

**LELY COMMUNITY DEVELOPMENT DISTRICT
NAPLES, FLORIDA
Minutes of the Board of Supervisors Workshop
October 22, 2015**

A workshop of the Supervisors of Lely Community Development District was held on Thursday, October 22, 2015 at 9 a.m. at the LCDD Maintenance Building.

SUPERVISORS PRESENT: Robert Fisher, Chairman
Harold Ousley, Treasurer
Kenneth Drum, Secretary
William Lee, Public Relations

ALSO PRESENT: W. Neil Dorrill, Dorrill Management Group, Manager and
Assistant Secretary/Treasurer
Kevin Carter, Dorrill Management Group
David Bryant, District Counsel
Jerry Ellis, Operations Manager
Terry Cole, District Engineer

CAPITAL PLANNING UPDATE

Mr. Bryant indicated that all members of the Board have been discussing and expressing concern about how much money will be needed in the future for capital projects, and it is helpful to have it laid out for the Board in the research that Mr. Carter has done with the help of Mr. Cole and Mr. Dorrill.

Mr. Dorrill indicated that some recent, random testing had been done for sediment issues in the catch basins, and Mr. Cole provided an overview for the Board on their conclusions. He directed the Board to the topic of the water management system, noting that in the 13 years he has acted as the District engineer, there has been only one issue related to storm water management, which dealt with piping. In this case it was a pipe in Falcon's Glen that was clogged with construction debris rather than the pipe itself failing. Mr. Cole indicated that piping will typically last a long time, and did not feel that there should be any problems with them over the next 10 to 20 years.

Some of the older areas in the community were inspected at the Board's request, including Lely Resort Boulevard and part of Tiger Island Estates. No silting of any significance was found in any of the catch basins, with only one needing cosmetic repairs at the surface, but had no structural deficit affecting the system's functioning.

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Addressing lake erosion, Mr. Cole noted the causes, which include wind and wave action; a point discharge of water, perhaps between two buildings coming into the lake, and nearby construction which could disturb the lake bank.

The Water Management's criteria for lake banks is up to a nine inch lip, and pictures of some lake erosion in Falcons Glen were shown in a report prepared earlier in the year which showed dropoffs of one to two feet in the worst areas.

Mr. Cole briefly explained how Fiddler's Creek had phased their 1.6 million dollar lake bank restoration over time.

The report that was prepared showed two cases where the drops were up to three feet, and what could be done to fix the 2,400 feet of lake and help prevent further erosion involving sand filled bags in the affected areas. This repair is cost effective and the least intrusive, and the budget for it was approximately \$90,000.

Mr. Drum asked about the use of riprap, how it affects the stormwater system and whether it was a good fix for lake erosion, as some neighborhoods have already installed it on their own. Mr. Cole indicated that if there was a limited point area of approximately 10 to 20 feet wide, riprap could be very effective. However, if 500 feet of the lake needed to be repaired the filled sand bags would be more effective.

Mr. Dorrill indicated that riprap could be used on a case by case basis, but it would be necessary to amend or modify the Master drainage permit to allow it. The State discourages it because they prefer a more gradual slope with littoral plantings for these dynamic bodies of water, and it does depend on the individual lake and the system that is designed there.

Mr. Cole noted that with the type of installation he described no permits are required as it is regarded as a maintenance activity. During the dry season the bags will be seen; however, the black color will fade to gray and be covered with sediment over time. The planting of littorals in these areas was discussed as well. Mr. Cole suggested that an analysis of all the lakes in Lely be done to determine the linear footage of each and how much repair would be needed. In this way priorities can be determined as well as a budget.

The ages of the lakes were discussed and the difference in how erosion has progressed in the different lakes, and Mr. Dorrill noted that this has more to do with the existing fill and

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the prevailing winds and lapping wave action. Mr. Cole added that typically all new lakes in Collier County are excavated with a four to one slope down to a certain point, and then it drops down to two to one. This must be certified by the Water Management District in this County.

Mr. Dorrill thanked Mr. Cole for appearing, and summarized what they had discussed. He suggested that they go back and re-evaluate some of the assumptions they have for street lighting and landscaping along with the second Freedom Horse monument. Costs need to be evaluated for large pumps and motors, and reconfirmation of the need for lake bank erosion work within the next two to three years. Once costs are determined, the Board can make some decisions about prioritizing what will be done.

In response to Mr. Drum's question about the lake bank issue being one of ongoing maintenance or an issue of paying for it out of the contingency fund, Mr. Dorrill indicated that it appeared to be ongoing maintenance, but suggested that the Board determine that this will be part of their ongoing fiscal policy and budget funds to address these erosion issues.

Further, a maintenance contingency can be established and money moved from the regular contingency fund and a regular line item be included in the budget to be used on a project by project basis.

In response to Mr. Lee's question about the CDD's responsibility for water systems outside of the District, Mr. Dorrill briefly advised the Board about a request for a meeting from Mr. Gelder at Stock's office to convert their construction permit to an operating and maintenance permit, which is held by the CDD. A meeting will be set with them to address this issue as well as the easement at Lakoya. Additionally, Mr. Dorrill indicated to Mr. Gelder that the conveyance of the water to a private street will be their issue and not the District's.

Mr. Bryant suggested that discussions with Stock should be all inclusive as there are many other issues that need to be addressed related to water issues.

Mr. Carter was thanked for the excellent work he had done in putting together the chart on future capital needs for the Board.

A brief recess was then taken.