

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **May 15, 2024**

5 The regular meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, May 15, 2024, at 1:30 p.m. at the LCDD Maintenance
7 Building, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Gerry Campkin, Chair

10 Anne Marie Bularzik, Vice Chair

11 William Lee, Treasurer, POA Liaison

12 Kenneth Drum, Secretary

13 Andrew Fox, 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 **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 meeting was convened at 1:30 p.m. The meeting was also properly noticed. The
25 notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL
26 34110. All four members of the Board were present, establishing a quorum.

1 Mr. Dorrill added item 5e, Annual Surplus Auction. Mr. Fox added 951 Landscaping
2 Outside and Trimming of Royal Palms to the agenda. Dr. Bularzik added Follow Up
3 from Lely Master Meeting, Benches and Trash Cans on Grand Lely Resort Blvd, Right
4 of Way Permit, Follow Up About Letter to Lely Master Association, and Pothole Infront
5 of Dog Park. Mr. Lee added FEMA Grant, and Electric Bikes on Sidewalks.

6 **The agenda was approved as amended on a MOTION by Mr. Lee with a second by**
7 **Mr. Drum, all were in favor.**

8 **APPROVAL OF MINUTES APRIL 2024**

9 Page 1 Line 24 correct to read that Dr. Bularzik was absent due to a planned vacation

10 Page 4 line 26 tall flowers changed to fall flowers

11 **The minutes were approved as amended on a MOTION by Mr. Lee, a second by**
12 **Mr. Drum and all in favor.**

13 **MANAGER'S REPORT**

14 **A. Community Patrol Report**

15 There were 85 traffic stops during April. 68 resulted in citations or written warnings.

16 There were two drug related arrests at the high school each week.

17 **B. FY 2025 Tentative Budget**

18 This item is the approval of the tentative budget from the just concluded workshop. The
19 budget needs to be approved for the purpose of transmittal to the County and to set a
20 date for the final public hearing. The total budget is \$4,943,778. The rate of non-ad-
21 valorem assessments is \$2,730,345 with the corresponding CSA charge of \$1,142,921.

22 **Mr. Drum made a MOTION to approve the tentative budget, authorize the**
23 **Chairman to sign resolution 2024-1, and establish the public hearing date of July**
24 **17. Mr. Lee seconded the motion, and all were in favor.**

25 **C. Security Cameras**

26 A handout was presented. Mr. Carter shared that Flock Safety works closely with the
27 Sheriff's Department and they use their license plate reader cameras. The proposal was
28 for license plate cameras at entrances with an additional proposal to upgrade the
29 camera system throughout Lely. This update would integrate all the cameras in one

1 place. There is an ongoing annual fee which includes repair and maintenance, the
2 camera cannot be purchased from Flock Safety. The annual fee is \$2,500 for the
3 license plate reader cameras and \$3,000 for regular cameras. Mr. Drum and Mr. Lee
4 expressed concerns that the CDD is not law enforcement. Mr. Fox requested a
5 workshop with the company to get more information.

6 **Dr. Bularzik made a MOTION to invite Flock Safety and the Sheriff's Department**
7 **to next month's meeting to present more information about the system. Mr. Fox**
8 **seconded, three were in favor and two were opposed. The motion passed.**

9 **D. U.S. Mail Annex/Drop Box**

10 Mr. Dorrill called all three Collier County branches, and their general voicemails were all
11 full. If necessary, he will go by physically to address the question if the closest primary
12 mail drop box can be relocated further to the east. Dr. Bularzik shared other locations in
13 the community where there are mailboxes.

14 **E. Annual Surplus Auction**

15 There are three vehicles and a host of utility bobcats and kubotas set for auction this
16 year.

17 **On a MOTION by Mr. Fox with a second by Mr. Lee the presented list of**
18 **equipment for auction was authorized with all in favor.**

19 **CCE VOTER COUNTS**

20 Mr. Dorrill shared that this item was informational regarding the total number of
21 registered voters in the District. The qualifying period for the election is coming up on
22 June 10-14 from noon-noon.

