



GOLF ESTATES BEAUTIFICATION MSTU

ADVISORY COMMITTEE

8300 Radio Road
Naples, FL 34104

AGENDA

July 16, 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 – June 18, 2026

5. CHAIR'S REPORT

6. CONTRACTOR REPORTS

- a. Landscape Maintenance – A&M Property Maintenance (A&M)
- b. Landscape Architect's Report – McGee & 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 – Locations Determined.
- b. Entry way – Work being done by A&M.
- c. Doral Flag Option – Michael McGee Design / Awaiting Lanterns Golf Club Email.
- d. Front Entrance Doral Cir Light replacement – Simmonds is working on scheduling.

9. NEW BUSINESS

- a. Simmonds – St Andrews Entryway lighting – American Made option. PO was sent to Simmonds.
- b. Pinehurst Entry Signs – Colors Picked Scheduling with A&M.
- c. Bullnose Painting – St. Andrews Blvd was completed by the Road Maintenance Division. PO was sent to SCS for scheduling.

10. COMMITTEE MEMBER COMMENTS

11. PUBLIC COMMENT

12. ADJOURNMENT

NEXT MEETING:

AUGUST 20, 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

JUNE 18, 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 (Virtual); PTNE, Keyla Castro, Management Analyst (Virtual)

Contractors: Mike McGee, Landscape Architect, McGee & Associates; Armando Yzaguirre, A & M Property Maintenance; 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 – May 21, 2026

Vice Chair Dammert moved to approve the Lely Golf Estates Beautification MSTU Advisory Committee meeting minutes of May 21, 2026, as presented. Second by Ms. McGarity. Carried unanimously 4 – 0.

V. Chair's Report

Chair Mann reported:

- A resident's concern on the condition of Median No. 24, Treasure Point cul-de-sac, was addressed.
- Mr. Felger and Mr. Yzaguirre assessed the area and determined it looked good. Lack of irrigation does affect the condition of plantings during non-rainy season periods.

VI. Contractor Reports

A. Landscape Maintenance

Mr. Yzaguirre reported:

- Fungicide was applied.
- Plumbago shrubs on Valley Stream, Median #13, were replaced.
- Dead Bulbine plants were replaced.
- Irrigation is functioning as intended.

Chair Mann requested two irrigation nozzles in the outbound area of the Pinehurst Monument be adjusted.

MINUTES

Mr. Felger will review the irrigation in the area with The Lantern Club management.

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

Mr. McGee summarized the June 4, 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.

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

- Mulch should be added to areas except the median on Pebble Beach Boulevard which is prone to flooding.
- Prune dead foliage from yellow Iris.
- Two dead Juniper plants on the east side of the shopping center driveway need to be replaced.
- The third large Royal Palm from US 41 within the shopping center plantings need to be replaced. Replant with a Royal Palm, eight-foot gray trunk.
- Fungicide should be sprayed as needed at this time of year.
- Fertilizer application should be scheduled for August 2026 in accordance with the schedule in the Summary Report.

Valley Stream Circle

Monthly

- Median #13: Reinstall two Duckbill tree anchor cables. Prune Bougainvillea away from the cables and maintain clearance from all cables.

Quarterly

- Median #13: Replace Purple Trumpet tree.

Pebble Beach Blvd.

Quarterly

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

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.

VII. Project Managers Report

A. Budget Report

Lely Golf Estates MSTU Fund 1620 Budget for June 18, 2026, prepared June 11, 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)
 - Incidentals are for landscape refurbishment and miscellaneous.
 - Grounds Maintenance is for regularly scheduled tasks and irrigation repairs.
2. Collier County PUD – Water.
3. FPL – Electricity.
4. Howard Fertilizer & Chemical Co.- Fertilizer.
5. McGee & Associates – Landscape Architecture.
6. Naples Electric Motor Works – Pump station maintenance.
7. Premier Staffing – Transcription Services.
8. Setpoint Automation – Pump station services.
9. Sight N Sound, dba Naples Christmas Lighting – Holiday decorations.
10. Simmonds Electrical – Electrical Maintenance and LED Fixtures.
11. SiteOne Landscape Supply – Irrigation parts & pumps.
12. Southeast Spreading – Mulch.
13. Traffic Logix – EV12 Radar signs.
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 \$1,212,659 (Millage Assessed and FY-25 Carry Forward), \$450,578 in tax revenue has been credited and \$6,621 remains for collection.
4. Line 24, Operating Expense – Of the \$455,659 budgeted, \$174,163 is committed to existing Purchase Orders and \$171,568 is expended, leaving the remainder of \$193,017 available within budget for additional operating expenses as needed.
5. Line 28, County Overhead – Of the \$81,400 budgeted, \$80,231 has been expended leaving a remainder of \$1,168 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, \$174,163 remains committed to existing Purchase Orders and \$273,249 has been expended leaving \$765,246 available within budget for additional expenses as needed.

