

1                   **LELY COMMUNITY DEVELOPMENT DISTRICT**  
2                                   **NAPLES, FLORIDA**

3       **Regular Meeting and Public Hearing of the Board of Supervisors**  
4                                   **July 17, 2024**

5       The regular meeting and budget adoption public hearing of the Lely Community  
6       Development District Board of Supervisors was held on Wednesday, July 17, 2024, at  
7       1:30 p.m. at the LCDD Maintenance 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      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      Janice Daley – Sussex Place – Wants to know about the process with lake erosion, if  
24      the lake behind Sussex was scheduled, and what issues were going to be addressed.  
25      Mr. Dorrill said Lake Bank Restoration was on the agenda to be discussed today.

1 **ROLL CALL/APPROVAL OF AGENDA**

2 The meeting was convened at 1:30 p.m. The meeting was also properly noticed. The  
3 notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL  
4 34110. All five members of the Board were present, establishing a quorum.

5 Mr. Fox will call in for the August meeting, he is unable to attend in person.

6 Mr. Pires added Emergency Contracts Resolution to the agenda under Attorney's  
7 report. The following items were added under Supervisor's Request: Classics  
8 Treescape, Flock Safety, Golf Course, Street Light Maintenance, Collier Blvd,  
9 Sprinklers, and Royal Palms.

10 **The agenda was approved as amended on a MOTION by Mr. Fox, a second by Mr.**  
11 **Drum and all in favor.**

12 **APPROVAL OF MINUTES JUNE 2024**

13 **The workshop minutes from June 19 were accepted as presented on a MOTION**  
14 **by Dr. Bularzik, a second by Mr. Drum and all in favor.**

15 **The regular meeting minutes were accepted as presented on a MOTION Dr.**  
16 **Bularzik, a second by Mr. Lee, and all in favor.**

17 **MANAGER'S REPORT**

18 **A. FY 2025 Budget Hearing**

19 The FY 2025 budget was previously reviewed at the May meeting. No increase is  
20 proposed this year to the non-ad-valorem assessment; it will remain at \$2,760,345. The  
21 total budget of the District is nearly twice that amount, at \$4,943,778. The District has  
22 long benefited from comprehensive service agreement payments for the portion of the  
23 community outside the District boundary but receiving a wide variety of services. On the  
24 expense side, the total combined budget of \$4,943,778 includes a capital improvement  
25 and reserve contribution of \$714,000 for next year. The budget is balanced.

26 **Mr. Drum made a MOTION to adopt Resolution 2024-2 which adopts the final**  
27 **general fund budget of the Lely Community Development District for fiscal year**  
28 **2025. Mr. Lee made a second and it passed unanimously.**

29 **Mr. Drum made a MOTION to adopt and authorize the Chairman to sign**  
30 **Resolution 2024-3 levying a maintenance assessment within the boundaries of**

1 **the Lely Community Development District for fiscal year 2025. Mr. Lee made a**  
2 **second and it passed unanimously.**

3 **B. Lake Bank Restoration**

4 To address Ms. Daley's question from earlier, Mr. Dorrill shared that an annual survey is  
5 done by the District Engineer where escarpment is measured, which is drop off and  
6 erosion at the lakes edge where water meets lake. The scope of work is focused on  
7 anything over 18 inches and using geotube is the preferred method of addressing this.  
8 \$350,000-\$400,000 a year is what is typically spent on lake bank restoration. Mr. Pires  
9 stated that the area of Ms. Daley's concern is outside of the District. Mr. Dorrill said that  
10 he does not have the current authority to make capital improvements outside the District  
11 boundary. The District has never done lake bank restoration in areas that they do not  
12 hold the deed to. Mr. Dorrill said this is one of the key aspects of the current litigation  
13 between the Master and Stock.

14 **C. Canopy Tree Update**

15 This installation is scheduled to start next Tuesday. Grade A trees were secured for the  
16 project and Hannula is landscape vendor. The Royal Palms from the Strand will be  
17 transplanted during the first week of August once the other work is complete. The  
18 Master Association had some concerns about getting canopy trees in medians that are  
19 not in the District's boundaries. At Dr. Bularzik's request, Mr. Dorrill will contact them  
20 and inform them they are not within the District's scope.

