

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **November 20, 2024**

5 The regular meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, November 20, 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, Via Speakerphone

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 Karen Risch - Ole – Ms. Risch thanked the staff for trimming the foliage along the
24 swales. The area between the sidewalk and curb, where bushes were originally planted
25 at Stock's request, is now being maintained by Ole. However, Ole no longer wishes to
26 maintain it and does not manage the property. Since this area is part of the county road
27 right-of-way, the CDD is not interested in taking over the planting or setting a precedent
28 by doing so.

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. Four members of the Board were present in person, establishing a quorum. Mr.
5 Drum participated via speakerphone.

6 **Mr. Drum's full participation via speakerphone due to exceptional circumstances**
7 **was approved on a MOTION by Dr. Bularzik, a second by Mr. Fox, and all in favor.**

8 Dr. Bularzik added a thank-you to the LCDD staff to the agenda. Mr. Lee added a
9 discussion about Christmas bonuses, and Mr. Drum added a question regarding the
10 annual audit.

11 **The agenda was approved as amended on a MOTION by Mr. Lee, a second by Dr.**
12 **Bularzik, and all in favor.**

13 **APPROVAL OF MINUTES OCTOBER 2024**

14 Page 3 line 19 should read "supplemental response to the supplemental notice"

15
16 **The minutes were approved as amended on a MOTION by Dr. Bularzik, a second**
17 **by Mr. Lee, and all in favor.**

18 **MANAGER'S REPORT**

19 **A. Roof Update**

20 Mighty Dog has been contracted to repair the roof. The permit has been issued, and
21 roofing materials are scheduled for delivery this coming Monday. The project is
22 progressing as planned.

23 **B. Mold Remediation**

24 Mr. Dorrill mentioned that the bid includes installation of the cove baseboard but does
25 not address the lower section of the framing. He asked if that area can be sealed or if
26 the framing can be removed and replaced as part of the project. Mr. Carter will confirm
27 this. **On a MOTION by Mr. Fox, seconded by Dr. Bularzik, the board approved up**
28 **to \$15,000 for rust removal and mold remediation, with all in favor.**

29

1 **C. Exterior Painting Process**

2 Three bids were received for the exterior repainting of all buildings, including the pole
3 barn. Ossi Construction submitted the lowest and most responsive bid at \$22,400, while
4 the other bids were \$24,400 and \$27,500. Mr. Dorrill recommended awarding the
5 contract to Ossi Construction.

6 **Dr. Bularzik made a MOTION to accept the bid of \$22,400 from Ossi Construction**
7 **with a second by Mr. Fox, and all in favor.**

8 **D. Permit Modification, Weir Elevation**

9 Mr. Dorrill has not yet been able to meet with Terry Cole. He is working to determine
10 whether it is possible to modify the surface water management permit to lower the weir
11 and raise it during the dry season.

12 **E. Pump Failure/Replacement**

13 Mr. Dorrill authorized an emergency repair for one of the main irrigation motors that
14 failed. The repair cost \$19,896, as the motor could not be replaced.

15 **Dr. Bularzik made a MOTION to authorize the emergency purchase of \$19,896 to**
16 **KB Pump with a second by Mr. Lee and all in favor.**

17 **F. Community Patrol**

18 There were 102 incidents with all trespassing incidents for fishing being non-residents.
19 There were 40 traffic stops, with 22 written warnings or citations. There was one DUI
20 arrest and two drug-related arrests occurred near the high school.

21 **ATTORNEY'S REPORT**

22 Mr. Pires shared that there was no 558 notice update yet.

23 **FINANCIALS - SEPTEMBER 2024**

24 Mr. Dorrill presented the preliminary unaudited year-end financials. The total combined
25 assets amount to \$15,267,000. This includes \$5.404 million in cash with \$1.3 million in
26 the operating account, and \$4.1 million in reserves. Fixed assets totaled \$10 million.
27 There were \$225,000 in payables and \$300,000 in interest earnings, which is
28 approximately \$140,000 higher than forecasted. The final CSA payment for the year
29 was received in September. Overall, the budget ended \$77,000 over for total operating
30 expenses.

1 Mr. Fox asked how many years it would take to resolve the \$16,000 spent on attorney
2 fees. Mr. Dorrill responded that it will likely continue for another year, including the 558
3 notice and the SFWMD issue.

4 **On a MOTION by Mr. Lee and a second by Mr. Fox the financials were accepted as**
5 **presented with all in favor.**

6 **SUPERVISORS' REQUESTS**

7 **A. Staff Thank You**

8 Dr. Bularzik thanked Mr. Dorrill and the LCDD staff.

9 **B. Christmas Bonus**

10 Mr. Lee proposed offering the same Christmas bonuses as in the last four years: \$6,500
11 to Mr. Carter, \$3,000 for both Mr. Dorrill and Mr. Pires; \$500 to \$1,500 for access
12 control and landscaping staff, based on length of service; and \$600 for Mr. Christopher
13 Dorrill.

14 **The Christmas bonuses were approved as presented on a MOTION by Mr. Lee, a**
15 **second by Mr. Fox, and all in favor**

16 **C. Audit**

17 Mr. Drum expressed concerns about receiving electronic communication regarding the
18 audit and the security of transmitting that information via email. Other supervisors
19 received the information via USPS. Mr. Dorrill will look into this.

20 **PUBLIC COMMENT**

21 Karen Risch – Ms. Risch asked who implemented the crosswalk lights. Mr. Dorrill
22 confirmed that Master installed them to improve access to the Players Club. Ms. Risch
23 also commented that the irrigation water smells, and Mr. Lee explained that this is due
24 to the lack of rain.

25 **ADJOURNMENT**

26 The next meeting will be December 18, 2024, at 1:30 p.m. **The meeting was**
27 **adjourned at 2:28 p.m. on a MOTION by Dr. Bularzik, and a second by Mr. Fox,**
28 **with all in favor.**