

1 **LELY COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Workshop Meeting of the Board of Supervisors**
4 **February 19, 2025**

5 A workshop meeting of the Lely Community Development District Board of Supervisors
6 was held on Wednesday, February 19, 2025, at 1:00 p.m. at the LCDD Maintenance
7 Building, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Anne Marie Bularzik, Chair

10 William Lee, Vice Chair

11 Gerry Campkin, Treasurer

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 Kevin Dowty, District Engineer

19 Freddie Bowers, Director of Community Patrol

20 Christopher Dorrill, Field Manager

21 **WORKSHOP - LAKE BANK EROSION ANNUAL REVIEW**

22 Mr. Carter shared that on the landscaping side, they continue to focus heavily on plant
23 replacement. This has been a priority for the past few years, but especially this year as
24 the community matures. They are addressing certain plant beds where certain plants
25 haven't thrived as well as sod. They've also added several annual flower beds. In the
26 second half of the year, the focus will shift to enhancing the entrance by U.S. 41, with

1 plans to improve the annual flower beds near the sign, similar to the entrance on Collier.
2 The goal is to have healthy sod, bushes, and plenty of annual flowers, which Mr. Carter
3 anticipates will greatly improve the area's appearance.

4 Regarding the royal palms, the landscape architect, Ellin Goetz, advised against hard
5 trimming the fronds, but said it is acceptable to trim the seed pods. Mr. Carter noted that
6 trimming the pods could be worth considering in the future, as it was done inconsistently
7 in previous years. Trimming the seed pods once a year could help prevent the seeds
8 from falling to the ground and rooting at the base of the palm, which requires ongoing
9 removal.

10 Mr. Drum inquired about animal-related issues, such as iguanas, that could affect the
11 landscaping. Mr. Carter mentioned that while deer, rabbits, and coyotes are common in
12 the area, they have not had significant issues with them damaging the landscaping. He
13 emphasized that they ensure native Florida plants are used. However, he has begun to
14 notice iguanas, including a 5-foot-long one outside the maintenance building, and has
15 also spotted about five pythons this year.

16 Dr. Bularzik asked about the wood chips in the center median by the fountain, noting it
17 appeared unfinished. Mr. Carter explained that changes were recently underway in that
18 area, which is why it looks that way, as new plantings are underway.

19 In terms of the water feature at U.S. 41, Mr. Carter assessed the overall condition as fair
20 to poor. It has leaks, and they've been addressing the repairs in-house as much as
21 possible. However, the necessary repairs would require extensive digging, and he
22 doesn't believe it would be appropriate to tackle them at this time. The water feature is
23 about 15 to 20 years old. Mr. Dorrill requested that Mr. Carter provide an estimate for
24 future potential Capital Improvement Plan (CIP) considerations.

25 Kevin Dowty, the CDD Engineer, shared quotes from two companies: Landshore
26 Enterprises and American Shoreline Restoration (ASR). Landshore's quote came in at
27 \$80.50 per linear foot, while ASR's was \$60 per linear foot. Both quotes are for "Case 1"
28 repairs, which involve up to nine inches of escarpment repairs. An issue lies in Lake 9,
29 where there's about 100 feet of shoreline that the CDD is not responsible for
30 maintaining. This section wasn't addressed when the other side of the lake was
31 repaired. The escarpment in this area is in poor condition and is more severe than a
32 case 1, 2, or 3.

1 ASR is hesitant to take on the repair work because the escarpment is a nearly 1-1 drop-
2 off, which could lead to structural foundation issues if not handled properly. However,
3 the area is still stable at the moment. Mr. Dowty recommended bringing in a
4 geotechnical engineer to assess the situation. ASR suggested planting a vining plant to
5 grow vertically along the rip rap, which could help secure the rocks. It appears that
6 concrete was poured into the rip rap to make it more stable.

7 Landshore has sent divers to inspect the area below the surface and is working on a
8 design for repairs. Their quote for this design is roughly \$220 per foot for the 100-foot
9 section. Mr. Dowty said that since this area is not within the CDD's plat to maintain the
10 Master POA should be informed about the issue and the associated repair costs. If the
11 area is stable, it may be a case where a homeowner wants to extend their backyard, or
12 a resident is concerned about the visual impact of the rip rap. He noted that if the
13 concern is visual the vine should take care of that. ASR offered to include the vining
14 plant as part of the larger \$325,000 project, should it be awarded to them.