



GOLF ESTATES BEAUTIFICATION MSTU

ADVISORY COMMITTEE

8300 Radio Road
Naples, FL 34104

AGENDA

June 18, 2026

1. CALL TO ORDER

2. ATTENDANCE

Michael Mann (10/1/29) – Chair

**Kathleen Dammert – Vice Chair
(10/1/26)**

Dimitra Arneson (10/1/26)

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 – May 21, 2026

5. CHAIR’S REPORT

6. CONTRACTOR REPORTS

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

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

7. PROJECT MANAGER’S REPORT – Jeffrey Felger

a. Budget Report

b. Lighting Inspection Report

c. Radar Speed Reports

8. ONGOING BUSINESS

a. Traffic Logix – Field trip date to be determined placement 6-18-26

b. Entry way – Work being done by A&M. The next coming weeks. Also, with the direction Of Mr. McGee we want to see if the committee wants to hold of on the Planting of Summer Annuals.

c. Lykins – Decorative roadway sign replacement *Discussion

d. Doral Flag Option – Michael McGee Design / Awaiting Lanterns Golf Email *Discussion

e. Front Entrance Doral Cir Light replacement – Simmonds is working to procure materials & Scheduling.

9. NEW BUSINESS

a. Simmonds – Entry way lighting – American Made option. Paperwork is with Procurement awaiting Purchase Order.

b. Road Maintenance Division – Information on swales attached.

c. Pinehurst Entry Signs – Pressure washed awaiting ok for painting scheme part of Field Trip. To pick the colors also I have brought some samples to choose from.

- d. Bullnose Painting – St. Andrews was completed by the Road Maintenance Division, but I would like to have Pebble Beach Blvd and Forest Hills Blvd painted as well and then all the medians numbered on all roadways. Quote attached.

10. COMMITTEE MEMBER COMMENTS

11. PUBLIC COMMENT

12. ADJOURNMENT

NEXT MEETING:

JULY 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
MAY 21, 2026

I. Call to Order

Chair Mann called the meeting to order at 2:00 P.M. Roll call was taken, and a quorum of four was established.

II. Attendance

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

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

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

III. Approval of Agenda

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

IV. Approval of Minutes – April 16, 2026

Vice Chair Dammert moved to approve the Lely Golf Estates Beautification MSTU Advisory Committee meeting minutes of April 16, 2026, as presented. Second by Ms. McGarity. Carried unanimously 4 - 0.

V. Chair's Report

Chair reports will commence in June, 2026.

VI. Contractor Reports

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

Mr. McGee summarized the May 7, 2026, observation report.

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

Maintenance Areas

1. St. Andrews Blvd.
2. Forest Hills Blvd. & Cart Crossing
3. Valley Stream Circle
4. Pebble Beach Blvd. & Cart Crossing
5. Thorncrest, Briarcliff, and Heather Grove Lanes (cul-de-sacs)
6. Baltusrol Drive & Cart Crossing
7. Doral Circle
8. Rattlesnake Hammock Rd.

MINUTES

Mr. McGee noted the Observation Report has been reformatted into two sections as follows:

- Items to be Addressed Monthly – remedial action to be taken by next monthly meeting.
- Items to be Addressed Quarterly – action to be taken within first – fourth quarters.

All Locations

- Replacement items under contractor warranty are noted in purple.
- Almost all Bougainvillea plantings are infested with caterpillar insects damaging the foliage. A spray application should occur as soon as possible and continue on a regular basis as needed to prevent the plants from being totally defoliated.
- Spider mite insect damage was observed on the Juniper plants on the shopping center side of the sidewalk along the inbound side. All Juniper plants during the dry season should be treated for spider mites.
- Spray Ixoras.
- Prune dead material from yellow Iris.
- Replenish mulch as needed.

Valley Stream Circle

Monthly

- Median #13: Remove straps from Bougainvillea shrubs; keep the anchors.

Quarterly

- Median #13: Replace Purple Trumpet tree.

Pebble Beach Blvd.

Quarterly

- Median # 17
 - Replace dead Holly tree with Muskogee Crape Myrtle (under warranty).

Baltusrol Signs

Monthly

- Prune outbound sign Philodendron plant foliage away from the monument.

Thorncrest Lane and Briarcliff Lane

Quarterly

- Recommend renovation of cul-de-sacs during the 2026 rainy season.

Doral Circle

Quarterly

- Median #23: Install one Tabebuia tree, pink flower variety.

B. Landscape Maintenance

Mr. Yzaguirre will report on maintenance at the June meeting.

VII. Project Managers Report

A. Budget Report

Lely Golf Estates MSTU Fund 1620 Budget for May 21, 2026, prepared May 19, 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).

MINUTES

Mr. Felger presented an overview of the budget highlighting:

Purchase Orders

1. A & M Property Maintenance (A&M)
 - 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. Setpoint Automation – Pump station services.
11. Sight N Sound, dba Naples Christmas Lighting – Holiday decorations.
12. Simmonds Electrical – Electrical Maintenance and LED Fixtures.
13. SiteOne Landscape Supply – Irrigation parts & pumps.
14. Southeast Spreading – Mulch.
15. Traffic Logix – EV12 Radar signs.
16. 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 \$1,212,659 (Millage Assessed and FY-25 Carry Forward), \$447,712 in tax revenue has been credited and \$9,487 remains for collection.
4. Line 24, Operating Expense – Of the \$455,659 budgeted, \$125,931 is committed to existing Purchase Orders and \$171,568 is expended, leaving the remainder of \$158,159 available within budget for additional operating expenses as needed.
5. Line 28, County Overhead – Of the \$81,400 budgeted, \$80,174 has been expended leaving a remainder of \$1,225 for transfer (PTNE Staff & support, Property Appraiser & Tax Collector).
6. Line 30, Capital Projects – A balance of \$525,600 remains for improvement projects.
7. Line 32, Capital Reserves - \$150,000 is budgeted for insurance due to catastrophic events.
8. Line 33, All Expenses – Of the \$1,212,659 budgeted, \$125,931 remains committed to existing Purchase Orders and \$251,742 has been expended leaving \$834,984 available within budget for additional expenses as needed.

