



GOLF ESTATES BEAUTIFICATION MSTU

ADVISORY COMMITTEE

8300 Radio Road
Naples, FL 34104

AGENDA

March 19, 2026

1. CALL TO ORDER

2. ATTENDANCE

Kathleen Dammert - Vice Chair (10/1/26)

Dimitra Arneson (10/1/26)

Michael Mann (10/1/29)

Lisa McGarity (10/1/29)

-Committee Vacancy-

Ellen Sheffey – Interim Director, PTNE

Jeffrey Felger – Project Manager

Rosio Garcia – Operations Analyst

Michael McGee – McGee & Associates

Armando Yzaguirre – A&M Property Maint.

Wendy Warren – Premier Staffing

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES – February 12, 2026

5. CHAIR’S REPORT

6. CONTRACTOR REPORTS

a. Landscape Architect’s Report – M^cGee & Associates (M&A)

b. Landscape Maintenance – A&M Property Maintenance (A&M)

7. PROJECT MANAGER’S REPORT – Jeffrey Felger

a. Budget Report

b. Lighting Inspection Report

c. Radar Speed Reports

8. ONGOING BUSINESS

a. Irrigation issues – everything is up and running

b. Traffic Logix – paperwork submitted to Procurement.

c. Lights out – working with A&M and Simmonds to get a schedule date

9. NEW BUSINESS

a. Fertilization – A&M – slow-release next application end of March beginning of April

b. Pesticides – A&M applying

c. Warren Pump Mixing Chamber – Naples Motor works

d. Entry way palm ideas – the soil has Ganoderma, planting options to discuss

e. Front Entrance Doral Cir Light replacement – two lights got taken out by a vehicle

f. Lykins – Decorative roadway sign replacement. We will be receiving the last phase quote shortly.

We can use the Pelican Bay Contract so I would like to complete the project in one purchase order to streamline the process before the contract expires.

10. COMMITTEE MEMBER COMMENTS

11. PUBLIC COMMENT

12. ADJOURNMENT

NEXT MEETING:

APRIL 16TH, 2026, AT 2:00 PM

South Regional Library

8065 Lely Cultural Pkwy

Naples, FL 34113, (239) 252-7542



GOLF ESTATES BEAUTIFICATION MSTU

ADVISORY COMMITTEE

8300 Radio Road

Naples, FL 34104

Minutes

FEBRUARY 12, 2026

I. Call to Order

The meeting was called to order at 2:02 P.M. Roll call was taken, and a quorum of four was established.

II. Attendance

Committee Members: Kathleen Dammert, Vice Chair; Michael Mann, Lisa McGarity, Dimitra Arneson; Open Seat

County Staff: Ellen Sheffey, Interim Director, PTNE (Excused); Jeffrey Felger, Project Manager, PTNE; Rosio Garcia, Operations Analyst, PTNE

Contractors: Mike McGee, Landscape Architect, McGee & Associates (Excused); Armando Yzaguirre, A & M Property Maintenance; Wendy Warren, Premier Staffing

Guests: Laura Mann, Resident

III. Approval of Agenda

Mr. Mann moved to approve the Agenda of the Lely Golf Estates Beautification MSTU Advisory Committee as presented. Second by Ms. McGarity. Carried unanimously 4 - 0.

IV. Approval of Minutes – January 15, 2026

Ms. McGarity moved to approve the Lely Golf Estates Beautification MSTU Advisory Committee meeting minutes of January 15, 2026, as presented. Second by Vice Chair Dammert. Carried unanimously 4 – 0.

V. Chair’s Report

Summary reports will commence pending the election of a Committee Chairperson.

VI. Contractor Reports

A. Landscape Architect’s Report – McGee & Associates (M&A)

McGee & Associates observation reports will commence in March 2026.

B. Landscape Maintenance

Mr. Yzaguirre reported:

- Comments noted in McGee & Associates December 2025 Summary Report are being addressed.
- Irrigation:
 - Irrigation sprinkler Pop Up heads will be replaced in areas demonstrating a lack luster performance.
 - A PVC pipe with Pop Up heads will replace a neglected drip line if necessary.
- Soil:
 - A sample(s) has been submitted to the University of Florida IFAS Extension for testing.
 - Areas will be identified for soil replacement based on test results.

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Landscaping Proposals and Quotes

Front Entrance Landscaping

Item IX-E (heard out of order)

- A & M Property Maintenance recommended replacement of the Paurotis Palms at the front entrance with four double Foxtail Palms.

Mr. Mann motioned to approve A & M Property Maintenance's Estimate #1749, dated February 8, 2026, for an amount not-to-exceed \$8,580.00, to remove four Paurotis Palms from the two Monument Sign areas and relandscape with four double Foxtail Palms. Second by Vice Chair Dammert. Carried unanimously 4 – 0.

Plant Replacement Ideas

Item IX – F (heard out of order)

- On receipt of soil test results, recommendations to replant areas impacted by insufficient irrigation, will be presented.

Spring Planting

Item IX – G (heard out of order)

- The *Spring Seasonal Planting Scheme* for Median #1 on St. Andrews Boulevard and Doral Circle will consist of Vinca plants with pink and purple flowers.
- Flowers will be installed in accordance with the annual planting standards specified by McGee & Associates.

Ms. McGarity motioned to approve A&M Property Maintenance Inc's Estimate No. 1748, dated February 5, 2026, for an amount not-to-exceed \$6,000.00, for the installation of pink and purple Vinca flowering plants on Median #1, St. Andrews Boulevard and Doral Circle. Second by Vice Chair Dammert. Carried unanimously 4 – 0.

Front Entrance Landscaping

Item IX - E

- A & M Property Maintenance recommended replacement of the Paurotis Palms at the front entrance with four double Foxtail Palms.

Mr. Mann motioned to approve A & M Property Maintenance's Estimate #1749, dated February 8, 2026, for an amount not-to-exceed \$8,580.00, to remove four Paurotis Palms from the two Monument Sign areas and relandscape with four double Foxtail Palms. Second by Vice Chair Dammert. Carried unanimously 4 – 0.

VII. Project Manager's Report – Jeffrey Felger

Mr. Felger reported:

A. Budget Report

Lely Golf Estates MSTU Fund 1620 Budget for February 12, 2026, prepared February 5, 2026.
(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).

