

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **May 19, 2021**

5 The regular meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, May 19, 2021, at 1:30 p.m. at the LCDD Maintenance
7 Building, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 William Lee, Chairman
10 Anne Marie Bularzik, Vice Chair
11 Kenneth Drum, Supervisor
12 Gerry Campkin, Supervisor
13 Frank LoMonte, Supervisor

14 **ALSO PRESENT**

15 Neil Dorrill, Manager, Dorrill Management Group
16 Kevin Carter, Operations Manager
17 Tony Pires, District Counsel
18 Freddie Bowers, Director of Community Patrol
19 Christopher Dorrill, Field Manager

20 **INVOCATION/PLEDGE OF ALLEGIANCE**

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

22 **PUBLIC COMMENT**

23 No public comment was received at this time.

24 **ROLL CALL/APPROVAL OF AGENDA**

25 All Board Members were in attendance.

1 Mr. Dorrill noted that item 5D would be continued for one month as some additional
2 notices will be sent out to determine if there is any further interest from contractors.

3 With the addition of items 9A, Monument Sign Update; 9B, Golf Course Lake; 9C,
4 Triangle Blvd; 9D, Mr. Drum and Mr. Lee's attendance via speakerphone in June and
5 July, and 9E, Water Hammering, **the Agenda was unanimously approved as**
6 **amended on a MOTION by Mr. Campkin and a second by Mr. Drum.**

7 **APPROVAL OF APRIL 2021 MINUTES**

8 As it relates to the Regular Meeting Minutes:

9 On Page 6, Line 7, the word "what" should be deleted.

10 On Page 7, Line 23, the woman's name is Claudette Klinkerman.

11 On Page 7, Line 16, the word "of" should be changed to "on." Additionally, the last name
12 should be corrected to DeSilva. The name was also misspelled on Page 8, Line 4.

13 On Page 8, Mr. Means uses Denny for his first name as opposed to Dennis.

14 On Page 8, in several places, Mr. LoMonte's name was misspelled.

15 On Page 9, Line 4, Mrs. DeSilva's name was misspelled.

16 On Page 9, Line 22, the word "years" should be "year."

17 On Page 10, Line 9, Mr. Pires asked where the Bike Path through Lely was previously
18 discussed, and the words "at a previous Board meeting" should be added.

19 Additionally, on Page 10, Line 29, Mr. Pires advised that he was not present at that
20 meeting. The entire sentence was then deleted.

21 **On a MOTION by Mr. Drum and a second by Mr. Campkin, the regular meeting**
22 **minutes were unanimously approved as amended.**

23 **MANAGER'S REPORT**

24 **A. Community Patrol**

25 There was a total of 82 incidents, control notations, with over 30 trespass events, or
26 loitering with noise complaints, typically as it pertains to fishing. They included 12 non-

1 residents. There were 13 suspicious loitering instances, and three additional noted, one
2 of which involved some employees doing preserve work with allegedly stolen
3 equipment. This was referred to the Sheriff's Department.

4 There were almost 40 traffic stops over the course of the month, and three accidents
5 within the District.

6 **B. Approval of Safety Training Program**

7 Mr. Dorrill recommended approval for the renewal of the District's occupational safety
8 training program by an outside vendor to conduct, document and summarize these
9 efforts, which helps with Worker's Comp and Liability Insurance. There was no increase
10 in the \$5,400 amount this year.

11 **On a MOTION by Dr. Bularzik and a second by Mr. Campkin, the Board**
12 **unanimously approved the renewal of the \$5,400 program for occupational safety**
13 **for the Lely CDD.**

14 **C. F-150 Replacement Approval**

15 This purchase was budgeted, and the District benefits from being able to get the same
16 price for this pickup truck as the State of Florida gets from their contract with the Ford
17 Motor Company. \$35,000 has been budgeted for this purchase, which includes a bed
18 liner. The total cost was noted to be \$28,357.85. The auction to sell the old pickup truck
19 is scheduled for the first week in June, and Mr. Dorrill will advise the Board what the
20 amount received was at the June meeting.

21 **On a MOTION by Mr. Drum and a second by Mr. Campkin, the Board unanimously**
22 **approved the purchase of the F-150 for the above noted price.**

23 **D. Pump Station Control Bids**

24 This item was continued to the following month.

1 **E. Fiscal Year 2022 Budget Approval/Resolution of Public Hearing**

2 **On a MOTION by Mr. Drum and a second by Dr. Bularzik, the Chairman was**
3 **unanimously authorized to sign Resolution 21-2 which establishes the proposed**
4 **budget, as revised in the workshop for 2022, and sets the public hearing for**
5 **August 18 at 1:30 p.m.**

6 **ATTORNEY'S REPORT**

7 Mr. Pires had nothing to report to the Board but advised that he was keeping up to date
8 on the various laws that were passed by the Florida Legislature. There is one that
9 passed that could be of interest to the Board, which indicates that under certain
10 circumstances notice of a meeting can be advertised in an internet-based newspaper.
11 While this goes into effect in January, there are many constraints that it may not be
12 practical for the District.

