

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

5 A workshop meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, May 15, 2024, at 1:00 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 Liason

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 **WORKSHOP - FISCAL YEAR 2025 BUDGET**

20 The capital reserve fund holds a strong cash position. Capital projects will continue to
21 be funded by transferring from reserves to operating. There is no planned increase in
22 the assessment rate for next year. The non-ad-valorem assessment will remain
23 unchanged, as will the CSA contribution. The anticipated interest earnings were
24 budgeted at \$160,000 this year, which was nearly met within the first six months of the
25 year. \$175,000 is forecast for next year. The total budget for next year is \$4,943,778,
26 with $\frac{3}{4}$ of that coming from non-ad-valorem and CSA payments. A modest 3.5% cost of
27 living adjustment is forecasted. The treasurer suggested a 7% total increase to reduce
28 employee turnover. There was a \$30,000 increase mainly due to insurance premiums.
29 Field management, including groundskeeping, landscape management, labor, and

1 group health insurance, will see a \$10,000 raise for next year. The workforce is
2 relatively healthy with low insurance utilization. This year, the budget for the horticultural
3 dumpster is at least \$1,000 over, with the budget for next year now set at \$14,000,
4 compared to this year's \$12,000. Contractual services in field management include Mr.
5 Carter's salary. The streetlight repair budget has increased from \$40,000 to \$55,000.
6 Two new pickup trucks will need purchasing next year. There's no change in the
7 number of ERUs, and the total assessable units remain constant at 4487, with a \$879
8 assessment. Dr. Bularzik inquired about the increasing line items but same assessment,
9 questioning if it's because revenues are doing well. Mr. Dorrill said that he is increasing
10 the contribution from the capital reserve by almost \$200,000 and spending less on
11 operating items in the capital program overall. With that and an extra \$100,000 in
12 interest earnings, there's no need to raise the assessment. The budget does not include
13 a new camera system, which would require an increase in capital transfer to expense it
14 along with creating a line for security enhancements. Mr. Drum asked if the fixed assets
15 value increases as the insurance premiums for them do. Mr. Dorrill said no. Dr. Bularzik
16 inquired about the proposed 7% increase in employee pay rates, to which Mr. Dorrill
17 responded that it's the first time in years the District has been fully staffed. He
18 emphasized the importance of fostering a good work environment to encourage
19 employee retention.