Mr. Felger presented an overview of the budget highlighting:

Purchase Orders

1. A & M Property Maintenance (A&M)

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- Incidentals are for landscape refurbishment and miscellaneous.
 - Grounds Maintenance is for regularly scheduled tasks and irrigation repairs.
2. Agricultural Services International – Irrigation services
 3. Collier County PUD – Water
 4. Contemporary Controls & Communications, Inc. – Irrigation system
 5. FPL – Electricity
 6. Howard Fertilizer & Chemical Co.- Fertilizer
 7. McGee & Associates – Landscape Architecture
 8. Naples Electric Motor Works – Pump station maintenance.
 9. Premier Staffing – Transcription Services
 10. Sight N Sound, dba Naples Christmas Lighting – Holiday Decorations
 11. Simmonds Electrical – Electrical Maintenance and LED Fixtures
 12. SiteOne Landscape Supply – Irrigation Parts & Pumps
 13. Southeast Spreading - Mulch
 14. Tree Scaping of Naples – Tree Pruning and Removal

Budget Summary

1. Line 1, Revenue – Millage assessed and Interest totals \$457,200, an increase of \$24,500 over FY 24.
2. Line 2, Carry Forward – Unexpended Prior Year (2025) Funds total \$755,459.
3. Line 3, Revenue Total – Of the \$1,209,659 (Millage Assessed and FY-25 Carry Forward), \$381,692 in tax revenue has been credited and \$72,507 remains for collection.
4. Line 24, Operating Expense – Of the \$370,659 budgeted, \$211,096 is committed to existing Purchase Orders and \$88,378 is expended, leaving the remainder of \$71,184 available within budget for additional operating expenses as needed.
5. Line 28, County Overhead – Of the \$81,400 budgeted, \$10,153 has been expended leaving a remainder of \$71,246 for transfer (PTNE Staff & support, Property Appraiser & Tax Collector).
6. Line 30, Capital Projects – A balance of \$610,600 remains for improvement projects.
7. Line 32, Capital Reserves - \$150,00 is budgeted for insurance due to catastrophic events.
8. Line 33, All Expenses – Of the \$1,212,659 budgeted, \$211,096 remains committed to existing Purchase Orders and \$98,531 has been Expended leaving \$903,031 available within budget for additional expenses as needed.

General

1. The Fiscal Year 2026 budget is effective October 1, 2025.
2. MSTU Tax Rate: 2.00 Mills is for beautification improvements and maintenance within the taxing district.
3. The Ad Valorem taxable value increased 5.42% for fiscal year 2025 over 2024 generating additional revenue of \$24,500.
4. The Office of Budget Management assumes 5% of the millage assessed will be delinquent and factors the assumption into the budget.
5. The *Asset Management Plan* report to estimate useful life of MSTU assets and corresponding expenditure projections to fund maintenance will be updated during the 2027 planning process.
6. Tax millage collected and interest by the Lely Golf Estates Beautification MSTU may only be utilized by the MSTU and within the MSTU district boundary.

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Mr. Felger noted:

- The Improvement General/Capital Projects budget category will fund the roadway street and STOP sign replacement/repair project and Phase I of the Doral Circle entrance renovation.

B. Lighting Inspection Report

(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).

February 5, 2026, Observation Report

- St. Andrews Boulevard: three single luminaires are out.
- A quote has been requested from Simmonds Electrical, Inc. to replace the lamp outages.
- All lamp poles are fitted with Lumec-brand LED replacements.

C. Traffic Logix

Radar Speed Sign Report and Vehicle Statistics

Two Traffic Logix SafePace 100 speed monitoring signs are installed on Saint Andrews Boulevard, eastbound by the Lely Presbyterian Church (*Radar 1*) and westbound at Pine Valley Circle (*Radar 2*).

- Radar 1 (110 St Andrews Blvd) is not functioning as intended.
- Radar 2 (255 Saint Andrews Blvd):
 1. January 1, 2026 to January 31, 2026: The report recorded 65,855 vehicles for an average of 2,124 per day. The average speed was between 26 and 35 mph with a maximum speed of 61 to 65 mph.

Radar Speed Sign Purchase

- The paperwork from Traffic Logix Corporation for the purchase of four Evolution 12 Solar Powered Radar Signs was submitted to the Procurement Division.
- Two additional quotes from alternate vendors, as requested by Procurement, have been solicited.
- A Purchase Order will be issued to the lowest qualified bidder.

Ms. McGarity requested she be present during installation to ensure signage is placed in the locations determined by the Committee.

D. Committee Application

Bonnie R. Karen has withdrawn her application for a seat on the Lely Golf Estates Beautification MSTU Advisory Committee.

VIII. Ongoing Business

Mr. Felger reported:

A. Irrigation

- Naples Electric Motor Works advised that the irrigation system can be converted to non-potable, reclaimed water.
- Potable water initiates when reclaimed water is insufficient to meet the demand.

Ms. McGarity motioned to convert the Warren Street pump station irrigation system to 100% reclaimed water. Second by Mr. Mann. Carried unanimously 4 – 0.

B. Sign Easement Doral Circle

- An entry recorded on November 5, 1999, in the County records indicates Nassif Golf Ventures LLC. granted an *Entrance Monument Maintenance Easement*, at the northwest corner of Doral Circle and Rattlesnake Hammock Road, to the Lely MSTU.
- Alexander Blanco, Field Inspector II, Collier County Engineering & ROW Inspections, and Mr. Felger met on January 12, 2026, to determine the MSTU's easement rights for the area.
- Documents from the County Assessor's office highlighting the entrance monument area and were distributed in the Agenda packet. The area is County property.
- County Engineers and City Planners will be consulted to determine the MSTU's right to use the area in perpetuity.
- Guidance will be sought on actions the MSTU should undertake to maintain easement rights.

Ms. McGarity reported that the Hibiscus Golf Club has been sold. Committee members and residents should report on any trees marked for removal which are an MSTU asset.

C. Irrigation Controllers

- Contemporary Controls & Communications proposal, in the amount of \$30,013.09, for installation of the Motorola™ controllers, has been submitted to the Procurement Services Division.
- The WeatherTrak system will continue to function until the new controllers are installed and activated.

D. Traffic Logix

- The Traffic Logix quote for the purchase of four Evolution 12 Solar Powered Radar Signs was approved by the Committee at the December 18, 2025, meeting.
- A contract is being prepared for submission to the Procurement Services Division.

E. Light Outages

- Simmond Electrical of Naples, Inc. installed Lumec LED replacement fixtures at the entrance/exit side of St. Andrews Boulevard and Route 41.
- Simmonds will raise the height of one lamp fixture on the exit side.

IX. New Business

Mr. Felger reported:

A. Fertilization

A fertilization schedule will be developed based on soil sample test results.

B. Pesticides

A & M Property Maintenance applied pesticide to eradicate mites on plantings on Doral Circle.

C. McGee & Associates Contract

McGee & Associates services are "on hold" pending contract modifications.

D. Warren Street Pump Mixing Chamber

Naples Electric Motor Works replaced a part(s) on the mixing changer on February 9, 2026.

E. Entryway Landscaping

This item was addressed under Item VI. B – Contractors Reports.

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F. Plant Replacements

This item was addressed under Item VI. B – Contractors Reports.

G. Front Entrance Seasonal Planting

This item was addressed under Item VI. B – Contractors Reports.

H. Entrance Monument Sign

High strength epoxy compound will be used to remount the metal pieces that have separated from the sign.

I. Roadway Signs

- Lykins Signtek submitted proposal number 101390, dated February 6, 2026, in the amount of \$20,650.00 and proposal number 101378, dated February 5, 2026, in the amount of \$29,245.00 to replace 29 street signs on decorative poles within the Lely MSTU.
- Installation will be scheduled in three phases:
 - Phase I - Doral Circle, proposal number 101390.
 - Phase II - St. Andrews, Pebble Beach and Forest Hills Boulevards, Big Springs Drive and Thorncrest Lane, proposal number 101378.
 - Phase III – Remaining, non decorative signs and/or signs which can be rehabilitated.
- Signposts will conform to the Florida Department of Transportation (FDOT) standards.

