically asked the service
13 provider about replacement and was advised that the unit was not close to requiring
14 replacement.

15 **Emergency Equipment and Staff Readiness**

16 Mr. Carter stated the District keeps approximately six to eight chainsaws available for
17 hurricane response. The saws are stored without fuel or oil so they remain ready for
18 emergency deployment and do not deteriorate from long-term fuel storage. If they are
19 not needed during hurricane season, the District rotates them into normal operations
20 and replaces the emergency inventory for the next season.

21 Mr. Carter stated staff members meet regularly, generally each morning, and hurricane-
22 specific briefings are conducted as conditions warrant. He noted the long tenure of the
23 workforce, with average employee service exceeding approximately 12 years, which
24 provides continuity in the District's emergency response process. Following Hurricane
25 Irma, approximately 22 of 24 employees reported for duty the next day, and following
26 Hurricane Ian, staff attendance was similarly strong. Mr. Dorrill added that the District
27 had used a post-storm attendance bonus as an incentive for employees to report
28 promptly after a major event.

29 The Board discussed food and hydration supplies for employees. Mr. Carter stated the
30 District had added a chest freezer so food could be maintained onsite for staff following
31 a storm. The District also keeps hydration powders, sports drinks, nutrition bars, and
32 similar supplies. The Board discussed the limited space in the existing kitchen
33 refrigerator and the benefit of purchasing an additional larger refrigerator for the

1 operations area. Mr. Dorrill stated the building had already been planned with space
2 and power for such a unit, and the matter could be considered during the regular
3 meeting.

4 **Drainage, Flooding, and Stormwater Readiness**

5 Mr. Carter reviewed the District's drainage preparation. Staff have identified and are
6 cleaning drainage facilities in Falcon's Glen that contained sediment. He also cited
7 substantial recent work along Celeste Drive, behind Ole, and behind Chase Preserve to
8 clear and restore swales. He stated the work behind Ole was functioning as intended.
9 The Master Association also maintains certain drainage facilities and uses vacuum
10 trucks to clean the facilities under its responsibility.

11 The Board discussed the importance of keeping culverts and inlets open because palm
12 fronds and other storm debris can quickly obstruct drainage. Mr. Carter stated that the
13 District had not experienced significant storm surge impacts in prior recent events to his
14 knowledge, but flash flooding and heavy rainfall remained concerns. The Board recalled
15 prior extreme rainfall events and noted that earlier undeveloped lots had sometimes
16 provided temporary storage that would not be available after buildout.

17 The Board discussed the coastal high hazard area and whether future boundary
18 changes could affect the community. No definitive conclusion was reached. The
19 discussion emphasized the need to continue maintaining the drainage system and
20 planning for both wind and water-related impacts.

21 **Utility Power Resiliency and Priority Restoration**

22 The Board discussed whether the District could benefit from proximity to major utility
23 transmission lines serving critical facilities, including the County Emergency Operations
24 Center, healthcare facilities, and regional infrastructure. Mr. Dorrill stated it could be
25 worthwhile to determine whether the District might connect to or otherwise benefit from
26 a priority restoration circuit. He stated he would discuss the matter with Mr. Dowty, who
27 could explore the issue with appropriate utility contacts.

28 The Board also discussed examples from other communities where critical
29 infrastructure and certain nearby neighborhoods were restored more quickly because of
30 their relationship to hospital, wastewater, or other priority circuits. The Board recognized
31 that utility grid configurations are complex but supported further inquiry into whether a
32 practical resiliency opportunity existed.

1 **Communications and Internet Redundancy**

2 Mr. Carter stated a satellite-type telephone had been available when necessary for
3 emergency communications. The Board also discussed Starlink satellite internet as a
4 potential backup to the existing communications service at the facility. Mr. Carter stated
5 he had information regarding Starlink, including an auto-pay process, and that the
6 remaining steps were to obtain and install the equipment. He stated the existing service
7 had experienced outages lasting several days and that a satellite option could provide
8 useful redundancy during emergencies. Mr. Dorrill noted that another District client was
9 using Starlink at utility facilities and for meeting broadcasts.

10 **Portable Generators and Other Response Equipment**

11 Mr. Fox asked about portable generators. Mr. Carter stated the District retains an older
12 portable gasoline generator that can be used for remote field work, pumping, or other
13 temporary power needs. Mr. Fox shared that Marco Island uses portable generators to
14 support traffic signals after power outages. Mr. Dorrill stated major permanent and
15 portable generator systems had become an important part of post-storm response at
16 other public facilities.

17 **Resident Relief Supplies**

18 The Board discussed purchasing one or more pallets of bottled water for hurricane
19 season. Mr. Dorrill recalled that bottled water had been valuable after Hurricane Irma,
20 when residents came to the air-conditioned LCDD building to cool down and obtain
21 drinking water. The Board discussed purchasing bottled water in advance and, if it
22 remained unused at the end of the season, distributing it to field crews for normal
23 operations after Thanksgiving. The matter was identified for follow-up during the regular
24 meeting.

25 **Overall Preparedness**

26 Mr. Carter stated the District's hurricane plan had been refined over approximately 11
27 years and that the principal procedures remained effective. He emphasized that the
28 District already had contractor relationships, emergency equipment, trained long-term
29 employees, fuel, food and hydration supplies, generator capability, drainage
30 maintenance practices, and communications contingencies in place. Staff would
31 continue to monitor forecasts, conduct briefings, and adjust preparations if a storm
32 threatened the area.