

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **REGULAR MEETING OF THE BOARD OF SUPERVISORS**
4 **November 20, 2019**
5

6 The regular meeting of the Lely Community Development District Board of Supervisors was held
7 on Wednesday, November 20, 2019 at 1:30 p.m. at the LCDD Maintenance Building, Naples,
8 Florida.

9
10 **SUPERVISORS PRESENT:** Gerry Campkin, Chairman
11 William Lee, Vice Chairman
12 Harold Ousley, Treasurer
13 Kenneth Drum, Secretary (Via Speakerphone)
14 Anne Marie Bularzik, Supervisor, Assistant Secretary
15 **ALSO PRESENT:** Neil Dorrill, Dorrill Management
16 Kevin Carter, Operations Manager
17 Tony Pires, District Counsel
18 Freddy Bowers, Director of Community Patrol
19
20

21 **INVOCATION AND PLEDGE OF ALLEGIANCE**

22 Mr. Dorrill offered the invocation, and the Pledge of Allegiance was recited in unison.
23

24 **ROLL CALL**

25 All Board members were in attendance at the meeting with Mr. Drum participating via
26 speakerphone. **On a MOTION by Dr. Bularzik and a second by Mr. Lee, Mr. Drum's**
27 **participation via speakerphone was unanimously approved due to exceptional**
28 **circumstances.**

29
30 **PUBLIC COMMENT**

31 No Public Comment was received at this time.
32

33 **APPROVAL OF AGENDA**

34 With the addition of Item 7A, Update on Roundup Workshop, **the Agenda was unanimously**
35 **approved as amended on a MOTION by Mr. Lee and a second by Mr. Ousley.**
36

5 **APPROVAL OF OCTOBER, 2019 MEETING MINUTES**

6 As it relates to the workshop, on Page 1, Dr. Bularzik asked that her name be spelled correctly
7 with an “e”.

8 **With that correction, the workshop minutes were approved on a MOTION by Mr. Ousley and**
9 **a second by Mr. Lee.**

10 As it relates to the regular meeting, on Page 10, Line 36, the correct spelling of the starred
11 name is “Vicedomi”.

12 Under the heading Lake Bank Erosion starting on Page 2, the correct spelling of the lake erosion
13 system used by Lake and Wetlands Management is “SOX”.

14 On Page 5, Line 22, the word “they” should be replaced with “South Florida Water
15 Management”.

16 **With those corrections, the regular meeting minutes were approved on a MOTION by Ousley**
17 **and a second by Dr. Bularzik.**

18

19 **MANAGER’S REPORT**

20 A. Community Patrol

21 There were 51 incidents reported for the month of October, including an eight foot python and
22 a bear sighting. There were eight nonresident trespassers with five suspicious individuals, two
23 of which resulted in responses from the Sheriff’s Office. There were a series of traffic assists
24 and/or documented traffic enforcements as well. Mr. Bowers will continue to report the traffic
25 enforcement incidents by the Sheriff’s Office for the Board’s information.

26

27 B. Streetscape Project

28 The project is in the process of being permitted, at a cost of \$1,000. Once the permit is
29 received, the work can begin as the landscaper is ready. Mr. Carter anticipated that it will
30 probably begin around the beginning of the New Year, and be completed within 60 to 90 days.

31

32 C. Streetlight Project

33 The new LED fixtures were shipped the previous day, and are expected to be delivered in the
34 first week of December. They will be stored at Lely in a large, secure shipping container until
35 the installation begins. A crane will also be delivered at that time, and a notice to proceed and
36 start date is expected to be during the second week of December.

37 The contract time was for 90 days, but Mr. Carter anticipates it taking less time than that.

38

4
5 D. Lake Bank Erosion Project

6 This item was originally budgeted for the year that was just completed, and was rolled over.
7 The final contract for this work was \$236,000. There are four lakes in two different locations,
8 Legacy and Prestwick Place, in the first phase, and the work was budgeted. This project will
9 begin around the first of the year, depending on the water levels.

10 **On a MOTION by Mr. Lee and a second by Mr. Ousley, the Chairman was unanimously**
11 **authorized to sign the contract for Phase 1 of this work in the amount of \$236,000.**

12
13 E. Line of Sight Issues at New Four Way Stop

14 Dr. Bularzik was asked to bring this issue before the Board at the Lely Presidents’ meeting. This
15 relates to bicyclists who cannot see the signs soon enough when coming over the crest of a hill
16 on Grand Lely Boulevard. Apparently a palm blocks part of the sign, and while this is a County
17 roadway, as the District is responsible for maintaining the trees, there could be exposure for
18 the District as well. Mr. Cole will be asked to contact the appropriate person in the Growth
19 Management Department in the Transportation Section to determine if they evaluated this
20 issue as part of their warrants analysis. Either the sign or the tree or both may have to be
21 relocated to address this issue.

22 Apparently the bicyclists are not stopping at the stop signs, and that adds to the danger in this
23 area. Mr. Campkin noted that the flags on the side of the road warning of the upcoming stop
24 are shredded and need to be replaced.

25
26 F. Christmas Bonus

27 Mr. Lee suggested that the following holiday bonuses be given this Christmas at Lely: Mr.
28 Carter, \$6,000; Mr. Pires, \$1,000; and the Management Company, \$3,500. Workers would be
29 \$200 to \$1,000, and the Safety Patrol would be \$200 to \$1,000 depending on the years of
30 service. This is what was done for the previous three years, and the money has been budgeted.