Vice Chair Dammert motioned to approve Lykins Signtek’s proposal number 101390, dated February 6, 2026, in the amount of \$20,650.00, for Phase I replacement of street signs, on Doral Circle. Second by Mr. Mann. Carried unanimously 4 – 0.

Mr. Mann motioned to approve Lykins Signtek/s proposal number 101378, dated February 5, 2026, in the amount of \$29,245.00, for Phase II replacement of street signs, on St. Andrews, Pebble Beach and Forest Hills Boulevards, Big Springs Drive and Thorncrest Lane. Second by Ms. McGarity. Carried unanimously 4 – 0.

J. Millage Rate

- The MSTU Millage Rate of 2.0000 per \$1000.00 of Ad Valorem taxable value maintains assets within the taxing district.
- The Committee discussed the Millage Rate for FY-27 with consideration for current and future expenses. Options are:
 - Revenue Neutral: Lower the current millage rate to maintain the FY-26 income level.
 - Millage Neutral: Maintain the current millage rate of 2.0000 mills per \$1,000 of assessed value, increasing revenue equal to the Ad Valorem property value increase assessed by the County appraiser.

Vice Chair Dammert motioned to maintain the current millage rate of 2.0000 mills per year for the Lely Golf Estates Beautification MSTU. Second by Mr. Mann. Carried unanimously 4 – 0.

X. Committee Member and Staff Comments

None

XI. Public Comments

None

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XII. Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 2:55 P.M.

LELY GOLF ESTATES BEAUTIFICATION MSTU ADVISORY COMMITTEE

Kathleen Dammert, Vice Chair

These Minutes were approved by the Committee on _____, 2026 as presented ___ or as amended ___.

[Lely Golf Estates Beautification MSTU/CollierPTNE](#)

NEXT MEETING:

MARCH 19, 2026 – 2:00 PM
SOUTH REGIONAL LIBRARY
8065 LELY CULTURAL PARKWAY
NAPLES, FL 34113
239.252.7542

McGee & Associates

Landscape Architecture

Project: LELY GOLF ESTATES BEAUTIFICATION, M.S.T.U. **Landscape Architect Observation Report:** March 2026
Location: MSTU DISTRICT ROADWAYS
Project Manager: Jeffery Felger, Project Manager II, Collier County Public Transportation & Neighborhood Enhancements
Consultant: McGee & Associates **Consultant's Representative:** Michael A. McGee, rla, isa
Contractor: A & M Property Management **Contractor's Representative:** Armando Yzaguirre
Report Date: FY25-26, 3/10/2026 **Observation Date:** 3/6/2026

Report No. 4 (FY25-26)

AC - Indicates major or repeated items recommended to be discussed by the Advisory Committee

S - Indicates items to be addressed by staff. **C** - Indicates items to be addressed by Contractor. **R** - indicates the amount of times an items has been in a monthly report.

Addressed Monthly – Observations & Recommendations that should be addressed by next monthly report or sooner.

Addressed Quarterly – Observations & Recommendations that should be addressed or in process by the third monthly report. Generally, it includes replacements and work that require quotes and/or ordering.

Yellow - Highlighting indicates maintenance recommendations.

Red – Items if not addressed will result in multiple plant loss or a safety issue.

Purple – Indicates items to be addressed by Contractor warranty.

~~Strikethrough~~ - Indicates items that have been addressed or are being addressed and will be removed in next report.

Note: Copy picture out of comment boxes and then paste to additional sheet if picture is desired in larger size.

LOCATION/WORK AREA	AC	S	C	R	MAINTENANCE SERVICES OBSERVATIONS & RECOMMENDATIONS	ADDITIONAL COMMENTS
ITEMS TO BE ADDRESSED MONTHLY						
Generally, maintenance items to be addressed during weekly services						
All locations		X	X	3	It is recommended that all herbicide spraying use a color tracer dye in the mix.	
		X	X		It is recommended all Bougainvillea be treated with a copper-based fungicide. (i.e.Champ W G at the manufacturer's specified rate.	
St. Andrews Blvd. & US 41 Inbound R/W South		X	X		Review irrigation at sign leaks are present due recent excavation.	
		X	X	3	Pandanous branches less than 10-feet over the sidewalk need to be trimmed off.	
		X	X	2	On east side of shopping center driveway there are two dead Juniper parsonii plants that need to be removed and replaced.	M&A 12/4/25: Remove dead wood out of Juniper plants until replacements occur.
Outbound R/W North Suncoast Credit Union side		X	X		Irrigation leak roadside of the power pole.	
		X	X	2	Recommend spraying Xanadu plants with general fungicide same as sprayed on Forest Hills Golf Cart crossing beds.	
St. Andrews Blvd.						
Median #1		X	X		Review the last two irrigation heads on the east end of the median for overspray into the roadway.	
Median #2		X	X		No major issues observed.	
Median #3		X	X		No major issues observed.	
Median #5		X	X		No major issues observed.	
Median #6		X	X		No major issues observed.	
Median #7		X	X		No major issues observed.	
Median #8		X	X		No major issues observed.	
Median #8A		X	X		No major issues observed.	
Median #9		X	X		No major issues observed.	
Median #10		X	X		Spray volunteer perennial peanut plants that have grown back on both ends of median	

Design * Environmental Management * Planning * Arborist

5079 Tamiami Trail East / P. O. Box 8052 Naples, Florida 34101
 Phone (239) 417-0707 * Fax (239) 417-0708
 LC 098 * FL 1023A

