

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

5   The regular meeting of the Lely Community Development District Board of Supervisors  
6   was held on Wednesday, October 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 via Speakerphone

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  Karen Rish – Ole – Wanted to know who owns and maintains the landscaping at the  
24  corner of the road that borders Lely and Celeste. Mr. Carter shared that each  
25  community owns and is responsible for the sections in question. She also mentioned a  
26  section of sidewalk that is underwater and compromised that is north of the mailboxes  
27  on Celeste drive. Mr. Carter said that there are two sprinklers there that he is going to  
28  inspect. She asked if there was anyone at the County who could be contacted about the  
29  sidewalk. Mr. Dorrill said she can contact the growth management department by  
30  dialing 311, the County’s non-emergency line. Mr. Pires found the direct phone number

1 for her. Lastly, she asked about the palm trees along the wall on Celeste after you leave  
2 Ole and drive up towards Grand Lely. Mr. Carter shared that those are the responsibility  
3 of the owner of that undeveloped parcel.

#### 4 **ROLL CALL/APPROVAL OF AGENDA**

5 Four supervisors were in attendance establishing a quorum. Mr. Drum attended by  
6 speakerphone.

7 Dr. Bularzik made the following additions to the agenda, Conditions of Conveyance,  
8 Resilience Zones, and Painting of Curbs and Medians. Mr. Campkin added an item  
9 regarding Lake Bank Restoration and Mr. Lee regarding the Master POA

10 **On a MOTION by Dr. Bularzik with a second by Mr. Campkin, the agenda was**  
11 **unanimously approved as amended as was Mr. Drum's participation by**  
12 **telephone.**

#### 13 **APPROVAL OF MINUTES SEPTEMBER 2023**

14 Page 2 line 11 should read Dr. Bularzik.

15 Page 1 Terry Cole's attendance should be stricken from the record.

16 Page 3 line 21, insert the word 'reports' in the second sentence.

17 **On a MOTION by Dr. Bularzik and a second from Mr. Campkin the minutes were**  
18 **unanimously approved as amended.**

#### 19 **MANAGER'S REPORT**

##### 20 **A. September Community Patrol**

21 There were 62 reported activities. 11 trespasses involving improper fishing, 10 of which  
22 were from non-residents. There was a coyote hit which was transported to the  
23 conservancy's animal hospital by volunteers with the wildlife agency. A turtle rescue  
24 also occurred. There were 14 traffic accidents, or EMS standby incidents in the month  
25 of September. An unfortunate death occurred that was attributed to drowning. An  
26 astounding 105 traffic stops occurred during the month. There were three DUI arrests.  
27 Dr. Bularzik asked if it would be possible to send this report to more of the community  
28 as it is incredibly informative. Mr. Bower is going to send her the electronic copy and  
29 she is going to send it out to the Lely Presidents.

1 **B. Insurance Coverage Approval**

2 This package became effective October 1st. Mr. Dorrill has bound coverage prior to the  
3 meeting. This is for the public risk insurance association. There is a \$17,000 increase in  
4 premiums for property. This covers the building the meeting is taking place in, the  
5 Freedom Horses, and what may be the largest non-county irrigation utility with assets  
6 owned for controls, pumping facilities and the distribution network. The inland marine  
7 coverage is part of the property coverage for things like equipment, pumps, and  
8 electronic things that are not part of a vertical structure. There is an almost 17%  
9 increase in the inland marine area of coverage. General liability is up about \$5,000.  
10 There are modest increases in automobile coverage and very little in the public officials  
11 and fidelity coverage. Workers' compensation is subject to an annual audit tied to the  
12 size of the payroll. Over the course of the year if there are vacancies or lapses in  
13 positions the District will get credit at the end of the year. Cyber liability is a new  
14 coverage that the District has had for the last two years that has an overall increase of  
15 23%. The total increase of premiums for the FY 2024 coverage is \$27,636, A 10%  
16 increase was original forecast in the budget, so the insurance is about \$10,000 over  
17 budget. The insurance coverage as well as the manager's actions to bind coverage  
18 prior to the meeting was approved **on a MOTION by Dr. Bularzik with a second by**  
19 **Mr. Campkin.**

20 **C. FY 2024 Group Health Insurance Proposal**

21 The effective date of this plan is November 1, 2023. The renewal plan has a  
22 \$140/month increase for premiums, a little more than 19%. The current plan is P-1000  
23 I80, and Mr. Carter shared that that is the plan they would like to keep for the  
24 employees if possible. They evaluate the surplus based on your usage and at the end of  
25 the term, if you renew the policy, you get the surplus back. Right now, it is just under  
26 \$40,000 that will be received back if they renew that policy. The PPO provider is United  
27 Healthcare. The monthly cost of this plan is \$856.02. Employees are covered at 100%.  
28 Mr. Carter said that while that is incredibly appreciated, some of the staff would like to  
29 get coverage for their spouse/family but it is very expensive from what they make vs.  
30 what it costs. He had asked the insurance company to put in an option if an employee  
31 would want to contribute more. For an employee plus spouse for example instead of  
32 \$856.02 it is \$1324. Mr. Dorrill said it is not typical for the employer to cover dependents  
33 coverage. The District covers 100% of the individual employee's coverage. **On a**  
34 **MOTION by Dr. Bularzik and a second by Mr. Drum the renewal of the District's**  
35 **current health insurance plan with the new price of \$856.02 was approved.**