General

1. The Fiscal Year 2026 budget is effective October 1, 2025.
2. MSTU Tax Rate: 2.0000 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.

MINUTES

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.

Mr. Felger noted:

- The Board of County Commissioners approved a Budget Amendment to transfer \$100,000 in funds from Capital Projects to Other Contractual to fund the Street and Traffic Signage Project.
- A Purchase Order was issued to Setpoint Automation for pump station maintenance.
- The budget process for Fiscal Year 2027 commenced in April, 2026. The Office of Budget Management has been informed the millage rate will remain neutral at 2.000 per \$1,000 of assessed value.

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).

- St. Andrews Boulevard: three single luminaire lights and one entrance sign light are out.
- Pebble Beach Boulevard: one single luminaire is out.
- Doral Circle: two entrance sign lights were replaced.

C. Radar Speed Sign Report

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)

- April 1, 2026 to April 30, 2026: The report recorded 25,094 vehicles for an average of 836 per day. The average speed was between 21 and 35 mph with a maximum speed of 45 mph.
- May 15, 2026 to May 18, 2026: The report recorded 447 vehicles for an average of 112 per day. The average speed was between 21 and 35 mph with a maximum speed of 45 mph.

Radar 2 (255 Saint Andrews Blvd)

- April 1, 2026, to April 30, 2026: The report recorded 65,672 vehicles for an average of 2,189 per day. The average speed was between 35 mph with a maximum speed of 45 mph.
- May 15, 2026 to May 18, 2026: The report recorded 4423 vehicles for an average of 294 per day. The average speed was between 26 and 35 mph with a maximum speed of 45 mph.

VIII. Ongoing Business

Mr. Felger reported:

A. Traffic Logix

- Two EV12, solar powered radar signs were installed on St. Andrews Boulevard.
- Two signs will be installed on Forest Hills Boulevard between Augusta and Pebble Beach Boulevards (north and south).
- Location of the sign currently installed at 110 St. Andrews Boulevard, and installation of the two signs for Forest Hills Boulevard, will be reviewed with Members.

B. Entryway Landscaping

St. Andrews Boulevard and US 41

A & M Property Maintenance submitted proposals to landscape the entrance to the community in accordance with McGee & Associates design specifications.

C. Roadway Signs

- Paperwork to finalize the decorative signage project with Lykins-Signtek, Inc. has been submitted to the Procurement Division.
- The signage will be installed on roadways within the Lely MSTU boundaries.
- Signposts will conform to the Florida Department of Transportation (FDOT) standards.
- The Pelican Bay Contract will be utilized to enable a streamlined project.

D. Fertilization

Based on specifications provided by McGee & Associates, A & M applied fertilizer to median plantings.

E. Pesticides

A & M Property Maintenance applied pesticide to eradicate insects on plantings.

F. Doral Flag Option

Doral Circle Entrance

Mr. McGee provided a design plan previously considered for the renovation of the Doral Circle entrance.

- The Traffic Operations Division noted the Doral Circle entrance on Rattlesnake Hammock Road and US 41 does not qualify for signage as the vehicle traffic count is insufficient and it is not a “through” street.
- The easement depicted in the design identifies a site triangle which cannot be landscaped.

G. Doral Circle Lights

- A vehicular accident demolished lights at the front entrance.
- Simmonds Electrical Inc. will install two Dabmar D9402-L25-50k BZ light fixtures with supporting PermaPosts® upon procurement of the fixtures.

IX. New Business

Mr. Felger reported:

A. Entryway Lighting

Simmond Electrical of Naples, Inc. submitted Quote, No. 2617266, dated April 30, 2026, in the amount of \$69,680.60 to furnish and install eleven Wisconsin Lighting Lab, Inc. (WiLL) light poles and fixtures on Saint Andrews Boulevard. Existing concrete light pole foundations, wiring from electrical panel to light pole handhole, and existing fuse holders will be used. Poles are Category 5 hurricane rated.

Ms. McGarity motioned to approve Quote No. 2617266, dated April 30, 2026, in the amount of \$69,680.60, for purchase and installation of eleven Wisconsin Lighting light poles and fixtures on St. Andrews Boulevard. Second by Ms. Arneson. Carried unanimously 4 – 0.

B. Meeting with Golf Course Owner

An on-site meeting was held with Clay Winfield, (WBDC, Inc). manager of The Lantern Club LLC. to discuss the Clubs design ideas for landscaping the easement area at the entrance to Doral Circle.

MINUTES

The MSTU and The Lantern Club will work together to ensure a homogeneous landscape and presentation.

C. Pinehurst Entry Signs

- Laura Mann submitted two painting schemes for refurbishment of the entry signs.
- The Committee selected the design with the green background, white graphics, and tan top border.
- A quote will be requested from A & M Property Maintenance to paint the signs.

D. Pinehurst Entry Landscaping

Mr. Felger will request The Lantern Club remove overgrown shrubs and install sod to provide for sign visibility on both sides.

E. Roadway Median Numbering

- Bullnose Painting, contracted by The Road Maintenance Department, painted numbers in black, on the St. Andrews Boulevard medians.
- A quote has been solicited from Service Contracting Solutions (SCS) to paint median numbers on Pebble Beach and Forest Hills Boulevards followed by numbering on all medians for continuity.

F. Landscaping Estimates

Quotes

A & M Property Maintenance submitted quotes to landscape various locations within the Lely community.

