

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **June 21, 2023**

5 The regular meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, June 21, 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, 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 Terry Cole, District Engineer

21 **INVOCATION/PLEDGE OF ALLEGIANCE**

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

23 **PUBLIC COMMENT**

24 James, Maintenance supervisor of Olé, was asked to come over here because they are
25 going to replace the roofs at Olé for all 132 buildings, wondering if they can get any help
26 with storage of 14 pallets of additional tiles they would want to keep on hand for future
27 repairs. 250 sq ft is needed for all of the pallets. These would need to be stored
28 potentially for years. Mr. Dorrill said they would likely want to pass, there is a potential

1 for theft and wouldn't want the liability of storing private property. We'll note their
2 request but respectfully decline.

3 **ROLL CALL/APPROVAL OF AGENDA**

4 All supervisors were present at the meeting.

5 Dr. Bularzik added status of revised agreement as item 8a, pothole as item 8b, Lely
6 Master Trimming as item 8c and flag protocol as item 8d.

7 Mr. Lee added Natural Gas Teco SW as item 8e and royal palms as item 8f.

8 Mr. Campkin added political signs as item 8g.

9 **On a MOTION by Mr. Campkin and a second by Mr. Drum the agenda is approved**
10 **with these additions.**

11 **APPROVAL OF WORKSHOP MINUTES MAY 2023**

12 Page 2, line 17, replace 'spray' with 'spraying'.

13 **One a MOTION by Dr. Bularzik and a second by Mr. Drum the workshop minutes**
14 **were accepted with this change.**

15 **APPROVAL OF REGULAR MEETING MINUTES MAY 2023**

16 Page 2, line 26, strike 'Anne'.

17 Page 3, line 10, add 'Property' between 'Master' and 'Homeowners'.

18 Page 5, line 22, time should read '1:00'.

19 Page 3, line 32, replace 'affluent' with 'effluent'.

20 **On a MOTION by Dr. Bularzik and a second by Mr. LoMonte the regular meeting**
21 **minutes were accepted with these changes.**

22 **MANAGER'S REPORT**

23 **A. May Community Patrol**

24 The bear has returned, no alligators were spotted. There were a series of incidents
25 involving a brush fire and suspicious/trespassing related reports involving fishing. 11

1 were non-residents and one was a repeat offender. The Sheriff continues to do a good
2 job, 57 written citations or warnings for various traffic infractions. It was another busy
3 month for arrests involving drug activity at the high school. There were 7 traffic
4 accidents within the Community.

5 **B. Lake Bank Restoration**

6 The restoration project is just about over, by the middle of July it should be finished.
7 Putting sod down now.

8 **ATTORNEY'S REPORT**

9 **A. License Agreement**

10 Mr. Pires followed up with Richard DeBoest to see if he was handling the issue between
11 the district and the master association. He's still handling the matter. Haven't received
12 any word back from him yet about comments on the latest iteration of the agreement,
13 sent a reminder yesterday and will follow up again.

14 **ENGINEER'S REPORT**

15 No engineer's report was received at this time.

16 **APRIL FINANCIALS**

17 These are the seven-month financials through the end of April. \$5.8 million in cash at
18 months end, sort of evenly split between the operating and future reserve accounts.
19 \$77,000 in payables outstanding at end of month, received a high amount of non-ad
20 valorem assessments, almost \$90,000 as a result of being delinquent. Additionally, a
21 nice amount of interest earnings received during the month, total of \$21,600 in interest
22 earnings. Originally forecast \$14,800 for the entire year, have collected almost
23 \$125,000 year to date. This is a really nice income to have for the course of this year.
24 A few things on the expense side that have been talked about all year that continue to
25 be issues, the year to date engineering fees are above budget, this is in recognition of a
26 bunch of engineering spent on the lake bank restoration design and construction
27 inspection, still within the annual engineering budget of \$45,000. Fuel costs in the case
28 of landscaping and access control are over budget. Wages are slightly over budget
29 only in recognition of some of the market rate payment adjustments made late in the
30 year after the budget was completed. For irrigation, about \$24,000 has been spent year
31 to date to get us through the dry season. Once the rainy season begins irrigation
32 expenses will taper off. Electric utilization is high year to date, partly due to FPL's post

1 Irma rate increase. Additionally, the board has installed all new electric controls and
2 demand for irrigation water has been high, those pumps have worked overtime during
3 the dry season. Overall, expenses on the operating side are just slightly over budget,
4 under budget on capital spending. Financials continue to be in a favorable position.