LOCATION/WORK AREA	AC	S	C	R	MAINTENANCE SERVICES OBSERVATIONS & RECOMMENDATIONS	ADDITIONAL COMMENTS
Median #11					No major issues observed.	
Median #12					No major issues observed.	
Forest Hills Cart Crossing & Lake		X	X		No major issues observed.	
Valley Stream Cr. Median #13		X	X		No major issues observed.	
		X	X	6	Two of the three Duckbill tree anchor cables have been cut or broke. Reinstall two new cables. When the new cables are installed, hand prune Bougainvillea away from the cables and maintain a one-foot clearance around all cables.	
Pebble Beach Blvd.						
Median #14					No major issues observed.	
Median #15					No major issues observed.	
Median #16		X	X		See quarterly section for dead Ilex tree removal.	
Median #17		X	X		At address 148: Spray volunteer perennial peanut in north end Bulbine.	
Median #18		X	X		No major issues observed.	
Median #19		X	X		No major issues observed.	
Golf Cart Crossing		X	X		No major issues observed.	
Baltusrol Signs		X	X	3	The outbound sign wall needs to have the Philodendron plant foliage pruned away from the sign monument so that the wall top can receive additional Sun exposure. The wall top needs to be immediately cleaned to remove standing algae and/or mold. The above-mentioned issues were the focus of a previous lawsuit that involved the County, the landscape contractor and us.	
Doral Cr. East R/W		X	X		No major issues observed.	
West R/W & Rattlesnake Hammock Rd.		X	X		Irrigation leaks along back of sidewalk	
		X	X		Behind the podocarpus hedge debris & trash needs to be removed.	
Median #23		X	X		Auto accident destroyed west side light fixture.	
		X	X	4	Remove volunteer shrub and weeds from within northernmost Variegated Ginger plants	
Median #24 Treasure Point Cul-de-sac		X	X		Remove volunteer Strangler fig vines from within Sabal palm trunks.	
ITEMS TO BE ADDRESSED QUARTERLY Generally, replacements or work that require quotes						
St. Andrews Blvd. & US 41 Inbound R/W South	X	X		3	Directly adjacent to the east side of the sign monument there is an area between the sign wall and Pandanus tree that needs renovation plantings. Recommend removing three remaining Ixora shrubs, extend existing dwarf variegated Schefflera shrubs and fill in Blueberry Flax Lily plantings. Install: (6) Schefflera Arboricola 'Trinette' 3 gal. size, (10) Blueberry Flax lilies 3 gal. size	
		X	X	3	Just east of the shopping center driveway between the sidewalk and the valley gutter there are a bed of dwarf Bougainvillea that have declined. It is recommended to remove all the bougainvillea and replant with the bed with pink Muhly grass. Install: (16) Pink Muhly grass 3 gal. size. Plant (7) plants between each of the spaces between the Alexander palms and (2) to the east of the easternmost Alexander palm.	

LOCATION/WORK AREA	AC	S	C	R	MAINTENANCE SERVICES OBSERVATIONS & RECOMMENDATIONS	ADDITIONAL COMMENTS
		X	X	3	On east side of shopping center driveway there are two dead Juniper parsonii plants that need to be removed and replaced.	M&A 11/5/25: (2) Juniper parsonii 3 gal.
		X	X	14	The 3 rd large Royal palm from US 41 within the shopping center plantings that are under the control of the MSTU appears to have been hit by lightning. Removal and replacement is recommended. Replant with Royal palm 8-foot of gray trunk.	
<u>Outbound R/W North Suncoast Credit Union side</u>		X			The banding around the main entry sign copy is peeling away and needs to be re-applied.	
		X	X	10	At the shopping center entry:	M&A 9/3/25: At this point due to the entire loss of perennial peanut it is recommended to spray area to kill existing vegetation and then remove top 3-inch of vegetation & soil for St. Augustine 'Floritam' sod. Apporx. 300 s.f. of bed area.
<u>St. Andrews Blvd.</u>						
Median #1		X	X	2	There are (4) Liriope plants missing on the inbound side of the median. Install: (4) Liriope 'Evergreen Giant' 2 gal. size	
Median #5		X	X	3	At address 140: Holly tree is in heavy decline, and it is recommended to remove it. Install (1) Lagerstroemia fauriei 'Muskogee' – Crape myrtle 30 gal., 2" cal, 8'-10' ht., 5'-6' spr., single trunk standard.	
Median #8	X	X	X	20	East end: Approximately (16) dwarf Bougainvillea are defoliated and half of them have heavy stem decline. Recommended considering renovation of this Bougainvillea planting area.	M&A 3/7/24: There are (8) missing or declined Bougainvillea 'Helen Johnson'. Replacement is recommended to occur in rainy season with 3 gal. size plants. M&A 12/4/24: Recommend removing declined Bougainvillea and mulch area until next rainy season due to no irrigation.
Median #10		X	X		Dwarf Bougainvillea dead or missing. Install (19) 3 gal. size Bougainvillea 'Helen Johnson' variety.	
<u>Valley Stream Cr. Median #13</u>		X	X	14	Plumbago shrubs appear to have died and need to be replaced. Install (5) 3 gal. size.	
	X	X		34	The south purple Trumpet tree rolled over during the storm. It was observed that the trunk had rotated out of the root ball and may have broken some main roots. Based upon what was observed while the tree was down it is recommended this tree be replaced because it may no ever re-root properly and become secure.	M&A 05/04/23: Handroanthus impetiginosis (Purple Trumpet tree) 11'-13' Ht., 3.5 Cal., 5'-6' Spr., 36" dia. B&B or 65 Gal. size container. M&A 04/3/25: Contractor can contact SGB Plants, Steven at 1-954-554-4484 for Purple Trumpet tree.
		X	X	6	Two of the three Duckbill tree anchor cables have been cut or broke. Reinstall two new cables. When the new cables are installed, hand prune Bougainvillea away from the cables and maintain a one-foot clearance around all cables.	
<u>Pebble Beach Blvd.</u>						
Median #16		X	X		At address 72: Holly tree is dead and needs to be removed by excavation. Install Lagerstroemia fauriei 'Muskogee' – Crape myrtle 30 gal., 3"-4" cal., 8'-10' ht., 5'-6' spr. standard (single trunk)	
		X	X		At Address 24 thru 32: Median had minor flooding with mulch washed outside of median.	
Median #17		X	X		At address 108: Dwarf Bougainvillea dead or missing.	

LOCATION/WORK AREA	AC	S	C	R	MAINTENANCE SERVICES OBSERVATIONS & RECOMMENDATIONS	ADDITIONAL COMMENTS
					Install (26) 3 gal. size Bougainvillea 'Helen Johnson' variety.	
		X	X	8	At address 140: Dwarf Bougainvillea dead or missing. Install (35) 3 gal. size Bougainvillea 'Helen Johnson' variety.	
		X	X	11	Address 108: Previous Holly tree replacement has died. Replacement should be under contractor warranty.	M&A 08/07/25: Install Lagerstroemia fauriei 'Muskogee' - Crape myrtle 30 gal., 2" cal, 8'-10' ht., 5'-6' spr. standard (single trunk)
	X	X	X	11	The north and south ends of median have large areas of declined and/or dead dwarf Bougainvillea, which renovation is recommended at this time. A meeting discussion with the committee is recommended.	
		X	X		Address 132 thru 148: Median had minor flooding with mulch washed outside of median.	
		X	X	16	It is recommended that all the Bougainvillea in this median be fertilized in July with 8-0-10 fertilizer at a rate of 4 ounces per shrub applied directly around the main stem of the shrubs.	
Median #18		X	X		Address 151 thru 164: Median had minor flooding with mulch washed outside of median.	
		X	X	17	At address 156: (9) Bougainvillea 'Helen Johnson' are missing or declined and need replacements. Replacement is recommended to occur in rainy season. Install (9) Bougainvillea 'Helen Johnson' 3 gal. size plants.	
Pebble Beach Blvd. Golf Cart Crossing		X	X	7	Southwest corner: (20) Spider lily plants 3 gal. size need to be replaced.	
Thorncrest Ln. cul-de-sac #20	X	X		2	Due to age and amount of decline it is recommended to renovate this cul-de-sac during this rainy season.	M&A 09/08/22: Renovation on hold, Remove dead plants. M&A 08/07/25: Install (15) dwarf Bougainvillea 'Helen Johnson' 3 gal. size
Briarcliff Ln. Cu-de-sac #21	X	X		2	Due to age and amount decline it is recommended to renovate this cul-de-sac during this rainy season.	M&A 08/07/25: Install (16) dwarf Bougainvillea 'Helen Johnson' 3 gal. size
Heather Grove Ln. Cul-de-sac #22		X		2	(5) Bougainvillea plants on the eastern side have been run over and need to be reviewed for removal. Any replacements would need to wait until rainy season has started.	M&A 08/07/25: Install (6) dwarf Bougainvillea 'Helen Johnson' 3 gal. size
West R/W & Rattlesnake Hammock Rd.		X	X	7	White African Iris plants are dead or missing and need to be replaced. (31) 3 gal. size plants	
		X	X	4	The soil elevation along the edge of the sidewalk gas washed away and needs to be replaced and then area mulched	
Median #23				13	Two Three Four Ixora 3 gal. shrubs have declined and need to be replaced. Based upon other plant growth if existing Ixora could be relocated that would be acceptable.	
		X	X	14	It is recommended (2) White Gieger trees be planted at variegated ginger locations to create shade for ginger. Cordia boissieri White Geiger, ≥ 7' ht., 3" cal., > 4' spr., 32" B&B or 45 Gal. Single leader trunk.	M&A 4/3/25: Recommend changing tree type to dwarf white Tabebuia, Tabebuia bahamensis, ≥ 7' ht., 3" cal., > 4' spr., 32" B&B or 45 Gal. Single leader trunk. Contractor can contact Becker Tree Farms at 772-546-3541 or Vida Verde Farms 19901 SW 232 Street, Miami, FL 33170 M&A 7/3/25: Recommend planting the white Gieger trees even if the size must be reduced.
		X	X	17	Recommended replacement Tree for Golden Trumpet Tree in median #23, Bulnesia	

