

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **January 18, 2023**

5 The regular meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, January 18, 2023, at 1:30 p.m. at the LCDD Maintenance
7 Building, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 William Lee, Chair

10 Frank LoMonte, Vice-Chair

11 Gerry Campkin, Treasurer

12 Anne Marie Bularzik, Secretary

13 Kenneth Drum, Supervisor

14 **ALSO PRESENT**

15 Neil Dorrill, District Manager, Dorrill Management Group

16 Kevin Carter, Operations Manager

17 Tony Pires, District Counsel

18 Christopher Dorrill, Field Manager

19 **INVOCATION/PLEDGE OF ALLEGIANCE**

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

21 **ROLL CALL**

22 All supervisors were in attendance.

23 **PUBLIC COMMENT**

24 No public comment was received at this time.

1 **APPROVAL OF AGENDA**

2 Under supervisors' requests, Dr. Bularzik added Lely Master POA status, Cordoba CSA
3 update, Pothole, and Flagpole. Mr. Lee added Oath of Office, and Mr. Drum requested
4 a workshop regarding the Triangle Boulevard improvements.

5 **On a MOTION by Mr. Drum and a second by Mr. Campkin the agenda including**
6 **the additions were unanimously approved**

7 **APPROVAL OF DECEMBER MINUTES**

8 **On a MOTION by Dr. Bularzik and a second by Mr. Campkin the December**
9 **minutes were unanimously approved**

10 **MANAGER'S REPORT**

11 **A. December Community Patrol**

12 There were 68 reported incidents during the month of December. This included 15
13 trespassing incidents involving fishing, 14 were non-residents. Four alligator complaints
14 and removals took place in December. There were also several incidents involving
15 loose or missing dogs. There were nine property damage or maintenance issues
16 pertaining to irrigation, main lakes, mailboxes, or sprinkler issues. There were eight
17 loitering/suspicious incidents that were of no serious consequence. There was one
18 traffic accident where patrol provided traffic assistance and 14 instances of traffic or
19 EMS standby. There were 49 written warnings or citations in addition to three arrests.

20 **B. CSA Budget Amendment**

21 The budget amendment was to adjust a transpositional error that had occurred in the
22 final budget that resulted in an under calculation of the revenue portion forecast for
23 fiscal year 2023. The revised amount is \$1,300,269. This will have an associated
24 increase from the original budget into the contingency reserve for the difference.

25 **On a MOTION by Mr. Campkin and a second by Mr. Drum the budget amendment**
26 **was unanimously approved.**

27 **ATTORNEY'S REPORT**

28 Mr. Pires shared that the Master association will be under new management with
29 Cardinal Management Group. The Master POA meeting was scheduled for December

1 29th at Mr. Pires office where the new property manager for the association, Mr. Carter,
2 was introduced.

3 The issues involving a standard license agreement for the assumption of maintenance
4 and operations of Master POA are still being discussed with progress being made with
5 the area adjacent to Mustang subdivision.

6 Mr. Dorrill indicated that the first quarter CSA revenues have not yet been received as a
7 result of delays by Vesta Property Management in accounting and billing in the first
8 quarter resulting in their termination.

9 **NOVEMBER FINANCIALS**

10 At the end of November, the District had \$4.56 million in cash against \$99,000 accounts
11 payable in the general fund. There was \$650,000 on the income statement from non-ad
12 valorem assessments. Non-ad valorem discounts will be depicted as credits against
13 those revenues that are otherwise net of fees from tax collector. Thus the \$25,900
14 discount was applied to the monthly, non-ad valorem assessment revenues. Mr. Dorrill
15 indicated that the workers comp year-to-date cost of \$18,000 reflects quarterly pre-
16 payments of those premiums. Total operating expenses through the end of November
17 were \$526,000, \$36,000 underbudget.

18 **On a MOTION by Mr. Campkin and a second by Mr. Drum the financials were**
19 **unanimously accepted.**

20 **SUPERVISORS' REQUESTS**

21 **A. Lely Master**

22 Dr. Bularzik complimented staff on the update concerning the Lely Master negotiations.

23 **B. Cordoba**

24 Mr. Dorrill indicated and reminded the Board that while they do not have a contractual
25 relationship with individual neighborhoods, any overage collected by the Master
26 Association and remitted to the CDD would be reimbursed upon receipt of a valid
27 invoice from the Master Association.

28 **C. Pothole**

29 Dr. Bularzik updated the Board on the repair of a pothole on Lely Resort Boulevard.

1 **D. Flagpole**

2 Update and thanks on recent repairs to the main entrance flagpole on U.S. 41.

3 **E. Oath of Office**

4 The Oath of Office form was administered to Supervisors Bularzik and Lee who were
5 sworn in at the beginning of their new terms.

6 **F. CDD Supervisors Orientation Video**

7 Dr. Bularzik shared an update concerning an orientation video that she reviewed online
8 for new CDD supervisors. This video came from an outside management firm, and she
9 indicated this video was available to the Board for any supervisor interested.

10 **G. Triangle Boulevard**

11 Supervisor Drum requested a post construction review of improvements constructed on
12 Triangle Boulevard through the community commercial area. Specifically concerns or an
13 update on the operating parameters associated with the new roundabout near the
14 intersection with Collier Boulevard. There are concerns that cars entering the
15 roundabout were causing potential backup problems at the intersection with Collier
16 Boulevard. The District Manager was requested to add this as a workshop to the
17 Board's February meeting and request that appropriate County transportation engineers
18 be available, if possible, to review the completed project.

19 **PUBLIC COMMENT**

20 No public comment was made at this time.

21 **ADJOURNMENT**

22 The next meeting will be February 15th with the transportation workshop scheduled for
23 1:00 p.m. followed by the regular meeting at 1:30 p.m. **On a MOTION by Dr. Bularzik**
24 **and a second by Mr. Drum, the meeting was adjourned at 2:05 p.m.**