5 **The financials were accepted on a MOTION by Dr. Bularzik and a second by Mr.**
6 **LoMonte.**

7 **SUPERVISORS' REQUESTS**

8 **A. Revised Agreement**

9 Mr. Pires already addressed this topic during his Attorney's report.

10 **B. Pothole**

11 Filling the pothole is the responsibility of the Lely Master. They were informed of the
12 pothole, and they were going to send someone out to fix it. The pothole is still there.

13 **C. Lely Master Trimming**

14 Lely Master asked if we could trim the trees where they are going to put the holiday
15 lighting up, spoke to Kevin, not something we have equipment for, would have to
16 outsource the work, Dr. Bularzik asked Susan to send a written note as a request for the
17 trimming. Mr. Dorrill stated she had her property manager Mr. Carter contact him and
18 he informed Mr. Carter that we have never trimmed the Royal Palms, usually let them
19 self-cleanse. Not particularly interested in getting involved. Long term, if license
20 agreement successful with the Master, holiday decorating popular enough that the
21 district would assume responsibility for it as early as this year, we would want to be
22 compensated for it this year because haven't budgeted for it.

23 **D. American Flag Protocol**

24 Many years ago, used to put flags on poles lining the roadways, stopped doing that and
25 moved to the banners hanging from the light poles. Have received emails and
26 comments from residents about the patriotism of the LCDD. They asked why we're not
27 putting the flags up and not doing things to honor American citizens. Dr. Bularzik
28 provided a copy of the military protocol for displaying the flag. Flags should only be
29 displayed from sunrise to sunset, if up overnight must be illuminated, must be taken in
30 during rain if not weatherproof, no other flag should be placed higher than the American
31 flag, flag should never touch the ground. People were also stealing the flags. The
32 banners that are put up are all weatherproof and illuminated. She suggested the district

1 put them up shortly before Memorial Day and leave them up until after the Fourth of
2 July. They also put them up for New Years. **On a motion by Dr. Bularzik and a**
3 **second by Mr. Drum the flags will be put up before Memorial Day and removed**
4 **after the Fourth of July.**

5 **E. Natural Gas SW Teco**

6 A question arises from time to time from people that have moved down from up North.
7 Seems there are some gas lines within Lely Resort, what would it take to provide it for
8 the rest of Lely Resort? Mr. Dorrill said Teco utility in Tampa should have a mechanism
9 to create an assessment district for benefitting properties. There's an incentive for them
10 to do it when new construction is built but it might be a hard sell as it stands. Wouldn't
11 mind doing the research if had interest from a particular neighborhood to pay for it.
12 Needs to be an evaluation for how an assessment would be undertaken. We would
13 need to see from neighborhood association or several neighborhood associations is
14 three is enough interest in putting together cost estimates.

15 **F. Royal Palms**

16 This is concerning the palms at the front entrance of US 41, there are several that have
17 been hit by cars, one of them is leaning, someday someone is going to knock one of
18 those over. Is there a way to protect the trees from the cars without having to put up
19 guard rails? Mr. Dorrill stated that they are about \$5k apiece, can't say there's a decent
20 market for harvesting trees out of scale, specialty contractors that will harvest and move
21 or transplant an equally or closely sized tree and give you a warranty on them. Have
22 purchased two that he can recall due to lightning strikes and would be prepared to do so
23 again.

24 **G. Political Signs**

25 What are the rules and regulations concerning displaying of political signs. Mr. Pires
26 states they cannot be in a right of way and there are size restrictions. Permission from
27 the property owner is needed along with a permit to put up large signs.

28 **PUBLIC COMMENT**

29 No public comment was received at this time.

1 **ADJOURNMENT**

- 2 The budget adoption hearing will be July 19, 2023, at 1:00 p.m. the regular meeting will
3 follow at 1:30 p.m. **On a MOTION by Mr. Drum and a second by Mr. Campkin, the**
4 **meeting was adjourned at 2:28 p.m.**