

1                   **LELY COMMUNITY DEVELOPMENT DISTRICT**  
2                                   **NAPLES, FLORIDA**  
3                   **Regular Meeting of the Board of Supervisors**  
4                                   **January 17, 2024**

5    The regular meeting of the Lely Community Development District Board of Supervisors  
6    was held on Wednesday, January 17, 2024, at 1:30 p.m. at the LCDD Maintenance  
7    Building, Naples, Florida.

8    **SUPERVISORS PRESENT**

9    William Lee, Chair

10   Gerry Campkin, Treasurer

11   Anne Marie Bularzik, Secretary

12   Kenneth Drum

13   **ALSO PRESENT**

14   Neil Dorrill, Manager, Dorrill Management Group

15   Kevin Carter, Operations Manager

16   Tony Pires, District Counsel

17   Freddie Bowers, Director of Community Patrol

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   **PUBLIC COMMENT**

22   No public comment was received at this time.

23   **ROLL CALL/APPROVAL OF AGENDA**

24   The following additions were made to the agenda:

25   Mr. Campkin - Ethics course and review the problem about who owns the lake banks.

26   Dr. Bularzik - Thank you to LCDD staff for the work completed.

1 Mr. Dorrill - Move item 5b to 3a regarding supervisor vacancy.

2 Mr. Lee - Election of officers following supervisor vacancy and the lighting at Lely  
3 entrance off of U.S. 41.

4 **The agenda was unanimously approved as amended on a MOTION by Mr.**  
5 **Campkin with a second by Mr. Drum.**

6 **A. Supervisor Vacancy**

7 This was to fill the vacancy that resulted from Mr. LoMonte's resignation. This was  
8 continued from last month and was re-advertised through a public notice that appeared  
9 on the LCDD website and through the President's Council. The two applicants are Mary  
10 Ellen Young and Andy Fox. Both candidates introduced themselves. Ms. Young was the  
11 President for the Ascot board for three of the four years that she was on the Board. Ms.  
12 Young is an active member of the community from being the President of The Naples  
13 Walking Club to volunteering at her church. Mr. Fox shared that he has been a Lely  
14 resident for 14 years on a part-time basis and has been residing on a full-time basis the  
15 last six years. He has a home in Tiger Island and another in Ole. He has been the  
16 President in Tiger Island.

17 **Mr. Lee made a MOTION to nominate Andy Fox with a second by Mr. Drum. Dr.**  
18 **Bularzik and Mr. Campkin opposed.**

19 **Mr. Drum made a MOTION to table the vote until the next meeting. Mr. Campkin**  
20 **seconded with three in favor, one opposed.**

21 **B. Election of Officers**

22 There was no election of officers at this time.

23 **APPROVAL OF MINUTES DECEMBER 2023**

24 The following changes were proposed to the minutes:

25 Page 4 line 14 Stock should be capitalized

26 Page 8 line 5 lien should be spelled as such

27 Page 2 line 11 should be quit not quite

28 Page 2 line 18 birdwatchers

1 Page 2 line 21 delete the word society

2 Page 5 line 14 December 31, 2024

3 Page 6 line 15 Stewart should be spelled as such

4 Page 6 Line 16 should be Cardinal Management not Premier District Managment

5 Page 6 Line 20 Stewart should be spelled as such

6 Page 7 line 11 should be changed to 'the pothole'

7 **The minutes were approved as amended on a MOTION by Dr. Bularzik with a**  
8 **second by Mr. Campkin.**

## 9 **MANAGER'S REPORT**

### 10 **A. December Community Patrol**

11 There were 83 actionable items in December. There were 9 property damage or  
12 maintenance issues. There was an incident at Sunstone Community which resulted in  
13 complaints to enforce deed restrictions around the hot tub area. It is not the LCDD's job  
14 to enforce the deed restrictions. There was a total of nine suspicion incidents. There  
15 were six automobile accident standbys or assists. There were 89 total stops, 55 resulted  
16 in written warnings, and seven were citations with associated fines. There was one drug  
17 related arrest.

## 18 **ATTORNEY'S REPORT**

### 19 **A. Letter of No Objection, BCC**

20 Attorney Pires presented a resolution that says what the previous proposed affidavit  
21 said. It ensures that the property is not subject to the District's non-ad-valorem  
22 assessments. **On a MOTION by Dr. Bularzik and a second by Mr. Drum, with all in**  
23 **favor, the Chairman was authorized to sign the resolution.**

### 24 **B. Pump House Parcel**

25 Mr. Pires presented aerial photographs. This is regarding the roadway easement as  
26 discussed at previous meetings. Mr. Pires determined that the Master cannot fence the  
27 road as it would interfere with the District's easement. The District has ingress and  
28 egress over all the properties between Wildflower and the irrigation parcel.