McGee & Associates

Landscape Architecture

LELY GOLF ESTATES BEAUTIFICATION, M.S.T.U.

Report Date: FY25-26 3/10/2026

Observation Date: 3/6/2026

Report : 4 (FY25-26)

LOCATION/WORK AREA	AC	S	C	R	MAINTENANCE SERVICES OBSERVATIONS & RECOMMENDATIONS	ADDITIONAL COMMENTS
					arborea 'Verawood Tree', 11'-13' ht., 3.5" cal., 5'-6' spr., 36" B&B or 65 Gal. Single leader trunk.	
Median #24 Treasure Point Cul-de-sac		X	X		Remove volunteer Strangler fig vines from within Sabal palm trunks.	
Warren St. Pumping Station		X	X		Meter readings will resume next report. Please edge around and blow clean reuse meter box, potable water box and all valve boxes.	M&A 12/4/24: Water use tracking for November indicates 286,939 gallons of reuse water was used.
		X	X	3	The reuse water supply float valve into the mixing chamber is leaking due to a missing piece on the valve. Recommend fixing as soon as possible.	
Valley Stream Cr. Irrigation					Meter readings will resume next report.	
Fertilization		X	X			

LELY GOLF ESTATES MSTU FY 25-26 RECOMMENDED MINIMUM FERTILIZATION SCHEDULE				
Plant Type	Turf / St. Augustine	Trees & Palms	Shrubs & Grn. Covers Beds & Blooming Plants	
Areas	(7,000 S.F. +/-)		(60,000 S.F. +/-)	
Month				
1/1/2026	16-0-8 (with trace elements) 5.5 lb. per 1000 S.F. (38.5 lbs. (2-20 lb. bags)	8-0-10 (Lesco Palm & Tropical) Area Applications 1 lb. per 100 S.F. (3 - 50 lb.bags) and Per Tree Applications 1 cup per inch of trunk diameter (12) - 50 lb.bags)	8-0-10 (Lesco Palm & Tropical) Area Applications 1.5 lb. per 100 S.F. (19 - 50 lb.bags)	
4/1/2026	16-0-8 (with trace elements) 5.5 lb. per 1000 S.F. (38.5 lbs. (2-20 lb. bags)	8-0-10 (Lesco Palm & Tropical) Area Applications 1 lb. per 100 S.F. (3 - 50 lb.bags) and Per Tree Applications 1 cup per inch of trunk diameter (12) - 50 lb.bags)	8-0-10 (Lesco Palm & Tropical) Area Applications 1.5 lb. per 100 S.F. (19 - 50 lb.bags)	
6/1/2026	16-0-8 (with trace elements) 5.5 lb. per 1000 S.F. (38.5 lbs. (2-20 lb. bags)	8-0-10 (Lesco Palm & Tropical) Area Applications 1 lb. per 100 S.F. (3 - 50 lb.bags) and Per Tree Applications 1 cup per inch of trunk diameter (12) - 50 lb.bags)	8-0-10 (Lesco Palm & Tropical) Area Applications 1.5 lb. per 100 S.F. (19 - 50 lb.bags)	
7/1/2025				
8/1/2025	Sul-Po-Mag (0-0-22) (K-mag Natural) 1.5 lb. per 100 S.F. (2 - 50 lb. bags)		Sul-Po-Mag (0-0-22) (K-mag Natural) 1 lb. per 100 S.F. (13 - 50 lb. bags)	
9/1/2025				
10/1/2026	16-0-8 (with trace elements) 5.5 lb. per 1000 S.F. (38.5 lbs. (2-20 lb. bags)	8-0-10 (Lesco Palm & Tropical) Area Applications 1 lb. per 100 S.F. (3 - 50 lb.bags) and Per Tree Applications 1 cup per inch of trunk diameter (12) - 50 lb.bags)	8-0-10 (Lesco Palm & Tropical) Area Applications 1.5 lb. per 100 S.F. (19 - 50 lb.bags)	
Shrubs - Podocarpus, Muhly grass, Sand Cordgrass, Ground covers - Juniper, Blooming Plants - Allamanda, Bougainvillea, Fire Bush, Thyralis, Plumbago, Crown of Thorn, Ixora, Spider lily				
Add to pest and/or disease control sprayings for shrubs and turf: Ferronac AC 15-0-0 plus 6% iron, 3% sulfur @ 1.5 gal./100 gal. H2O. Do not apply to any flower buds or blossoms in flower.				
Application Rates: Alexander, Pigmy Date palms: 2 lbs. per palm, Purotis palm: 1 lb. per 100 sq. ft., Foxtail, Queen, Royal palms: 5 lbs. per palm, Crape myrtles, Holly trees, Tabebuia trees, 4 lbs. per tree, Do not individually fertilize Washingtonia palms, Sabal palms or any tree over 12 inches in diameter.				
Fertilizers listed by manufacturer's name are provide to establish a minimum analysis and a approved equal standard.				
Contractor shall field measure turf and plant areas in order to determine required quantities of product needed per application.				
- Indicates period for no Nitrogen fertilizer applications.				