MINUTES

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.
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:

- Funds were transferred from Capital Projects to Other Contractual to fund projects.
- A Purchase Order was issued to Simmonds Electrical for installation of eleven light poles.
- 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).

June 2, 2026

- St. Andrews Boulevard: three single luminaire lights and one sign light are out.
- Pebble Beach Boulevard: one single luminaire and two sign lights are out.

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)

- *May 1, 2026, to May 31, 2026: The report recorded 39,724 vehicles for an average of 1,281 per day. The average speed was between 21 and 30 mph with a maximum speed of 46 to 50 mph.*

Radar 2 (255 Saint Andrews Blvd)

- *May 1, 2026, to May 31, 2026: The report recorded 53,241 vehicles for an average of 1,717 per day. The average speed was between 26 and 35 mph with a maximum speed of 66 to 70 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).

MINUTES

- Location of the sign currently installed at 110 St. Andrews Boulevard, and installation of the two signs for Forest Hills Boulevard, will be determined with Members on Friday, June 26, 2026.

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.
- The project will be undertaken in the next two weeks.
- The Committee noted annual flowers at the St. Andrews Boulevard and Doral Circle entrances are thriving.
- The next seasonal plant scheme will be selected at the July 2026 meeting for installation in October.

C. Roadway Signs

- The decorative signage project has been distributed for bid on OpenGov with bids due in seventeen days.
- The signage will be installed on roadways within the Lely MSTU boundaries.
- Signposts will conform to the Florida Department of Transportation (FDOT) standards.
- The contract will be awarded to the lowest qualified bidder.

D. Doral Flag Option

Doral Circle Entrance

- **Mr. McGee** provided a design plan for the landscaping of the Doral Circle entrance site triangle easement area.
- The Committee is awaiting a response to the proposal from The Lantern Club.

E. 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. will furnish and install eleven Wisconsin Lighting Lab, Inc. (WiLL) light poles and fixtures on Saint Andrews Boulevard upon issuance of a Purchase Order.

The inner light from the existing Lumec poles will be stored in inventory for future replacement on other roadway poles.

B. Road Maintenance

Mr. Felger will distribute information provided by the Road Maintenance Division on swales within the community at the July 2026 meeting.

C. Pinehurst Entry Signs

- The Committee selected Sherwin Williams colors as follows to paint the sign:
 1. Body: Isles of Pines
 2. Graphics: White Sail
 3. Top Border: Golden Fleece
- A & M Property Maintenance will paint the sign.

Ms. McGarity motioned to approve painting the Pinehurst Entry Monument Sign with Sherwin Williams colors as follows: Background – Isles of Pine, Lettering – White Sail, and a Top Border of Golden Fleece. Second by Vice Chair Kathleen Dammert. Carried unanimously 4 – 0.

D. Roadway Median Numbering

- Service Contracting Solutions (SCS) submitted a service agreement quote in the amount of \$3,046.44 to paint median numbers in black on Pebble Beach and Forest Hills Boulevards.

Chair Mann motioned to approve Service Contract Solutions contract service agreement in the amount of \$3,046.44 to paint median numbers black on the Forest Hills and Pebble Beach Boulevards roadways. Second by Ms. McGarity. Carried unanimously 4 – 0.

E. Landscaping Estimates

Quotes

A & M Property Maintenance submitted Quote No. 1795, dated April 17, 2026, in the amount of \$6,867.00 to mulch the entryway and medians within the Lely community.

Ms. McGarity motioned to approve A & M Property Maintenance's Estimate No. 1795, dated April 16, 2026, in the amount of \$6,867.00, to mulch the entryway and medians within the Lely community. Second by Ms. Arneson. Carried unanimously 4 - 0.

X. Committee Member and Staff Comments

None

XI. Public Comments

Pat McCabe commented via email:

- Flower colors at the Doral entrance do not compliment the orange flowered Ixora shrubs and requested the Committee select another color group for future plantings.

The Committee noted the current flowering plant colors of pink and purple blend well with Ixora. Plants are thriving and will not be replaced until October.

- She queried regarding the impact the proposed State Property Tax exemption will have on MSTU revenue.

XII. Adjournment

There being no further business to come before the Committee, the meeting was adjourned. by the Chair at 2:47 P.M.