31 **On a MOTION by Mr. Lee and a second by Mr. Ousley, the Board unanimously approved the**
32 **bonuses to be given as suggested by Mr. Lee.**

33
34 **ATTORNEY’S REPORT**

35 There was nothing from Mr. Pires at this time.

36
37 **FINANCIALS**

38 Mr. Dorrill reviewed the preliminary, unaudited financials for the Board, and he thanked

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4

5 Mrs. Briant in his office for the long standing, excellent work she has done for them.
6 There was a very favorable balance sheet and income statement at year's end, with \$3,500,000
7 in reserves as a result of the Board's discipline in saving money for capital reserves. That
8 account had almost \$2,000,000, with total reserves sitting at \$3,510,000 against \$80,000 in
9 payables.

10 The income statement showed that the District was fully funded at 96 percent for the non ad
11 valorem assessments, with no delinquencies.

12 Mr. Dorrill noted that the Astor year-to-date revenues needed to be cleaned up, as they are
13 billed through the Master Association, and he will keep the Board advised.

14 Interest income as a result of the bank change was almost \$77,000 against an original
15 contemplated budget of \$15,000.

16 Mr. Lee asked about the \$1,000 deposit for a fixed asset, and Mr. Carter explained that it was a
17 payment that had come in for one of the assets they sold. The reimbursements from FEMA will
18 also be correctly noted. Mr. Pires noted that Mr. Dorrill and Mr. Carter had done an excellent
19 job in filing for reimbursements from FEMA, as it was a complicated, difficult process.

20 On the expenditure side, Mr. Dorrill noted that the auditors will be at the management office
21 in December to do their field work. A lot of engineering fees were incurred this year for capital
22 projects, including street lighting, lake bank restoration and the parking lot.

23 Additionally, group health insurance was over budget by \$20,000 which was due to a large
24 premium increase the prior year. The premiums are not going up at all in the 2020 budget.
25 Field management was also slightly over budget for other field management services. Total
26 operating expenses for the year was \$2.5 million dollars, which is \$66,000 below budget.

27 Mr. Lee pointed out that the County raised the water rates twice this year, which made that
28 line item \$14,000 over budget.

29 **On a MOTION by Mr. Lee and a second by Mr. Ousley, the financials were then unanimously**
30 **accepted by the Board.**

31 The Board members asked Mr. Dorrill to pass on their thanks to the Management staff for the
32 great work they are doing for the District.

33

34 **MISCELLANEOUS CORRESPONDENCE**

35 A letter was received from the Property Appraiser's office advising the Board that as a result of
36 the appraiser's funds being audited last year, they advising that the District will be receiving a
37 credit. Mr. Dorrill will advise the Board once they are notified of the credit amount.

38

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5 **SUPERVISORS' REQUESTS**

6 A. January 20 Roundup Presentation

7 Mr. Carter advised that they were working through the University of Florida for a speaker on
8 this issue, but have not yet received confirmation. He indicated that they will have someone to
9 speak to those present, either through the University or the Extension Office.

10 Dr. Bularzik noted that the usual half hour for a workshop may not be enough time, and asked
11 Mr. Carter to find out how much time the speaker felt would be needed for the presentation
12 with time for questions.

13 Mr. Dorrill indicated that they will advertize the workshop and meeting to indicate that the
14 regular meeting would follow the workshop. This way no time limit is set on when the regular
15 meeting would begin.

16 The library was not available for the meeting, but the outside tent at **** could be used, which
17 could hold 60 to 70 people. Shepherds in the Glade Church could also accommodate more
18 people, and they could be called. Mr. Carter will check on these facilities, and will advise the
19 Board of what they find.

20
21 B. Turnover Information

22 No additional news was brought to the Board on the turnover, and Mr. Campkin noted that
23 according to Florida Law, as long as Stock holds onto a parcel, he does not have to turn it over.

24 ***Mr. Lee's question about Treviso Bay was inaudible in parts.***

25 (Mr. Pires indicated he would check on it.)

26
27 C. Lake Bank Erosion Project Question

28 This project will begin tentatively at the first of the year, and should last roughly 30 days.

29
30 D. Parking Lot Update

31 Mr. Carter spoke to Mr. Cole, who advised him that they had to submit a landscape plan, and
32 then a letter modification to South Florida Water Management District, which is being worked
33 on now. Mr. Cole's anticipated start date is sometime in February, and the work will take 45
34 days to complete.

35
36 E. UPS

37 In response to his question about whether UPS would be using the parking area this year, Mr.
38 Campkin was advised that they did not last year and apparently are using someplace else.

4

5 **PUBLIC COMMENT**

6 No public comment was received at this time.

7

8 **ADJOURNMENT**

9 Mr. Dorrill advised that the December meeting would be held on the 18th. Mr. Dorrill will check
10 to see if officers need to be nominated at the next meeting. **On a MOTION by Mr. Lee and a**
11 **second by *** the meeting was adjourned at 2:14 pm.**

12

13 **ACTION ITEMS**

- 14 **1. STREETScape PROJECT**
15 **2. STREET LIGHT PROJECT**
16 **3. LAKEBANK EROSION PROJECT**