1. *Ms. McGarity motioned to approve A & M Property Maintenance's Estimate No. 1770, dated April 16, 2026, in the amount of \$668.50, to remove and replace landscape material on the inbound right of way (east side) of St. Andrews Boulevard. Second by Ms. Arneson. Carried unanimously 4 - 0.*
2. *Ms. McGarity motioned to approve A & M Property Maintenance's Estimate No. 1774, dated April 16, 2026, in the amount of \$1,710.00, to landscape the outbound Right of Way (west side) on St. Andrews Boulevard. Second by Ms. Arneson. Carried unanimously 4 - 0.*
3. *Ms. McGarity motioned to approve A & M Property Maintenance's Estimate No. 1777, dated April 16, 2026, in the amount of \$1,157.50, to landscape Pebble Beach Boulevard Golf Cart Crossing. Second by Ms. Arneson. Carried unanimously 4 - 0.*
4. *Ms. McGarity motioned to approve A & M Property Maintenance's Estimate No. 1779, dated April 16, 2026, in the amount of \$4,588.75, to landscape Pebble Beach Boulevard Golf Cart Crossing Median No. 23. Second by Ms. Arneson. Carried unanimously 4 - 0.*
5. *Ms. McGarity motioned to approve A & M Property Maintenance's Estimate No. 1784, dated April 30, 2026, in the amount of \$8,635.85, to remove and replace landscape material at St. Andrews and & US 41 East sign monuments, in accordance with McGee & Associates design. Second by Ms. Arneson. Carried unanimously 4 - 0.*

MINUTES

6. *Ms. McGarity motioned to approve A & M Property Maintenance's Estimate No. 1785, dated May 1, 2026, in the amount of \$1,222.50, to pressure wash and paint the Pinehurst Circle sign. Second by Ms. Arneson. Carried unanimously 4 - 0.*

Lighting

Mr. Felger will order installation of an additional solar light panel for the outbound side.

X. Committee Member and Staff Comments

Ms. Arneson expressed her gratitude for researching signage options to direct traffic into Doral Circle.

XI. Public Comments

None

XII. Adjournment

There being no further business to come before the Committee, the meeting was adjourned. at 2:48 P.M.

LELY GOLF ESTATES BEAUTIFICATION MSTU ADVISORY COMMITTEE

Michael Mann, Chair

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

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

NEXT MEETING:

JUNE 18, 2026 – 2:00 PM
SOUTH REGIONAL LIBRARY
8065 LELY PARKWAY
NAPLES, FL 34113
7239.252.7542

McGee & Associates

Landscape Architecture

Project: LELY GOLF ESTATES BEAUTIFICATION, M.S.T.U. **Landscape Architect Observation Report:** June 2026
Location: MSTU DISTRICT ROADWAYS
Project Manager: Jeffrey 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, 6/4/2026 **Observation Date:** 6/3/2026 **Report No. 7 (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 – Recommendations of replacements or renovations requiring quotes and/or ordering and should be completed by the third monthly 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	Yellow - Highlighting indicates maintenance recommendations. Red – Items if not addressed will result in multiple plant loss. Purple – Indicates items addressed by Contractor warranty. Turquoise – Indicates recommended plant replacements
All locations		X	X		Recommend: Adding mulch to all areas except the median on Pebble Beach that may flood.	
St. Andrews Blvd. & US 41 Inbound R/W South		X	X	2	Recommend: Prune dead foliage off and out of Yellow African Iris plants.	
		X	X	5	Recommend: On east side of shopping center driveway there are two dead Juniper parsonii plants that need to be removed and replaced. See quarterly items.	M&A 12/4/25: Remove dead wood out of Juniper plants until replacements occur.
		X	X	15	Recommend: The 3 rd large Royal palm from US 41 within the shopping center plantings needs to be replaced. See quarterly items.	
Outbound R/W North Suncoast Credit Union side		X	X		No major issues observed.	
St. Andrews Blvd.						
Median #1		X	X	3	Prune damaged foliage off Crinum lilies and spray for leaf spot fungus.	
Median #2		X	X		Recommend: East end: Liriope contain weeds and need to be treated for fungus.	
		X	X	3	Recommend: Prune damaged foliage off Crinum lilies and spray for leaf spot fungus.	
Median #3		X	X		No major issues observed.	
Median #4		X	X		No major issues observed.	
Median #5		X	X	2	Recommend: At address 228: Yellow African Iris are dead and needed to be replaced. See quarterly items.	
		X	X	3	Recommend: At address 152: Yellow African Iris are dead and needed to be replaced. See quarterly items.	
		X	X	3	Recommend: At address 240-246: Yellow African Iris are dead and needed to be replaced. See quarterly items.	
		X	X	3	Recommend: At address 161: Two dwarf Firebush contains dead and declining wood and should be removed, as well as Asparagus fern is in the shrubs and needs to be removed. See quarterly items.	

