

1                   **LELY COMMUNITY DEVELOPMENT DISTRICT**  
2                                   **NAPLES, FLORIDA**  
3                   **Regular Meeting of the Board of Supervisors**  
4                                   **August 21, 2024**

5   The regular meeting of the Lely Community Development District Board of Supervisors  
6   was held on Wednesday, August 21, 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  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  No public comment was received at this time.

24  **ROLL CALL/APPROVAL OF AGENDA**

25  The meeting was convened at 1:30 p.m. The meeting was also properly noticed. The  
26  notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL  
27  34110. All five members of the Board were present, establishing a quorum.

1 Roof Repair Issue was added as item 5d. Thank Yous, Light Poles, September Meeting  
2 by Phone, Lake Bank Restoration Update was added under supervisor request.

3 **On a MOTION by Mr. Lee and a second by Mr. Drum the agenda was approved as**  
4 **amended with all in favor.**

#### 5 **APPROVAL OF MINUTES JULY 2024**

6 Page 2 line 19 under budget hearing add that the District Manager opened the hearing  
7 and presented the tentative budget

8 **On a MOTION by Mr. Lee and a second by Dr. Bularzik the minutes were approved**  
9 **as amended with all in favor.**

#### 10 **MANAGER'S REPORT**

##### 11 **A. Security Cameras**

12 The Board is in favor of using the current poles and adding one by the horses for the  
13 PTZ cameras as presented at the workshop. Six cameras are desired for a total of  
14 \$22,500 with an additional \$18,000 annually for reoccurring for maintenance.

15 **On a MOTION by Mr. Drum, seconded by Mr. Lee, the board approved the**  
16 **exploration of six PTZ Candor cameras. Mr. Carter will contact the company**  
17 **regarding this, and Mr. Pires will review the maintenance agreement and contract.**  
18 **All members were in favor.**

##### 19 **B. Royal Palm Trimming Proposal**

20 Mr. Dorrill presented a proposal from Stahlman Landscaping, the preferred vendor, for  
21 \$30,200 to trim the royal palms twice annually. However, landscape architect Elin Goetz  
22 mentioned that the arborist from the City of Naples does not recommend selective  
23 pruning of royal palms, particularly as they age.

24 **Dr. Bularzik made a MOTION to not move forward with trimming. Mr. Drum made**  
25 **the second and all were in favor.**

26 Mr. Dorrill shared that the Royal Palms at the entrance will continue being trimmed  
27 annually.

1 **C. July Community Patrol Summary**

2 There was a total of 70 traffic stops in July with a large number of written warnings and  
3 two citations with fines.

4 **D. Roof Repair**

5 The maintenance building is in need of a roof repair, Mr. Carter noticed a dripping  
6 sound a month and a half ago. The proposed repair involves replacing 750 fasteners,  
7 addressing skylights that are functionally obsolete, repairing seams and penetration  
8 points, and applying a sealer to the entire roof, with a 15-year warranty. The total cost  
9 for this comprehensive repair is \$59,494.33. Alternatively, a more basic repair, which  
10 includes replacing the gutter and downspouts but excludes sealing, is priced at \$19,670.  
11 Generic specifications for a new, appropriately engineered metal roof will be obtained,  
12 and 2-3 quotes will be sought. Any necessary remedial repairs will be addressed  
13 separately. Mr. Dorrill hopes to have this at the September or October meeting.

14 **ATTORNEY'S REPORT**

15 Last week, Mr. Pires received a supplemental to the previous 558 demand claim. On  
16 August 1, the Master Association's Counsel sent a supplemental notice of claim to  
17 Stock Development regarding several pipe runs between lakes. Mr. Pires can provide  
18 copies to Board members if desired.

19 Mr. Pires will have outside Counsel send a summary of the pending litigation to  
20 SFWMD. A motion to dismiss filed by Stock is scheduled for a hearing in October.

21 Special districts are now required to adopt goals and objectives by October 1 this year.  
22 Starting in December 2025, they must provide a written report each December on which  
23 goals and objectives have been achieved and which have not. There are no specific  
24 guidelines for this reporting.

25 **FINANCIALS - JUNE 2024**

26 At the end of the third quarter, the cash balance stands at just under \$6 million,  
27 comprising \$1.9 million in operating funds and \$4 million in a reserve account. Fixed  
28 assets total \$10 million. The annual contribution from the school board, which involves  
29 receiving and treating stormwater from the school in Naples Manor, has been received.  
30 Additionally, there is a separate agreement with the BCC related to the annual audit,  
31 which has been invoiced. Interest earnings amounted to \$25,000 in June, with a year-

1 to-date total of \$227,000. Capital spending is currently down, and total expenditures are  
2 \$450,000 below budget.

3 **Dr. Bularzik made a MOTION to accept the financials as presented with a second**  
4 **by Mr. Drum and all in favor.**

## 5 **SUPERVISORS' REQUESTS**

### 6 **A. Thank You**

7 Dr. Bularzik thanked Mr. Carter and staff for the treescaping plan installation.

### 8 **B. Light Poles**

9 Mr. Drum shared that there is a light pole near Outback Steakhouse that is leaning over.  
10 He asked if it could cause problems for the whole system if it fell over. Mr. Dorrill shared  
11 that streetlights are typically wired in parallel which means if one gets knocked out it  
12 doesn't necessarily mean they all get knocked out.

### 13 **C. September Meeting By Phone**

14 A motion to approve Mr. Drums participation by phone will be done at the meeting in  
15 September.

### 16 **D. Lake Bank Restoration Update**

17 Lake Bank Restoration is currently in progress and is scheduled to be done by  
18 September 30. Mr. Fox asked if the landscapers have not been mowing because of the  
19 project, noting that the weeds are overgrown. Mr. Campkin said that stakes are put in  
20 the ground as part of the project so the grass cannot be cut until those are removed and  
21 work is completed.

## 22 **PUBLIC COMMENT**

23 Blaire Yakola – President of Prestwick – Ms. Yakola thanked Mr. Carter for his efforts in  
24 Prestwick and expressed concern about the poor condition of their ponds, inquiring  
25 about plans for their cleanup. Mr. Dorrill explained that the current state of the ponds is  
26 due to a combination of factors, including seasonal fertilization of turf and warm  
27 overnight temperatures, which create conditions conducive to algae growth. He noted  
28 that these issues are particularly pronounced right now due to recent rainfall and are  
29 expected to persist for the next month to a month and a half while landscape  
30 contractors continue their fertilization activities.

1 **ADJOURNMENT**

- 2 The next meeting will be September 18, 2024, at 1:30 p.m. A Sunshine Law workshop  
3 is scheduled for 1 p.m., with the regular meeting to follow. **On a MOTION by Dr.**  
4 **Bularzik, and a second by Mr. Fox the meeting was adjourned at 2:36 p.m.**