LELY GOLF ESTATES M.S.T.U.
Fund 1620
March 2026

FY-26	Vendor	Item	PO#	Budget	Commitments	Expenditures	Available
1	MILLAGE COLLECTED & INTEREST	MSTU Revenues		\$ (457,200.00)	\$ -	\$ (406,347.27)	\$ (50,852.73)
2	CARRY FORWARD	Unexpended Prior Year Funds		\$ (755,459.65)	\$ -	\$ -	\$ (755,459.65)
3	ALL REVENUES			\$ (1,212,659.65)	\$ -	\$ (406,347.27)	\$ (806,312.38)
		McGee & Associates	Landscape Architect (FY-25)	4500242077	\$ 9,213.95	\$ -	
		McGee & Associates	Landscape Architect (FY-26)	4500244605	\$ 15,275.00	\$ -	
4	ENG. FEES & OTHERS			\$ 25,000.00	\$ 24,488.95	\$ -	\$ 511.05
5	INDIRECT COST REIMBURSE	Collier County	Indirect Cost	Direct Pay	\$ 6,400.00	\$ 3,200.00	\$ 3,200.00
		A&M Property Maint	Landscape Incidentals	4500234775	\$ 45,000.00	\$ 25,466.83	\$ 19,533.17
6	LANDSCAPE INCIDENTALS (634990)			\$ 45,000.00	\$ 25,466.83	\$ 19,533.17	\$ -
			Contemporary Controls & Communication	REQ Pending	\$ -	\$ -	\$ -
7		A&M Property Maint	Grounds Maintenance	4500241744	\$ 142,700.00	\$ 76,032.60	\$ 35,111.40
	OTHER CONTRACTUAL (634999)			\$ 142,700.00	\$ 76,032.60	\$ 35,111.40	\$ 31,556.00
8	OTHER CONTRACTUAL (639990)	Tree Scaping	Tree & Palm - Pruning	4500241338	\$ 47,700.00	\$ 649.00	\$ 17,351.00
9	ELECTRICITY	FPL	Electricity	4700005320	\$ 5,200.00	\$ 3,465.18	\$ 1,864.82
10	WATER AND SEWER	Collier County Public Utilities	Water - Irrigation	4700005160	\$ 10,000.00	\$ 8,551.57	\$ 3,548.43
11	INSURANCE GENERAL	Collier County	Insurance	Direct Pay	\$ 800.00	\$ 600.00	\$ 200.00
		Naples Electric Motor Works	Pump Station Service	4500242840	\$ -	\$ 4,250.00	\$ -
		SiteOne	Irrigation Parts & Pumps	4500242319	\$ -	\$ 7,055.43	\$ 2,662.57
		Agricultural Services International	Warran Street Pump Station	4500241210	\$ -	\$ 5,000.00	\$ 5,000.00
		Agricultural Services International	Warran Street Pump Station	4500238658	\$ -	\$ 3,859.65	\$ 3,859.65
12	SPRINKLER SYSTEM			\$ 8,859.65	\$ 20,165.08	\$ 2,662.57	\$ (13,968.00)
13	MULCH	Southeast Spreading	Mulch		\$ 10,000.00	\$ 5,525.00	\$ 11,875.00
14	LIGHTING MAINTENANCE	Simmonds Electrical	Electrical Services	4500241141	\$ 35,000.00	\$ 9,297.40	\$ 10,702.60
15	LICENSE & PERMITS				\$ 2,000.00	\$ -	\$ 2,000.00
16	BUILDING RM	Naples Christmas Lighting	Holiday Decorations	4500242576	\$ 4,600.00	\$ -	\$ 5,600.00
		Premier Staffing	Transcription	4500242473	\$ -	\$ 5,649.60	\$ 990.40
17	OTHER MISCELLANEOUS (649990)			\$ 13,000.00	\$ 5,649.60	\$ 6,590.40	\$ 760.00
18	OFFICE SUPPLIES			\$ 100.00	\$ -	\$ -	\$ 100.00
19	COPYING CHARGES	J.M. Todd	Copier CPC	4500241387	\$ 200.00	\$ 123.22	\$ 26.78
20	FERT HERB CHEM	Howard Fertilizer	Fertilizer		\$ 3,500.00	\$ -	\$ 3,500.00
21	COMPUTER SOFTWARE			\$ -	\$ -	\$ -	\$ -
22	OTHER OPERATING			\$ 200.00	\$ -	\$ -	\$ 200.00
23	TRAFFIC SIGNS			\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
24	OPERATING EXPENSES			\$ 370,659.65	\$ 183,214.43	\$ 112,666.17	\$ 74,779.05
25	PTNE STAFF & DIVISION OVERHEAD			\$ 68,100.00	\$ -	\$ 68,100.00	\$ -
26	PROPERTY APPRAISER			\$ 3,400.00	\$ -	\$ 1,679.28	\$ 1,720.72
27	TAX COLLECTOR			\$ 9,900.00	\$ -	\$ 8,920.43	\$ 979.57
28	COUNTY OVERHEAD			\$ 81,400.00	\$ -	\$ 78,699.71	\$ 2,700.29
29	IMPROVEMENTS GENERAL			\$ 610,600.00	\$ -	\$ -	\$ 610,600.00
30	CAPITAL PROJECTS			\$ 610,600.00	\$ -	\$ -	\$ 610,600.00
31	RESERVES FOR INSURANCE			\$ 150,000.00	\$ -	\$ -	\$ 150,000.00
32	CAPITAL RESERVES			\$ 150,000.00	\$ -	\$ -	\$ 150,000.00
33	ALL EXPENSES			\$ 1,212,659.65	\$ 183,214.43	\$ 191,365.88	\$ 838,079.34
34	FY-26 BUDGET GRAND TOTAL	= ALL REVENUES - ALL EXPENSES		\$ -	\$ 183,214.43	\$ (275,278.41)	\$ 43,327.55

	92,697,303	FY 13 Final Taxable Value	-3.3%	
	95,718,423	FY 14 Final Taxable Value	3.3%	
	99,596,489	FY 15 Final Taxable Value	4.1%	
		Total Available Balance		\$ 838,079.34
		Plus Committed And Not Spent		\$ 183,214.43

LELY GOLF ESTATES M.S.T.U.
Fund 1620
March 2026

106,888,467	FY 16 Final Taxable Value	7.3%			
116,823,687	FY 17 Final Taxable Value	9.3%			
127,802,080	FY 18 Final Taxable Value	9.4%			
135,136,761	FY 19 Final Taxable Value	5.7%			
142,494,654	FY 20 Final Taxable Value	5.4%			
152,194,183	FY 21 Final Taxable Value	6.8%			
156,289,928	FY 22 Final Taxable Value	2.7%			
180,384,272	FY 23 Final Taxable Value	#####			
203,796,660	FY 24 Final Taxable Value	#####	+6.3% Average		
\$214,844,295	FY 25 Gross Taxable Value				
5.42%	Adjustment FY 24 to FY 25				
	FY 25 Gross MSTU Revenue				
		FY 24			
Millage	2.0000	2.0000	2.0 mill cap		
Tax Dollars	\$429,688.59	\$407,600	\$68,920	Increase	