Design * Environmental Management * Planning * Arborist

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

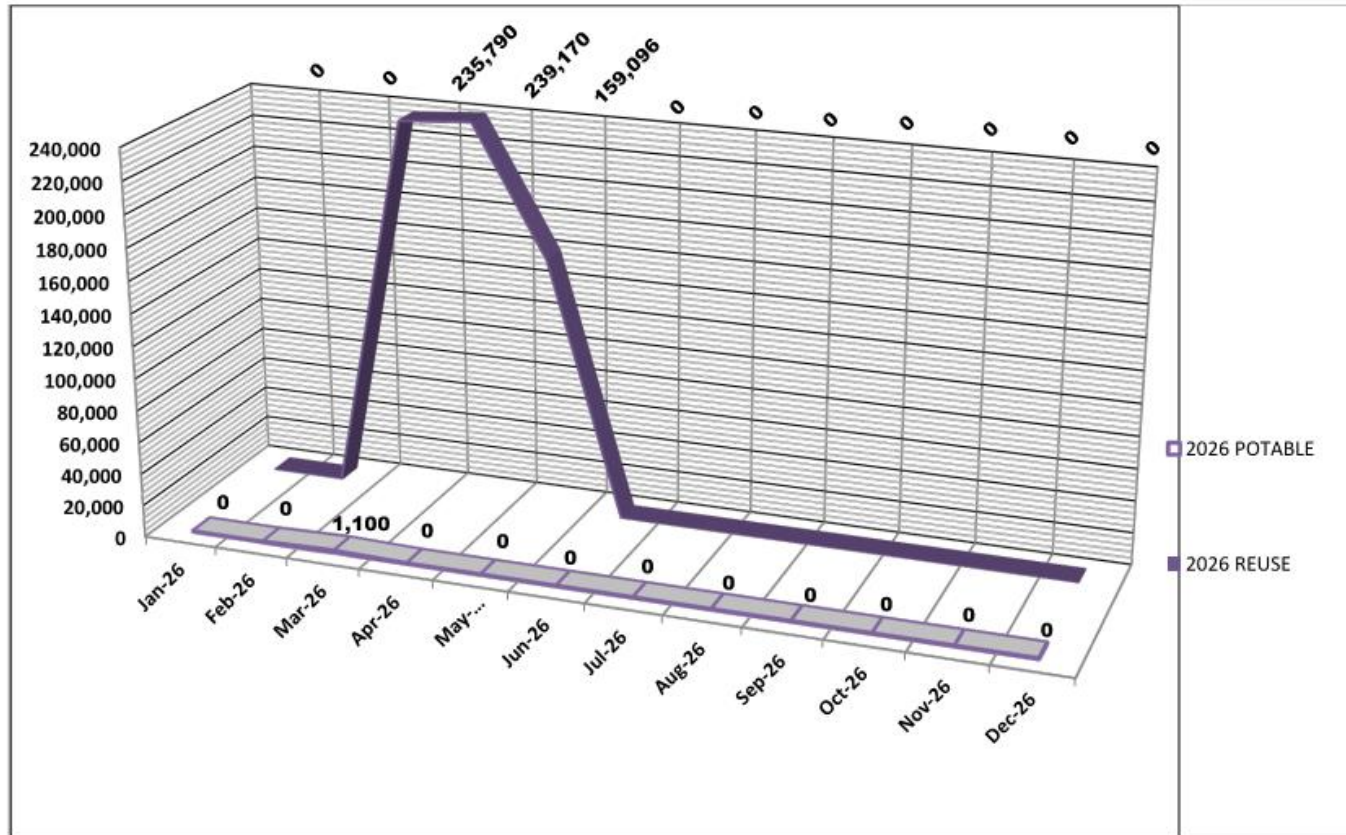
LOCATION/WORK AREA	AC	S	C	R	MAINTENANCE SERVICES OBSERVATIONS & RECOMMENDATIONS	ADDITIONAL COMMENTS
Median #6		X	X		No major issues observed.	
Median #7		X	X		No major issues observed.	
Median #8		X	X	2	Recommend: Yellow African Iris are dead and needed to be replaced. See quarterly items.	
		X	X	24	Recommend: East end: removing declined Bougainvillea and mulch area until next rainy season due to no irrigation. See quarterly items.	
Median #8A		X	X		No major issues observed.	
Median #9		X	X		No major issues observed.	
Median #10		X	X	2	Recommend: At address 392: Bulbine plants are dead and/or missing. See quarterly items.	
		X	X	2	Recommend: Bougainvillea plants are missing. See quarterly items.	
Median #11					No major issues observed.	
Median #12					No major issues observed.	
<u>Forest Hills Cart Crossing & Lake</u>		X	X	2	Recommend: Remove remaining Sand cordgrass and replant area with additional dwarf Firebush and Liriope on the roadside of the Royal palms..	
<u>Valley Stream Cr. Median #13</u>		X	X	2	Northwest side: Two areas of dead and/or weed infested turf needs to be removed and replaced. See quarterly items	
		X	X	9	Recommend: 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.	M&A 4/1/26: Remove Duckbill cables from around tree trunk, but leave anchor cables in the ground.
		X	X	15	Recommend: Plumbago shrubs appear to have died and need to be replaced. See quarterly items.	
		X	X	36	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.	
<u>Pebble Beach Blvd.</u>						
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	2	Recommend: North end of median: No insects were observed, but Bulbine plants are very suspectable to being over watered. 5 Bulbine are dead and 12 appear to be in decline with pathogen issues. Replant missing and spray bed with fungicide addressing root and/or stem rot	
		X	X	3	At address 116: Two Yellow African Iris are dead & need to be replaced. See quarterly items.	
Median #18		X	X	2	Recommend: South end of median: No insects were observed, but Bulbine plants are very suspectable to being over watered. 4 Bulbine are dead and 2 appear to be in decline with pathogen issues. Replant missing and spray bed with fungicide addressing root and/or stem rot	