21 **D. Community Patrol Report**

22 There were 44 trespasses related to fishing incidents. A couple of accidents occurred  
23 this month. There were a total of 46 traffic stops resulting in 41 warnings and 4 citations  
24 with fines.

25 **ATTORNEY'S REPORT**

26 Mr. Lee, Mr. Carter, and Mr. Pires had a Zoom call with the Master Association to talk  
27 about approaches regarding litigation. The hearing is set for October which is based on  
28 the Judge's calendar. Stock has filed a motion to dismiss.

29 **A. Emergency Contracts Resolutions**

30 Mr. Pires requested consideration for a Resolution 2024-4 which authorizes the District  
31 Manager to enter into emergency contracts authorizing the disbursement of funds for  
32 payment of certain emergency contracts and expenses related to the LCDD without the

1 prior approval of the Board. This is helpful in the case of a natural disaster or  
2 emergency. It closes the loop allowing FEMA to be shown that the manager had the  
3 authority to authorize purchases made in emergency situations.

4 **Mr. Drum made a motion to adopt and authorize Mr. Campkin to sign Resolution**  
5 **2024-4. Dr. Bularzik gave the second and it passed unanimously.**

## 6 **FINANCIALS - MAY 2024**

7 Mr. Dorrill shared that there was \$6.3 million in cash at the end of seven months. There  
8 was \$2.2 million in the operating and general fund, the balance of \$4,037,000 was in the  
9 reserve fund. There was \$10 million in other depreciable assets. An appraiser has been  
10 out to evaluate the horses. \$25,000 in non-ad-valorem assessments were received that  
11 had been booked in May. \$27,241 was received in interest income. Total year to date  
12 operating expenses are about \$40,000 overbudget due to prepaid items like insurance  
13 premiums.

14 **On a MOTION by Mr. Fox and a second by Dr. Bularzik the financials were**  
15 **accepted as presented.**

## 16 **SUPERVISORS' REQUESTS**

### 17 **A. Classics Treescape**

18 Previously discussed.

### 19 **B. Flock Safety**

20 Dr. Bularzik asked for an update on Flock Safety attending a CDD meeting. Mr. Carter  
21 has been talking to them and is still working on scheduling.

### 22 **C. Golf Course**

23 Dr. Bularzik said thank you for to CDD staff for solving an issue at 8:30pm on a Sunday  
24 night, resolving flooding at a private residence.

### 25 **D. Street Light Maintenance**

26 On right hand side when going to Publix there is pole that looks like it may have been  
27 hit. Mr. Dorrill said if a crane must be brought in to do the repair it would be best to wait  
28 and do it with other replacements.

1 **E. Collier Blvd**

2 Mr. Drum said that landscaping on the other side of the the wall is a concern and asked  
3 who is responsible for it. Mr. Lee stated that it is Ole and the Classics' responsibility.  
4 The CDD does not own the wall. Mr. Drum asked what is the solution? The CDD is only  
5 responsible for maintaining landscaping on the east side of the wall; the west side is  
6 private property. Mr. Dorrill said that type of fence seems to have a useful life of about  
7 20-25 years until the support poles start to pop.

8 **F. Sprinklers**

9 Mr. Fox said it is a pet peeve of his when the sprinklers are hitting the roads. Asked if  
10 there are procedures in place to identify sprinklers that need attention. Mr. Bowers said  
11 they are constantly being adjusted by staff.

12 **G. Royal Palms**

13 Mr. Fox wants to trim the Royal Palms twice a year. There are 302 Royal Palms in the  
14 District. Mr. Fox used Stahlman in Tiger Island and had 540 trimmed for \$17,000.

15 **PUBLIC COMMENT**

16 No public comment was received at this time.

17 **ADJOURNMENT**

18 The next meeting will be August 21, 2024, at 1:30 p.m. A Sunshine Law Update or  
19 Flock Safety workshop is scheduled for 1 p.m., with the regular meeting to follow. **On a**  
20 **MOTION by Dr. Bularzik, and a second by Mr. Drum, the meeting was adjourned at**  
21 **2:49 p.m.**