Estimated Cash	\$ 1,021,293.77
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Prepared 3/13/26 MV

Attachment E Lighting
Inspection Report

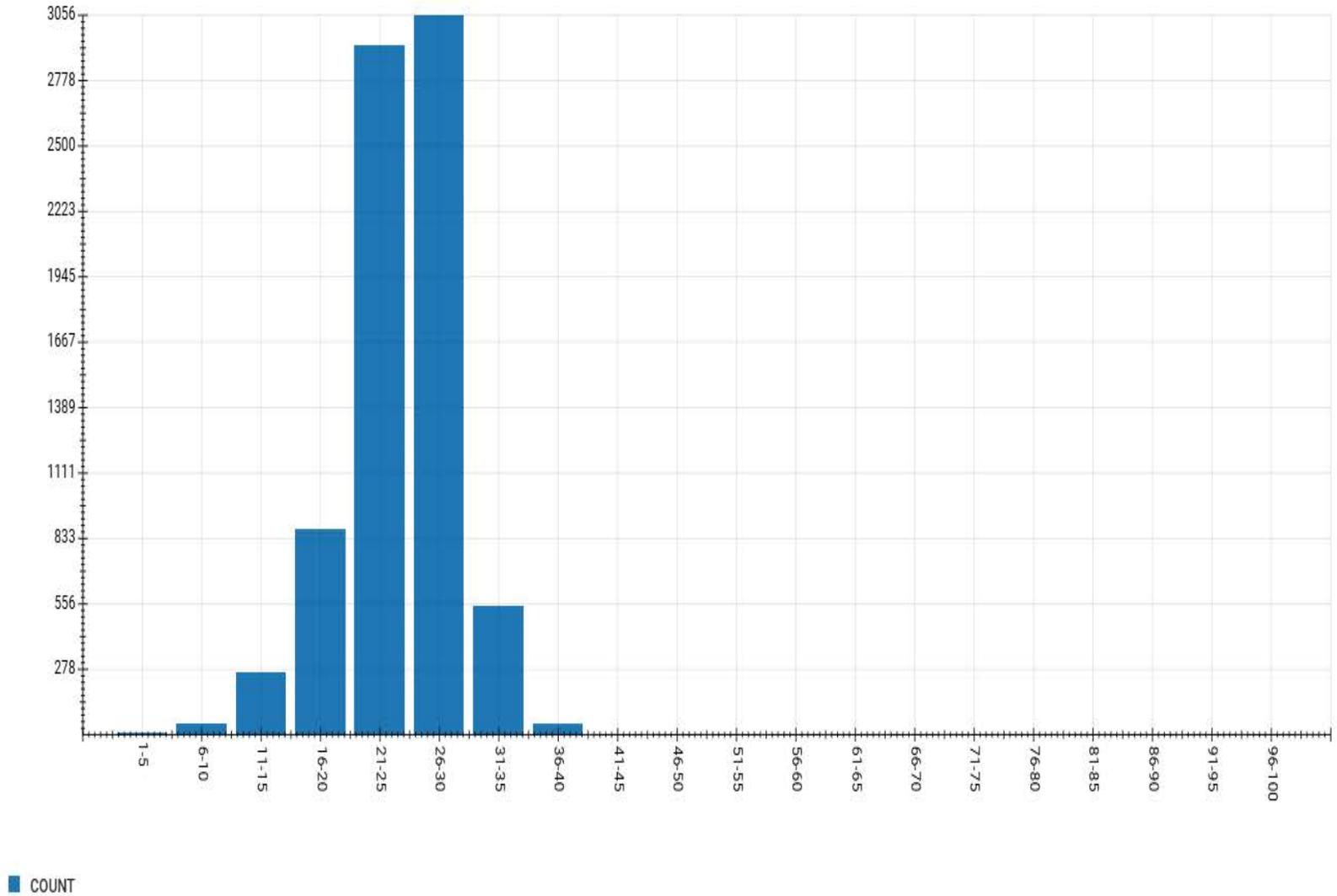
LELY MSTU LIGHTING INSPECTION		Inspection Date:		3/3/26		
ST. ANDREWS ENTRANCE - FROM US-41						
TUBE		A	B	C	D	E
Sign - Enter	1	<input type="checkbox"/>				
Sign - Exit	2	<input type="checkbox"/>				
SPOT		O	A	B	Notes	
Flagpole - US	1	<input type="checkbox"/>			<ul style="list-style-type: none"> • Current outages are sequenced in RED. • Outages repaired in the past month are sequenced in GRAY. • Dim Metal Halide replacements in PURPLE. 	
Flagpole - FL	2	<input type="checkbox"/>				
Flagpole - BCC	3	<input type="checkbox"/>				
LUMINAIRE		O	A	B		
Single	1	<input type="checkbox"/>				
Single	2	<input type="checkbox"/>				
Single	3	<input checked="" type="checkbox"/>				
Single	4	<input type="checkbox"/>				
Single	5	<input type="checkbox"/>				
Single	6	<input type="checkbox"/>				
Single	7	<input type="checkbox"/>				
Single	8	<input checked="" type="checkbox"/>				
Single	9	<input type="checkbox"/>				
Single	10	<input checked="" type="checkbox"/>				
Single	11	<input type="checkbox"/>				
PEBBLE BEACH BLVD						
LUMINAIRE		O	A	B		
Double	1	<input type="checkbox"/>				
Double	2	<input type="checkbox"/>				
Double	3	<input type="checkbox"/>				
Double	4	<input type="checkbox"/>				
Double	5	<input type="checkbox"/>				
Double	6	<input type="checkbox"/>				
Double	7	<input type="checkbox"/>				
Double	8	<input type="checkbox"/>				
Double	9	<input type="checkbox"/>				
Double	10	<input type="checkbox"/>				
Double	11	<input type="checkbox"/>				
Double	12	<input type="checkbox"/>				
Double	13	<input type="checkbox"/>				
Double	14	<input type="checkbox"/>				
Double	15	<input type="checkbox"/>				
Double	16	<input type="checkbox"/>				
Double	17	<input type="checkbox"/>				
Double	18	<input type="checkbox"/>				
Double	19	<input type="checkbox"/>				
Double	20	<input type="checkbox"/>				
Double	21	<input type="checkbox"/>				
Single	22	<input type="checkbox"/>				
Single	23	<input type="checkbox"/>				
LELY MSTU LIGHTING INSPECTION		3/3/26		Notes		
FOREST HILLS @ AUGUSTA						
'LELY' SIGN		O	A	B		
Solar Light	--	<input type="checkbox"/>				
DORAL CIRCLE						
TUBES		O	A	B		
Sign - Enter	1	<input type="checkbox"/>				
Sign - Exit	2	<input type="checkbox"/>				
LUMINAIRE		O	A	B		
Double	1	<input type="checkbox"/>				
Double	2	<input type="checkbox"/>				
Single	3	<input type="checkbox"/>				
Single	4	<input type="checkbox"/>				
Single	5	<input type="checkbox"/>				
Single	6	<input type="checkbox"/>				