LOCATION/WORK AREA	AC	S	C	R	MAINTENANCE SERVICES OBSERVATIONS & RECOMMENDATIONS	ADDITIONAL COMMENTS
		X	X	20	Recommend: At address 156: (9) Bougainvillea 'Helen Johnson' are missing or declined and need replacements. Replacement is recommended to occur in rainy season.	
Median #19		X	X		No major issues observed.	
Golf Cart Crossing		X	X	10	Recommend: Southwest corner bed has missing spider lily plants. See quarterly items.	
Baltusrol Signs		X	X		No major issues observed.	
Doral Cr. East R/W		X	X		No major issues observed.	
West R/W & Rattlesnake Hammock Rd.		X	X		No major issues observed.	
Median #23		X	X		No major issues observed.	
Median #24 Treasure Point Cul-de-sac		X	X		No major issues observed.	
Warren St. Pumping Station		X	X		Recommend: Treating weeds in pump station mulch area and edge around and blow clean reuse meter box, potable water box and all valve boxes.	
ITEMS TO BE ADDRESSED QUARTERLY Generally, replacements or work that require quotes						
St. Andrews Blvd. & US 41 Inbound R/W South		X	X		On east side of shopping center driveway: (2) Juniper parsonii 3 gal.	
		X	X		The 3rd large Royal palm from US 41 within the shopping center. Replant with Royal palm 8-foot of gray trunk.	
Outbound R/W North Suncoast Credit Union side		X	X		At the shopping center entry:	M&A 9/3/25: Recommend: 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.
St. Andrews Blvd.						
Median #5		X	X		At address 228: Install (2) Yellow African Iris 3 gal.	
		X	X		At address 151: Install (2) Yellow African Iris 3 gal.	
		X	X		At address 240-246: Install (4) Yellow African Iris 3 gal.	
		X	X		At address 161: Install (2) dwarf Firebush shrubs 3 gal. size.	
		X	X		At address 140: Install (1) Lagerstroemia fauriei 'Muskogee' – Crape myrtle 30 gal., 2" cal, 8'-10' ht., 5'-6' spr., single trunk standard.	
Median #8		X	X		West end: Install (2) Yellow African Iris 3 gal.	
	X	X	X		East end: Install (8) Bougainvillea Helen Johnson 3 gal.	
Median #10		X	X		West end: Replace (5) Bulbine 1 gal.	
		X	X		Median: Dwarf Bougainvillea dead or missing. Install (19) 3 gal. size Bougainvillea 'Helen Johnson' variety.	
Valley Stream Cr. Median #13					West side: Remove a 36 sq. ft. and 6 sq. ft. area of existing grass and resod with St Augustine 'Floritam' turf.	
	X	X	X		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.

LOCATION/WORK AREA	AC	S	C	R	MAINTENANCE SERVICES OBSERVATIONS & RECOMMENDATIONS	ADDITIONAL COMMENTS
Pebble Beach Blvd.						
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		North end of median: Replant (5) Bulbine 1 gal.	
		X	X		At address 116: Install (2) Yellow African Iris 3 gal.	
		X	X		At address 108: Dwarf Bougainvillea dead or missing. Install (26) 3 gal. size Bougainvillea 'Helen Johnson' variety.	
		X	X		At address 140: Dwarf Bougainvillea dead or missing. Install (35) 3 gal. size Bougainvillea 'Helen Johnson' variety.	
		X	X	12	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		Address 132 thru 148: Median had minor flooding with mulch washed outside of median.	
Median #18		X	X		South end of median: Replant (7) Bulbine 1 gal.	
		X	X		Address 151 thru 164: Median had minor flooding with mulch washed outside of median.	
		X	X		At address 167: Install (1) Bougainvillea 'Helen Johnson' 3 gal. size plants.	
		X	X		At address 159: Install (2) Bougainvillea 'Helen Johnson' 3 gal. size plants.	
		X	X		At address 156: Install (9) Bougainvillea 'Helen Johnson' 3 gal. size plants.	
Median #19		X	X		Install (2) Bougainvillea 'Helen Johnson' 3 gal. size plants.	
Pebble Beach Blvd. Golf Cart Crossing		X	X		Southwest corner: Install (20) Spider lily plants 3 gal. size plants.	
Thorncrest Ln. cul-de-sac #20	X	X		3	Recommend: 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		3	Recommend: 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		3	Recommend: (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
Median #23		X	X	16	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	M&A 4/2/26: Bulnesia tree changed to Pink Tabebuia per

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.	committee.
Warren St. Pumping Station		X	X		Meter readings will resume next report.	
Valley Stream Cr. Irrigation					Meter readings will resume next report.	
Fertilization		X	X		Next application is on 8/1/26 0-0-22 w/k-mag per schedule	

Lely Golf Estates Beautification MSTU Reuse Mixing Chamber Annual Water Use for 05/07/26-06/03/26



Notes: 2025 Total Water Use: Reuse 1,658,749 gallons, Potable 134,540 gallons

6/3/2026

DATE	REUSE PSI	POTABLE WATER METER (X 100)	POTABLE WATER USE GALLONS	REUSE WATER METER READING (X x 100)	REUSE WATER USE GALLONS	TOTAL WATER APPLIED
5/7/2026	80	217,900.60		101,043.15		-
6/3/2026	81	217,900.80	0.20	102,634.10	159,095.00	159,095.20
TOTALS:			0.20		159,095.00	159,095.20
PERCENTAGE OF TOTAL VOLUME USED			0.0%		100.0%	

DATE	POTABLE WATER METER READING (X 1)	POTABLE WATER USE GALLONS
5/7/2026	900480.02	
6/3/2026	907710.08	7230
		7,230

Plant Type	Turf / St. Augustine	Trees & Palms	Shrubs & Grm. Covers Beds & Blooming Plants	Un-irrigated Shrubs (i.e. Bougainvillea)
Areas	(7,000 S.F. +/-)		(42,000 S.F. +/-)	(18,000 S.F. +/-)
7/1/2025				
8/1/2025			Sul-Po-Mag (0-0-22) (K-mag Natural) 10 lb. per 1000 S.F. (8 - 50 lb. bags)	Sul-Po-Mag (0-0-22) (K-mag Natural) 10 lb. per 1000 S.F. (4 - 50 lb. bags)
9/1/2025				

