

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **REGULAR MEETING OF THE BOARD OF SUPERVISORS**
4 **December 16, 2020**

5 The regular meeting of the Lely Community Development District Board of Supervisors was held
6 on Wednesday, December 16, 2020 at 1:30 p.m. at the LCDD Maintenance Building, Naples,
7 Florida.

8
9 **SUPERVISORS PRESENT:** William Lee, Chairman
10 Anne Marie Bularzik, Vice-Chairman
11 Harold Ousley, Treasurer
12 Kenneth Drum, Supervisor (Via Speakerphone)
13 Gerry Campkin, Supervisor (Via Speakerphone)
14 **ALSO PRESENT:** Neil Dorrill, Secretary, Dorrill Management
15 Tony Pires, District Counsel
16 Kevin Carter, Operations Manager
17 Freddie Bowers, Director of Community Patrol
18 Christopher Dorrill, Field Manager
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20

21 **INVOCATION AND PLEDGE OF ALLEGIANCE**

22 Mr. Dorrill offered an invocation, with a special prayer for the employees suffering from the
23 COVID Virus and Board member with health situations. The Pledge of Allegiance was then
24 recited in unison.

25
26 **ROLL CALL**

27 Mr. Pires asked the Board to make a finding that Mr. Campkin and Mr. Drum could continue to
28 attend and participate via speakerphone. **On a MOTION by Mr. Ousley and a second by Dr.**
29 **Bularzik, Mr. Campkin and Mr. Drum were authorized to attend via speakerphone due to**
30 **exceptional circumstances on a unanimous vote of the Board.**

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32 **APPROVAL OF AGENDA**

33 Item 9B, Role of Supervisors at HOA Turnover; 9C, Status of Health of District Staff; 9D,
34 Accident on Wildflower Way were added to the agenda.

35 **On a MOTION by Dr. Bularzik and a second by Mr. Ousley, the Agenda was unanimously**
36 **approved as amended.**

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5 **APPROVAL OF NOVEMBER 2020 MEETING MINUTES**

6 **On a MOTION by Mr. Ousley and a second by Dr, Bularzik, the November minutes were**
7 **unanimously approved.**

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9 **MANAGER’S REPORT**

10 A. Community Patrol

11 November was a very busy month, with a total of 70 incidents. There were 17 suspicious
12 persons noted, and a number of property damage reports. There was a record number of
13 warnings and citations for a variety of traffic infractions.

14
15 B. Canopy Tree Pruning

16 Bids are being solicited for this work, and the trees to be pruned will be marked by the
17 operations and field managers.

18
19 C. Lakoya Basin Control Elevation

20 Mr. Dorrill received the as-built drawings from the president of Lakoya, and he in turn will
21 provide them to the engineer with the Master Drainage Permit to make sure that the size of the
22 drainage pipes and the control elevations of the various structures and the lakes are in
23 accordance with the permit.

24
25 **ATTORNEY’S REPORT**

26 Mr. Pires had nothing to report to the Board.

27
28 **ENGINEER’S REPORT**

29 There was no report from the engineer.

30
31 **FINANCIALS**

32 ***BREAK IN TAPE

33 **SUPERVISORS REQUESTS**

34 A. Triangle Blvd. and Price Street Improvements/Project Public Meeting

35 Mr. Lee and Dr. Bularzik discussed work to be done on the roundabout to slow traffic, and a
36 meeting that will be held at the regional library to bring this information to the public. The
37 areas in question and scope of the work were explained by Mr. Lee, and Dr. Bularzik indicated
38 that the work should begin early in 2021, and will probably take a year to complete.

4
5 B. Role of Supervisors in HOA Turnover

6 The date being looked at now for the turnover is March 15th, and a joint meeting will be held at
7 that point. Stock will hand in their resignation, and an election will be held. Three people have
8 put their names forward on this, including Susan Bicedomini and Ron Priestley, and a third
9 person as well.

10 Dr. Bularzik added that they are in the process of determining how the voting should be done,
11 as there is nothing in the HOA documents that addresses this. Mrs. Bicedomini is working with
12 Richard DeBoest on these matters.

13 Once the turnover occurs, it was felt that more than three people will be needed, and once the
14 turnover happens, two of the three people will have to make a motion and have it carried, to
15 increase the Board to seven people. Nothing has been finalized, but the process continues.

16 Dr. Bularzik asked about the CSA Agreement, and a copy of it will be provided to her from Mr.
17 Drill's office.

18 Mr. Lee advised that there are several items noted in the agreement that Stock is responsible
19 for, and he wanted to make sure that at turnover things that they know nothing about are not
20 turned over without disclosure. Mr. Pires was advised that the agreement is with the Master
21 HOA, and Mr. Pires will also look at the CSA Agreement, and added that the entity is the
22 developer, and that does not change at turnover. If the obligations of the entity are not fulfilled
23 at turnover, that needs to be looked at closely beforehand.

24 Mr. Pires will contact Mr. DeBoest on this issue as well, as there are statutory requirements
25 that may apply. Mr. Dorrill added that there are other issues that will be addressed as far as
26 the responsibilities of the CDD once the turnover is completed.

27 Dr. Bularzik advised that the question about the money that was missing from the budget
28 related to fees has been put back in. She also asked Mr. Pires if a member of the CDD Board
29 could sit on the new HOA Board, and Mr. Pires will check on that in the Statute and provide
30 some information on it, as there are several issues that could come into play.

31 He added that the only official opinion on the Ethics Code would have to come from the Florida
32 Commission on Ethics, and he will check with Chris Anderson who sits on that Ethics
33 Commission.

34 The issue of what the CDD can and cannot contribute to as it relates to spending money, as all
35 CDD money has to be spent on public purpose activities, was discussed. If the Master indicated
36 that there were certain activities that they no longer wished to engage in, those things would
37 have to be looked at as well. Further discussions will be had on these items as more
38 information is brought to the Board.

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5 Dr. Bularzik expressed a concern about the Master opting to do some landscaping work along
6 the roadways which may not be in keeping with what has been done before turnover, and Mr.
7 Pires noted that they would have to get a permit from the County to do any work of this nature,
8 and the District could go to the County and address this.

9

10 **C. Health issues with Staff Employees**

11 In response to Dr. Bularzik's question, Mr. Carter indicated that four employees had the COVID
12 virus, and three of them were back at work after recovering from two to three weeks, and all
13 are doing well and testing negative. The fourth employee was in the hospital for three weeks
14 and has now been released. He is recovering at home now and Mr. Carter hopes to see him
15 back at Lely when he is strong enough to resume work.

16

17 **D. Accident on Wildflower Way**

18 Mr. Carter reported on the hedge that was damaged in a speeding incident, and advised that
19 this was not owned by the CDD, and would be addressed by the owner, which he felt was
20 probably the HOA, perhaps Alden Woods.

21

22 **PUBLIC COMMENT**

23 There was no public comment received at this time.

24

25 **ADJOURNMENT**

26 With nothing further to come before the Board, and with the note that the January meeting
27 would be held on the 20th, the meeting was then adjourned at 2:05 p.m. **on a Motion by Mr.**
28 **Ousley and a second by Dr. Bularzik.**

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