Count by Speed Range Report

Location: Radar 1 - SAB NB
Address: 110 Saint Andrews Blvd

Report period: 2026-02-01 to 2026-03-16

Count By Speed Range	
Speed (mph)	Count
1-5	5
6-10	46
11-15	264
16-20	872
21-25	2927
26-30	3056
31-35	544
36-40	42
41-45	2
46-50	0
51-55	0
56-60	0
61-65	0
66-70	0
71-75	0
76-80	0
81-85	0
86-90	0
91-95	0
96-100	0
Total	7758



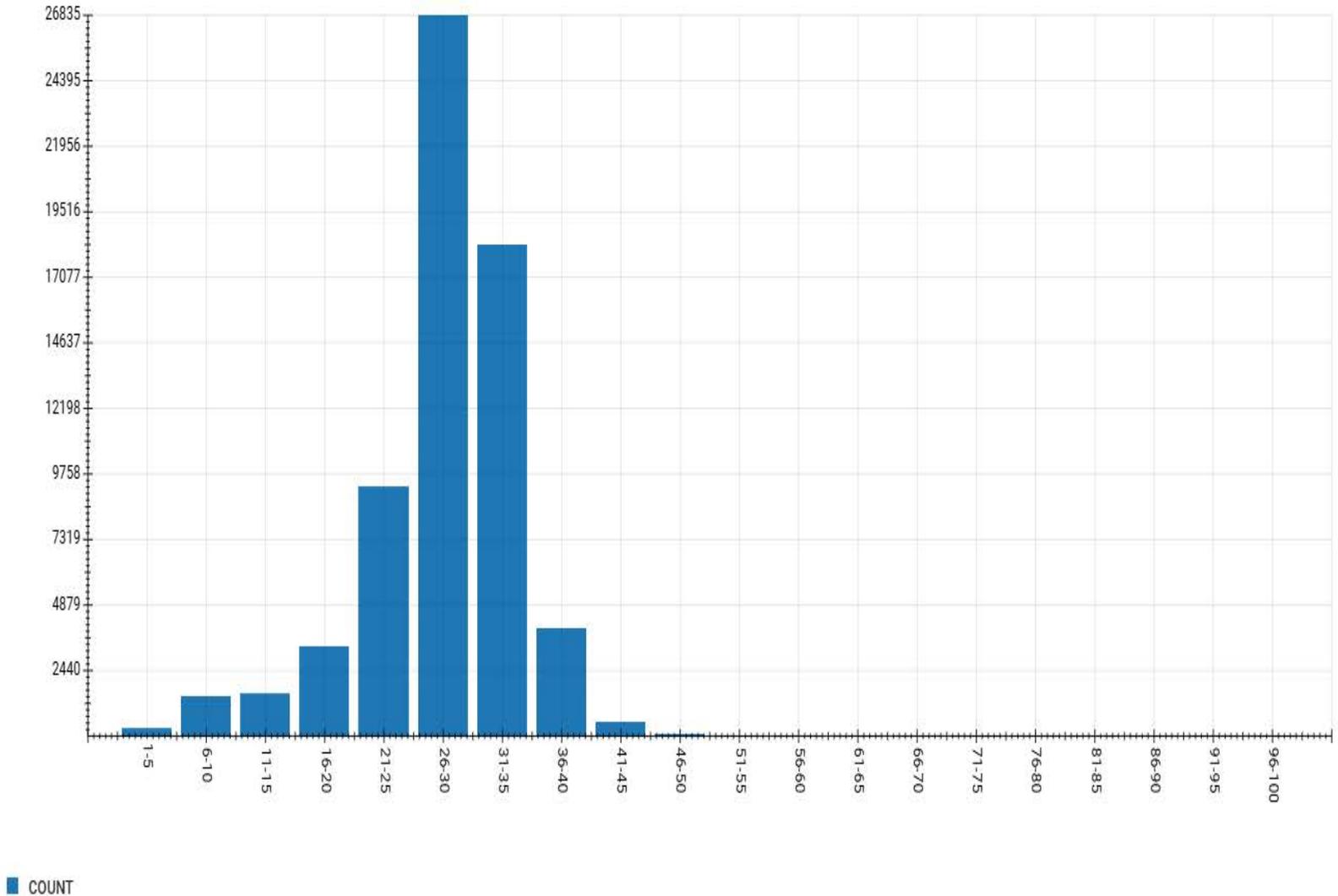
Count by Speed Range Report

Location: Radar 2 - SAB SB

Address: 255 Saint Andrews Blvd

Report period: 2026-02-01 to 2026-02-28

Count By Speed Range	
Speed (mph)	Count
1-5	274
6-10	1474
11-15	1555
16-20	3320
21-25	9259
26-30	26835
31-35	18272
36-40	4005
41-45	530
46-50	69
51-55	8
56-60	0
61-65	0
66-70	0
71-75	0
76-80	0
81-85	0
86-90	0
91-95	0
96-100	0
Total	65601





Simmonds Electrical of Naples, Inc.

8941 Quality Rd
Bonita Springs, FL 34135-7000

STREET LIGHTING • SIGNALIZATION • GENERATORS
INDUSTRIAL AND COMMERCIAL

Phone: (239) 643-2770
Fax: (239) 643-6873

Lely MSTU
2885 S Horseshoe DR
Naples, FL 34104
(239) 252-5575 Work
(239) 227-4011 Mobile
Mr. Jeffrey Felger

March 10, 2026
Quote # 2617236

We hereby submit specifications and estimates for:

Doral Cir & Rattlesnake Hammock Rd Entry Light Replacement

Furnish and install (2) Dabmar DF9402-L25-50k BZ fixtures.

Furnish and install permaposts to accommodate new Dabmar fixtures.

Man Hr	Per Hr	Number Men	Type	Est Material/Equip	Calendar Days	Engineering/Sublet
16	\$ 70.00	1-2	Electrical	\$ 1,500.27	120	\$ -

Total Material, Labor and Equipment **\$ 2,620.27** (not to exceed)

Note: For estimating purposes only. Actual time and materials may vary based on conditions encountered.

Invoice will be based on time and material, and will be itemized per Annual Contract **23-8074**.

We hereby propose to furnish the above complete in accordance with the above specifications for the sum of
Two Thousand Six Hundred Twenty Dollars and Twenty Seven Cents

Estimate valid for 30 days.

Naples Electric Motor Works, Inc.
2088 J & C Blvd., Naples, FL 34109
Phone (239) 591-1313 Fax (239) 591-3015

STATE LICENSE #SCC131152959

PROPOSAL 261603

3/16/26

Warren Street MSTU
Jeff Felger

Draw Line Replacement

Naples Electric Motor Works, Inc. will furnish material and install a new draw line in the vault at the Radio Road irrigation pump station. The work will include:

- 1 – 3” Bronze foot valve with a stainless-steel screen
- 1 – 3” pvc male adapter.
- 5ft. of schedule 80 pvc grooved pipe

Price \$832.00

Price good for 30 days

Thank you.

Paul Jukins
Naples Electric Motor Works

Accepted by: _____

Date _____

Print: _____