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

FY-26	Vendor	Item	PO#	Budget	Commitments	Expenditures	Available
1	MILLAGE COLLECTED & INTEREST	MSTU Revenues		\$ (457,200.00)	\$ -	\$ (450,578.43)	\$ (6,621.57)
2	CARRY FORWARD	Unexpended Prior Year Funds		\$ (755,459.65)	\$ -	\$ -	\$ (755,459.65)
3	ALL REVENUES			\$ (1,212,659.65)	\$ -	\$ (450,578.43)	\$ (762,081.22)
		McGee & Associates	Landscape Architect (FY-25)	4500242077	\$ 6,905.10	\$ 2,308.85	
		McGee & Associates	Landscape Architect (FY-26)	4500244605	\$ 9,186.95	\$ 6,088.05	
4	ENG. FEES & OTHERS			\$ 25,000.00	\$ 16,092.05	\$ 8,396.90	\$ 511.05
5	INDIRECT COST REIMBURSE	Collier County	Indirect Cost	Direct Pay	\$ 6,400.00	\$ -	\$ 6,400.00
		A&M Property Maint	Landscape Incidentals	4500234775	\$ 45,000.00	\$ 7,576.57	\$ 37,423.43
6	LANDSCAPE INCIDENTALS (634990)			\$ 45,000.00	\$ 7,576.57	\$ 37,423.43	\$ -
		Traffic Logix Corp	EV12 Radar Signs	4500245118	\$ -	\$ 11,594.00	\$ -
		Setpoint Automation	Pump Station Maintenance	4500245773	\$ 9,990.00	\$ -	\$ -
7		A&M Property Maint	Grounds Maintenance	4500241744	\$ 142,700.00	\$ 32,236.80	\$ 67,763.20
	OTHER CONTRACTUAL (634999)			\$ 142,700.00	\$ 42,226.80	\$ 79,357.20	\$ 21,116.00
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	\$ 2,063.27	\$ 3,266.73
10	WATER AND SEWER	Collier County Public Utilities	Water - Irrigation	4700005160	\$ 10,000.00	\$ 6,088.41	\$ 6,011.59
11	INSURANCE GENERAL	Collier County	Insurance	Direct Pay	\$ 800.00	\$ 200.00	\$ 600.00
		Naples Electric Motor Works	Pump Station Service	4500242840	\$ -	\$ 4,250.00	\$ -
		SiteOne	Irrigation Parts & Pumps	4500242319	\$ -	\$ 5,400.26	\$ 3,599.74
		HydroPoint Data	P-Card		\$ -	\$ 718.00	\$ -
12	SPRINKLER SYSTEM			\$ 8,859.65	\$ 9,650.26	\$ 4,317.74	\$ (5,108.35)
13	MULCH	Southeast Spreading	Mulch	4500241886	\$ 10,000.00	\$ 5,525.00	\$ 11,875.00
		Simmonds Electrical	Light Poles x qty 11	10347865	\$ -	\$ 69,680.60	\$ -
		Simmonds Electrical	Electrical Services	4500241141	\$ -	\$ 9,297.40	\$ 10,702.60
14	LIGHTING MAINTENANCE			\$ 35,000.00	\$ 78,978.00	\$ 10,702.60	\$ (54,680.60)
15	LICENSE & PERMITS			\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
16	BUILDING RM	Naples Christmas Lighting	Holiday Decorations	4500242576	\$ 4,600.00	\$ -	\$ 5,600.00
		Home Depot	P-Card		\$ -	\$ 39.36	\$ -
		Target	P-Card		\$ -	\$ 40.00	\$ -
		Premier Staffing	Transcription	4500242473	\$ -	\$ 5,011.05	\$ 1,588.95
17	OTHER MISCELLANEOUS (649990)			\$ 13,000.00	\$ 5,011.05	\$ 7,268.31	\$ 720.64
18	OFFICE SUPPLIES			\$ 100.00	\$ -	\$ -	\$ 100.00
19	COPYING CHARGES	J.M. Todd	Copier CPC	4500241387	\$ 200.00	\$ 102.83	\$ 47.17
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			\$ 100,000.00	\$ -	\$ -	\$ 100,000.00
24	OPERATING EXPENSES			\$ 455,659.65	\$ 174,163.24	\$ 193,017.67	\$ 88,478.74
25	PTNE STAFF & DIVISION OVERHEAD			\$ 68,100.00	\$ -	\$ 68,100.00	\$ -
26	PROPERTY APPRAISER			\$ 3,400.00	\$ -	\$ 2,520.09	\$ 879.91
27	TAX COLLECTOR			\$ 9,900.00	\$ -	\$ 9,611.80	\$ 288.20
28	COUNTY OVERHEAD			\$ 81,400.00	\$ -	\$ 80,231.89	\$ 1,168.11
29	IMPROVEMENTS GENERAL			\$ 525,600.00	\$ -	\$ -	\$ 525,600.00
30	CAPITAL PROJECTS			\$ 525,600.00	\$ -	\$ -	\$ 525,600.00
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	\$ 174,163.24	\$ 273,249.56	\$ 765,246.85
34	FY-26 BUDGET GRAND TOTAL	= ALL REVENUES - ALL EXPENSES		\$ -	\$ 174,163.24	\$ (275,278.41)	\$ 43,327.55

**LELY GOLF ESTATES M.S.T.U.
Fund 1620
June 2026**

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%
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	#####
\$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
Tax Dollars	\$429,688.59	\$407,600

+6.3% Average

2.0 mill cap
\$68,920

Total Available Balance	\$ 765,246.85
Plus Committed And Not Spent	\$ 174,163.24
Estimated Cash	\$ 939,410.09