13 **FINANCIALS**

14 The mid-year, March 31 Financials showed that the District had approximately
15 \$5,000,000 in cash at mid-year, with \$2,945,000 sitting in the operating account, which
16 includes an allowance for both cash flow and contingency. It was Mr. Lee's suggestion
17 to depict those separately, so the cash flow reserve can be seen under the assets in the
18 future. Additionally, there is \$2,100,000 in the capital reserve that was used, and the
19 total of that now is \$5,045,000 against \$29,000 outstanding in payables.

20 Under the income statement just prior to taxes becoming delinquent, the District
21 received \$51,580 in non-ad valorem assessments. Almost \$1,100 was received in
22 interest income during the month, and Mr. Dorrill felt that this trend would continue to
23 the end of the year and expected that about \$12,000 will have been realized as interest
24 income at that time. The Master HOA is current through the first two quarters of the year
25 in their CSA payments, with almost \$600,000 having been received.

26 Nothing really stood out on the expense side of the budget, and Mr. Dorrill pointed out
27 that presently they were \$96,000 below budget, with thanks to Mr. Carter. There is a
28 big spring fertilization program coming up, along with the summer flower planting, so
29 this number will change.

30 Capital improvements have yet to start, but that will change in the coming months with
31 the new truck purchase and the new irrigation controls as well.

1 **On a MOTION by Mr. Campkin and a second by Mr. Drum, the financials were then**
2 **unanimously accepted by the Board.**

3 **SUPERVISORS' REQUESTS**

4 **A. Monument Sign**

5 It has been determined that earlier in the year, Stock Development conveyed to
6 themselves the parcel of land adjacent to Staybridge Suites, and they recently spoke to
7 Mr. Carter about an interest in irrigation water. Mr. Dorrill felt that this gave him the
8 opportunity to speak with Mr. Gelder and will ask him again about conveying a sign
9 easement to this piece of property. He added that this strip of property probably did not
10 have much of a value to it, perhaps they may be able to move forward on this.

11 The County, while they are not responsible for its maintenance, has a very large pump
12 station at the end of the road, and they have an easement over it. After a brief
13 discussion, Mr. Pires suggested that if the Wildflower right-of-way is deep enough along
14 the sidewalk, that perhaps a monument sign could be located there. Mr. Pires will do
15 some research on this and advise the Board.

16 **B. Golf Course Lake**

17 The area that was thought to be part of the water management system is not and was
18 required as part of the zoning approval to be additional water conservation. It is owned
19 by the Master HOA and they are responsible for it. Dr. Bularzik indicated that she felt it
20 was owned by the golf course but maintained by the Master HOA.

21 Dr. Bularzik reported that the new Board of the Master Association is aware of this issue
22 but is not ready to address it yet, and that they are looking for someone who can help
23 them with it. Mr. Dorrill noted that they have a good working relationship with EarthTech
24 and would be happy to have them come out and look at the area in question to
25 determine what type of aquatic plant would work best.

26 **C. Triangle Boulevard**

27 Members of the Board expressed their disappointment with the transportation workshop
28 recently held, as the County representative had been on the job for a very short period
29 and was unable to answer many questions. A new organizational structure was
30 approved at the last County Commission meeting by the new County Manager, who
31 also works with the two new deputy managers. There is a new team in place in the

1 growth management area, which includes transportation, and Mr. Dorrill suggested that
2 they should schedule another visit from that division to come and speak with the Board.

3 Mr. Dorrill added that a contract had been awarded by the County for that job, so he
4 would not anticipate that any changes could be made at this point.

5 **D. Summer Vacation Schedules**

6 Mr. Lee reported that he would be participating via speakerphone in July, and Mr. Drum
7 will be participating via speakerphone in June and July.

8 **E. Water Hammering**

9 Mr. Dorrill has not yet addressed this problem but will have an answer for the Board at
10 the June meeting.

11 **MISCELLANEOUS**

12 Mr. Campkin pointed out that the minutes indicated that he would have to be sworn in at
13 the next meeting to serve as Treasurer. He was advised that this was incorrect, and not
14 necessary.

15 Mr. Pires added that when there is a new Board member added, the officers would have
16 to be re-appointed, and Mr. Dorrill advised that this would be done at the June meeting.

17 In response to Dr. Bularzik's question regarding the lake bank erosion, Mr. Carter
18 indicated that they were waiting for the final schedule from the contractor, at which point
19 they will schedule the pre-construction meeting.

20 **PUBLIC COMMENT**

21 No public comment was received at this time.

22 **ADJOURNMENT**

23 Mr. Dorrill indicated that the June meeting will be held on the 16th with the Hurricane
24 Preparedness workshop at 1:00 p.m., followed by the regular meeting.

25 **The meeting was adjourned at 2:15 p.m. on a MOTION by Mr. Campkin and a**
26 **second by Mr. Drum.**