1 **ATTORNEY'S REPORT**

2 Mr. Pires had nothing to report at this time. He will share information at the next meeting  
3 on an ethics course required by the Board members to participate in by December  
4 2024.

5 **FINANCIALS**

6 At the end of August, the District had \$5.2 million in cash on hand. There was \$59,000  
7 in payables on the liability side of the balance sheet. On the revenue side, total year to  
8 date assessments were \$2,756,000 against a forecasted \$2,760,000 in the budget.  
9 Year to date discounts for the assessments were right at \$98,500. Interest income for  
10 the month was \$23,000. Year-to-date interest income is \$214,000 and will be close to  
11 \$250,000 for the year. When the budget was created only \$15,000 was forecasted for  
12 the annual interest earnings. Engineering fees are over budget by \$25,000 year-to-date.  
13 Costs associated with potential notice of violation from earlier in the year received by  
14 both the CDD and Master Association have contributed to this. The notice was over  
15 matters related to permits and the status of preserves, particularly the large preserve  
16 behind Ole. The engineer also performed work that went into Lake Bank Restoration  
17 project that is eligible to be expensed against capital reserves. There have been  
18 unforeseen increases in electric utility rates and the cost of purchased irrigation water  
19 from the County. There were minor cost increases in terms of fuel. Overall operating  
20 and total expenses year-to-date are about \$450,000 below budget. If you take out the  
21 contribution to the capital reserves, the District will still be under budget year-to-date.  
22 CSA revenues may have been underbudgeted. This will be reviewed by Mr. Dorrill and  
23 Mr. Lee and if necessary, a minor budget amendment will be presented at the  
24 November meeting.

25 **The financials were accepted on a MOTION by Mr. Campkin with a second by Dr.**  
26 **Bularzik.**

27 **SUPERVISORS' REQUESTS**

28 **A. Conveyance**

29 Dr. Bularzik shared that a road that comes into the LCDD is looking at being conveyed  
30 from the Lely Master to Collier County. Mr. Dorrill shared that it is the access road that  
31 runs from the master pump station to Wildflower Way. The District does not have an  
32 interest in the road. The District has an exclusive and perpetual easement over the top  
33 of the road to access the District's property but does not own or manage it. Mr. Dorrill  
34 noted this road may be part of the Master Association's lawsuit against Stock

1 Development and does not think the County would have an interest in it, especially  
2 considering the shape that it is in.

3 A warranty deed for a parcel adjacent to the intersection at Grand Lely and Rattlesnake  
4 Hammock road was also discussed. It is sort of a pie shaped parcel that is also adjacent  
5 to a water retention area. The District is not currently responsible for any of this. Mr.  
6 Dorrill does not know why they would have to give the County a warranty deed as the  
7 District has no interest in that parcel.

#### 8 **B. Resilience Zones**

9 Dr. Bularzik asked if the District would qualify for resilience zones. Mr. Dorrill does not  
10 think the District is in any of the zones depicted by the County.

#### 11 **C. Curb Painting**

12 Dr. Bularzik would like the curbs to be painted before season if possible.

#### 13 **D. Lake Bank Restoration**

14 Mr. Campkin asked about when Lake Bank Restoration occurs. It is typically in  
15 April/May during the dry season. The engineering company does an assessment to find  
16 out which lakes are suffering from escarpment or erosion and need the work done that  
17 year. Then it is put out to bid. Mr. Carter always has a preconstruction conference with  
18 the affected neighborhoods to inform them on the scope of the work. This is typically  
19 done towards the end of winter.

#### 20 **E. Master POA**

21 Engineer for Master POA asked if Mr. Lee would meet with him and President Susan.  
22 Mr. Lee shared that if he met with them, he would like Mr. Carter to come with him so  
23 they can understand what they are planning on doing, especially if they plan on turning  
24 it over to the CDD in the future.

#### 25 **PUBLIC COMMENT**

26 No public comment was received at this time.

#### 27 **ADJOURNMENT**

28 The next meeting will be November 15, 2023, at 1:30 p.m. No workshop will occur. **On a**  
29 **MOTION by Mr. Campkin, and a second by Dr. Bularzik, the meeting was**  
30 **adjourned at 2:27 p.m.**