23 **ATTORNEY'S REPORT**

24 Mr. Pires addressed the ongoing discussion about certain roads maintenance and
25 responsibility. He explained that there are two easements: one for roadway access and
26 another for access to the irrigation pump house. The roadway easement, granted to the
27 District in 1993, allows non-exclusive ingress and egress with the right to use any road
28 as depicted in the handout by Attorney Pires. The access easement to the irrigation
29 pump station parcel was granted in July 1996. Typically, the responsibility for
30 maintaining the pump station parcel easement falls on the easement owner, unless
31 stated otherwise. There is no expressed agreement to the contrary in the roadway

1 easement. Mr. Pires mentioned that the Master has filled in potholes a few times in the
2 last year, which, in his opinion, assumed liability and responsibility for the driveway
3 leading to the maintenance building. He emphasized that regardless of their intent, they
4 voluntarily assumed that responsibility through their actions. Mr. Pires is also working
5 with an engineer to define the area regarding the irrigation pump house easement.

6 **Dr. Bularzik made a MOTION to direct staff to get a Lely Master representative,**
7 **Denise Murphy, a CDD representative, and a County Staff Member together to**
8 **discuss this issue.**

9 **FINANCIALS**

10 These financials were as of March 31, or halfway through the fiscal year. There was
11 \$6.34 million in cash on hand at the end of month. There was \$27,000 in payables.
12 There was \$19 million in additional fixed assets. \$60,000 was received in non-ad
13 valorem assessments. Year-to-date revenues are approaching 93%. \$27,500 was made
14 in interest earnings with a year-to-date amount of \$150,000. \$250,000 in interest
15 earnings is forecast by year end.

16 **The financials were accepted as presented on a MOTION by Mr. Fox, a second by**
17 **Mr. Drum, and all in favor.**

18 **SUPERVISORS' REQUESTS**

19 **A. 951 Landscaping**

20 Mr. Fox said that the landscaping outside the wall needs refreshing, and he would like
21 to see more grass there. Mr. Carter said that would look good and the main thing would
22 be the expense of putting the new sod in.

23 **B. Trimming of Royal Palms**

24 Royal Palms self-shed but Mr. Fox said he would like to see them trimmed. The CDD
25 does not own the equipment to do this, and Mr. Dorrill would want to contract the work.
26 He does not want the CDD landscape employees that high up trimming those trees. Mr.
27 Dorrill made a note to investigate this.

28 Dr. Bularzik asked about the straps on the trees in Ole. Mr. Carter said they are going to
29 remove the ones they do not need anymore and are evaluating which those are. Some
30 will be staying for hurricane protection.

1 **C. Follow Up from Lely Master Meeting**

2 Added to the agenda but not discussed here.

3 **D. Benches and Trash Can on Grand Lely Resort Blvd**

4 Dr. Bularzik had a resident, Kathy M, ask about adding trash cans and benches down
5 Grand Lely. Dr. Bularzik said that she does not see trash on Grand Lely and therefore
6 does not see the need. Mr. Lee added that there are only certain areas legally where
7 they could be put and there is no shade. The Board discussed and considered this
8 request. They agreed that it would not be practical and there would be permitting
9 issues.

10 **E. Right of Way Permit**

11 The right of way permit is imminent. Staff had a pre-construction conference, and they
12 have a planting plan. Work will start before the end of the month, as soon as the permit
13 is picked up and finished. Mr. Carter will let Dr. Bularzik know when he has possession
14 of the permit.

15 **F. Follow Up About Letter to Master Association**

16 Added to the agenda but not discussed here.

17 **G. Pothole Infront of Dog Park**

18 Added to the agenda but not discussed here.

19 **H. FEMA Grant**

20 Mr. Lee met with the Chairman of Waning Cypress and discussed this opportunity
21 during a CDD meeting two months ago. The opportunity entails receiving \$200,000 in
22 revenue from FEMA through a grant, in collaboration with other communities within
23 Lely. Mr. Carter investigated the grant further. Resiliency zone funds are accessible to
24 reinforce infrastructure for better storm resilience. However, it must be a new project,
25 not any ongoing maintenance. If a consultant is hired to work on the grant, their fee will
26 be 10% of the recovered amount, without any upfront out-of-pocket expenses.

27 **I. Electric Bikes on Sidewalks**

28 Mr. Lee brought up the issue of electric bikes riding on sidewalks, he has had three or
29 four residents complain to him on the issue. Mr. Dorrill stated that if there is not a
30 designated lane, they are able to ride them on the sidewalk.

1 **PUBLIC COMMENT**

2 No public comment was received at this time.

3 **ADJOURNMENT**

4 The next meeting will be June 19, 2024, at 1:30 p.m. A workshop is scheduled for 1
5 p.m., with the regular meeting to follow. The public hearing for the final budget adoption
6 will be July 17. **On a MOTION by Mr. Lee, and a second by Mr. Drum the meeting**
7 **was adjourned at 2:50 p.m.**