1 Mr. Drum said that the Master is supposed to maintain the road next to the dog park  
2 and there are serious asphalt problems there. He said there is standing water. Dr.  
3 Bularzik said she has had many conversations with them about this. The potholes were  
4 filled in with stone for the time being until the rainy season ended and they could put  
5 asphalt down. Dr. Bularzik proposed the LCDD write a letter to the Master Association  
6 advising them about the action needed on the road and give them a deadline to do so.  
7 **On a MOTION by Dr. Bularzik with a second by Mr. Campkin, the board was**  
8 **authorized to send this letter to the Master Association with all in favor.**

9 **C. Letter to Stock re: 558**

10 This was discussed at the meeting last month. Comments were made by the engineer,  
11 so Attorney Pires revised the letter. The revised letter will be sent out today or the  
12 following day. Attorney Pires will copy the Board when it goes out.

13 **FINANCIALS**

14 These were the financials of November 30, 2023. On the balance sheet there was  
15 \$5,261,000 in cash on hand. There was \$3.2 million as required in the capital and  
16 contingency reserve. There was \$2,068,000 in the operating account. There were  
17 \$125,000 in payables. \$860,000 was received in non-ad-valorem assessments. Mr.  
18 Dorrill suspects that December will be high in assessments received also. There has  
19 been \$874,000 in non-ad-valorem assessments received, year-to-date. \$20,000 was  
20 accrued in interest income in November. Total insurance premiums were \$101,000. It  
21 was prepaid for the year to achieve discounts. November was a big month for annual  
22 flowers and mulch. All other cost centers are within budget. Streetlighting cost \$10,000  
23 this month. Mr. Dorrill asked Mr. Carter what that was for. Mr. Carter said there was a  
24 lot of major streetlight work that had to be done. Several communities reported the main  
25 roads had streetlights out. He was unsure if it was storm related. The County increased  
26 the rate of their irrigation water by 10%. At the end of the month everything was \$89,000  
27 under budget. The CSA fee was paid by the Master Association.

28 **The financials were accepted on a MOTION by Dr. Bularzik with a second by Mr.**  
29 **Campkin, with all in favor.**

30 **A. Transfer to Capital Reserve**

31 This was completed in December and will be reflected in the financials next month.

1 **SUPERVISORS' REQUESTS**

2 **A. Ethics Course**

3 Mr. Campkin completed the course and needs reimbursement. Mr. Dorrill asked for a  
4 receipt and said he would be happy to reimburse him on behalf of the District.

5 **B. Lake Bank**

6 Mr. Campkin asked about whether the lake banks were owned by Lely CDD or by the  
7 Homeowner's Associations. Mr. Carter said on the property appraiser's website the  
8 appraiser's outline can sometimes include too much or too little, so it makes it look like  
9 they own more than they do. Mr. Pires said the appraiser website only reflects owners  
10 not who has easements. Mr. Pires said that a lake tract may be owned by an entity but  
11 there may be easements for that tract by the District. Mr. Pires said that just because  
12 you manage an area does not mean you need to mow it. The owner would be  
13 responsible, not the easement holder.

14 **C. Location of Streetlights**

15 Mr. Lee made a comment about that entrance coming into Lely from 41 when you are  
16 making a lefthand turn. Has had residents stating it is not well lit at the entrance. He  
17 said they are at the maximum capacity for lighting, in order to add lighting some would  
18 have to be taken away from the Freedom Horses. He suggested the engineer look at it  
19 and make a suggestion. Mr. Dorrill said in years past they had a retired FPL engineer  
20 do a study and measure the illumination levels. He will try to find that study. None of the  
21 board members personally had issues lacking light or visibility when making this turn.

22 **D. Staff**

23 Dr. Bularzik thanked Mr. Carter for taking care of a streetlight issue and Mr. Bowers for  
24 patrolling. New cars for Lely Patrol were purchased that were not yet detailed, patrol  
25 hours were not cut back.

26 **PUBLIC COMMENT**

27 Karen Risch – Ole – Suggested posting back up material so residents can reference  
28 when reading through the minutes. Asked about the community patrol report and where  
29 the information for it comes from, if it is the Sheriff's Department or Lely Patrol. Dr.  
30 Bularzik said it is both. Asked about who maintains hedges. Mr. Carter said that the  
31 CDD maintains a lot of the hedges. Mr. Carter offered to meet with Ms. Risch and point  
32 out hedges are managed by the CDD and which are managed by individual

1 communities. A car drove over some landscaping. Ms. Risch wanted to know whose  
2 property it is before replacing it. She said it was previously put in by Stock or Ole. Mr.  
3 Carter said whoever initially put it in would still be the responsible party. Mr. Dorrill  
4 thinks it is Ole's responsibility, but Mr. Carter can look at the area to confirm.

5 **ADJOURNMENT**

6 The next meeting will be February 21, 2024, at 1:30 p.m. A Lake Bank Restoration  
7 workshop is scheduled for 1 p.m., with the regular meeting to follow. **On a MOTION by**  
8 **Mr. Lee, and a second by Mr. Campkin the meeting was adjourned at 2:43 p.m.**