Prepared 6/11/26 MV

Increase

Attachment E Lighting
Inspection Report

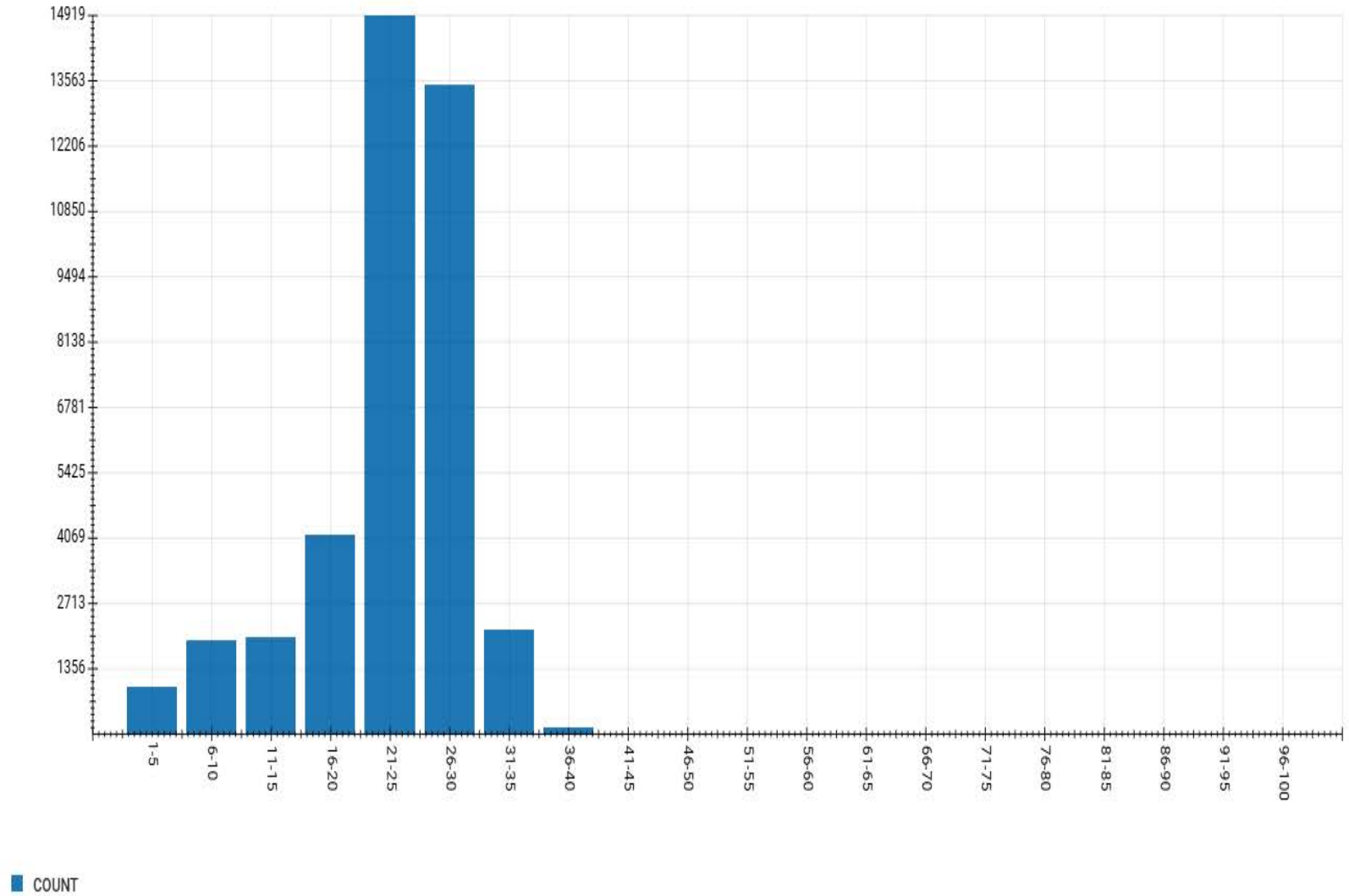
LELY MSTU LIGHTING INSPECTION		<i>Inspection Date:</i>		6/2/26		
ST. ANDREWS ENTRANCE - FROM US-41						
TUBE		A	B	C	D	E
Sign - Enter	1	<input type="checkbox"/>				
Sign - Exit	2	<input type="checkbox"/>				
SPOT		O	A	B	Notes	
Flagpole - US	1	<input type="checkbox"/>			<ul style="list-style-type: none"> • 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 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 type="checkbox"/>				
Single	9	<input type="checkbox"/>				
Single	10	<input 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		6/2/26		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: 2026-05-01 to 2026-05-31

Count By Speed Range	
Speed (mph)	Count
1-5	968
6-10	1932
11-15	2000
16-20	4128
21-25	14919
26-30	13459
31-35	2167
36-40	137
41-45	13
46-50	1
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	39724



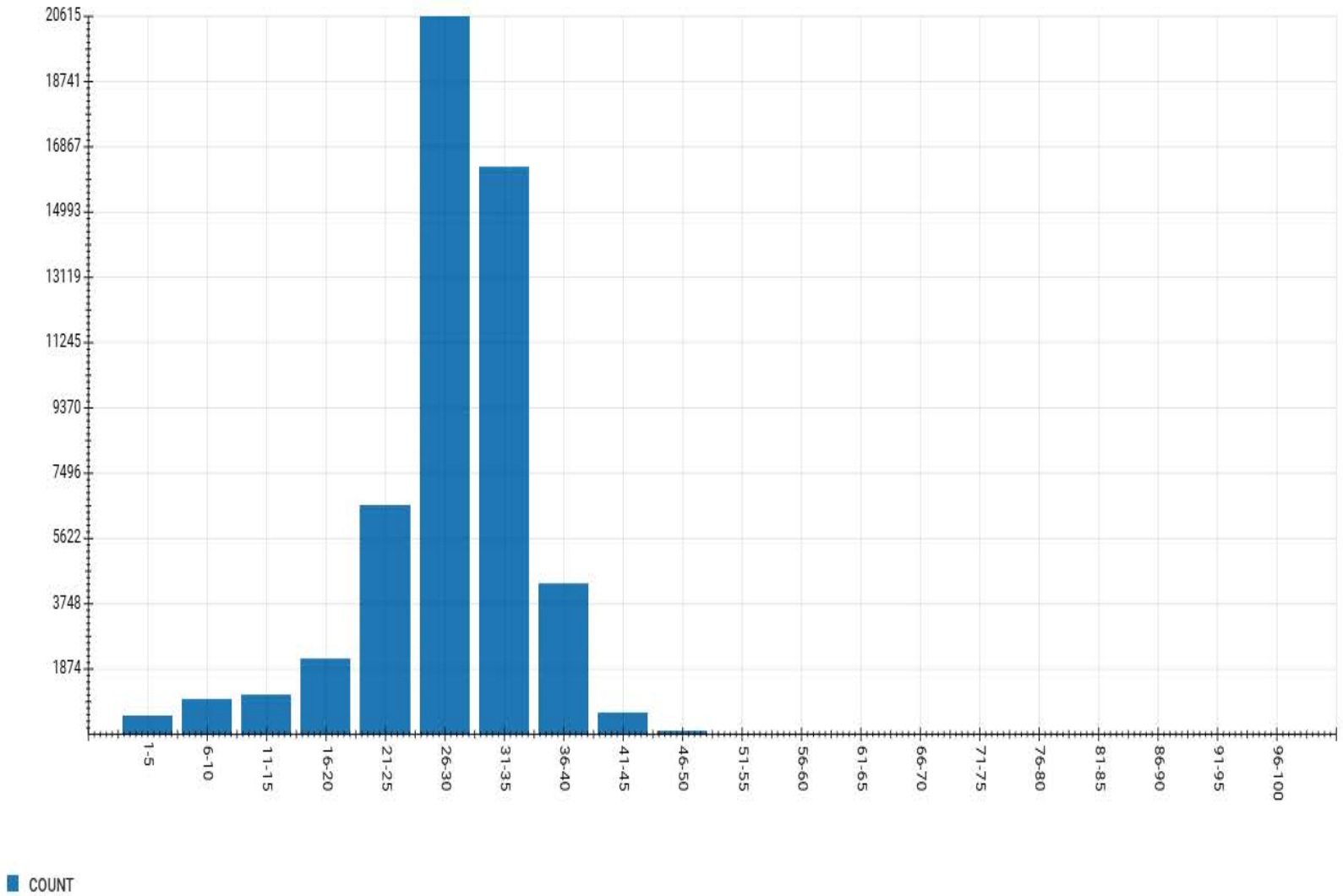
Count by Speed Range Report

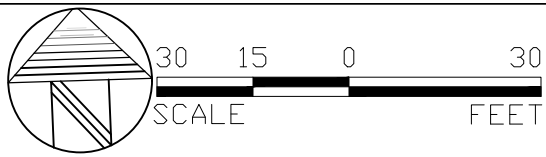
Location: Radar 2 - SAB SB

Address: 255 Saint Andrews Blvd

Report period: 2026-05-01 to 2026-05-31

Count By Speed Range	
Speed (mph)	Count
1-5	522
6-10	991
11-15	1102
16-20	2151
21-25	6573
26-30	20615
31-35	16258
36-40	4309
41-45	623
46-50	72
51-55	16
56-60	5
61-65	3
66-70	1
71-75	0
76-80	0
81-85	0
86-90	0
91-95	0
96-100	0
Total	53241





REVISIONS	
DATE	DESCRIPTION

McGee & Associates
 Landscape Architecture
 DESIGN * ENVIRONMENTAL MANAGEMENT * PLANNING
 P. O. Box 8052 * Naples, Florida 34101
 Phone: (239) 417-0707 Fax: (239) 417-0708

COLLIER COUNTY LELY GOLF ESTATES M.S.T.U.		
ROAD NO.	COUNTY	COLLIER PROJECT ID
N/A	COLLIER	N/A

DORAL CIRCLE
 LANDSCAPE IMPROVEMENTS PLANS
 PROPOSED FLAGPOLE STUDY

SHEET NO.
LD-1

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Quotation

June 5, 2026

To: Collier County

Attn: Jeff Felger

Project: Painting of Curbs Lely Area

Pebble Beach		*Sq Ft	Unit Price	Total Price
Pressure Washing Labor Rate	1060	\$	0.56	\$ 593.60
Painting Labor Rate (2-Coats and layout)	1060	\$	1.56	\$ 1,653.60
Subtotal				\$ 2,247.20
Forest Hills		*Sq Ft	Unit Price	Total Price
Pressure Washing Labor Rate	377	\$	0.56	\$ 211.12
Painting Labor Rate (2-Coats and layout)	377	\$	1.56	\$ 588.12
Subtotal				\$ 799.24
Total				\$ 3,046.44

Scope of Work:

1. Broom clean surfaces to be painted.
2. Apply 2-coats of Sherwin Williams Safety Yellow.
3. Stencil and mark curb number at existing number location in black coating.
4. Each location is approximate 80SF of Surface. Curbs will be painted from the first joint across the front to the joint on the opposite side where the yellow stripe on the road starts.

NOTES:

1. We anticipate the work will take 10-12 days to complete.
2. Work is bid for normal work hours 7:00-3:30.
3. MOT is not included in price. Workers will use company vehicles with flashers and Safety Cones while working.

SERVICE CONTRACTING SOLUTIONS

D.E.Thirion

10090 Amberwood Rd

Fort Myers, FL 33913

Phone (239) 939-7622

Fax (239) 939-1543