MINUTES

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:

JULY 16, 2026 – 2:00 PM
SOUTH REGIONAL LIBRARY
8065 LELY PARKWAY
NAPLES, FL 34113
7239.252.7542

Project: LELY GOLF ESTATES BEAUTIFICATION, M.S.T.U. Location: MSTU DISTRICIT ROADWAYS Project Manager: Jeffrey Felger, Project Manager II, Collier County Public Transportation & Neighborhood Enhancements Consultant: McGee & Associates Contractor: A & M Property Management Report Date: FY25-26, 7/7/2026	Landscape Architect Observation Report: July 2026 Consultant's Representative: Michael A. McGee, rla, isa Contractor's Representative: Armando Yzaguirre Observation Date: 7/7/2026	Report No. 8 (FY25-26)
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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
<u>All locations</u>		X	X		Recommend : Adding mulch to all areas except the median on Pebble Beach that may flood.	
<u>St. Andrews Blvd. & US 41 Inbound R/W South</u>		X	X	3	Recommend : Prune dead foliage off and out of Yellow African Iris plants.	
		X	X	16	Recommend : The 3 rd large Royal palm from US 41 within the shopping center plantings needs to be replaced. See quarterly items.	
<u>Outbound R/W North Suncoast Credit Union side</u>		X	X		No major issues observed.	
<u>St. Andrews Blvd.</u>						
<u>Median #1</u>		X	X	4	Prune damaged foliage off Crinum lilies and spray for leaf spot fungus.	
<u>Median #2</u>		X	X	4	Recommend : Prune damaged foliage off Crinum lilies and spray for leaf spot fungus.	
<u>Median #3</u>		X	X		No major issues observed.	
<u>Median #4</u>		X	X		No major issues observed.	
<u>Median #5</u>		X	X	3	Recommend : At address 228: Yellow African Iris are dead and needed to be replaced. See quarterly items.	
		X	X	4	Recommend : At address 152: Yellow African Iris are dead and needed to be replaced. See quarterly items.	
		X	X	4	Recommend : At address 240-246: Yellow African Iris are dead and needed to be replaced. See quarterly items.	
		X	X	4	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.	
<u>Median #6</u>		X	X		No major issues observed.	
<u>Median #7</u>		X	X		No major issues observed.	
<u>Median #8</u>		X	X	3	Recommend : Yellow African Iris are dead and needed to be replaced. See quarterly	

LOCATION/WORK AREA	AC	S	C	R	MAINTENANCE SERVICES OBSERVATIONS & RECOMMENDATIONS	ADDITIONAL COMMENTS
					items.	
		X	X	25	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	3	Recommend: At address 392: Bulbine plants are dead and/or missing. See quarterly items.	
		X	X	3	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	3	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		Recommend: Prune off dead Paurotis palm fronds.	
		X	X		Recommend: (2) replacement Plumbago shrubs appear to have died and need to be replaced. See quarterly items.	
		X	X	37	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		X	X		Recommend: At address 48: (5) Bulbine plants are dead and/or missing.	
Median #16		X	X		Recommend: At address 58 & 64: Bougainvillea contain Torpedo grass that needs to be addressed.	
		X	X		At Address 24 thru 32: Median had minor flooding with mulch washed outside of median.	
Median #17		X	X	3	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	4	At address 116: Two Yellow African Iris are dead & need to be replaced. See quarterly items.	
		X	X		Address 132 thru 148: Median had minor flooding with mulch washed outside of median.	
Median #18		X	X	3	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	
		X	X	21	Recommend: At address 156: (9) Bougainvillea 'Helen Johnson' are missing or declined and need replacements. Replacement is recommended to occur in rainy season.	

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

Report Date: FY25-26 7/7/2026

Observation Date: 7/7/2026

Report : 8 (FY25-26)

LOCATION/WORK AREA	AC	S	C	R	MAINTENANCE SERVICES OBSERVATIONS & RECOMMENDATIONS	ADDITIONAL COMMENTS
		X	X		Address 151 thru 164: Median had minor flooding with mulch washed outside of median.	
Median #19		X	X		No major issues observed.	
Golf Cart Crossing		X	X		No major issues observed.	
Baltusrol Signs		X	X		Recommend: Outbound side: Bulbine are receiving too much water and yellowing. They also contain grassy weeds that need to be addressed.	
Doral Cr. East R/W		X	X		Liriope around benches contains Torpedo grass that needs to be addressed.	
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	2	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 3 rd large Royal palm from US 41 within the shopping center. Replant with Royal palm 8-foot of gray trunk.	
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.	
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	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.
Pebble Beach Blvd.						
Median #15		X	X		North end of median at address 48: Replant (5) Bulbine 1 gal.	
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)	
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.	

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

Report Date: FY25-26 7/7/2026

Observation Date: 7/7/2026

Report : 8 (FY25-26)

LOCATION/WORK AREA	AC	S	C	R	MAINTENANCE SERVICES OBSERVATIONS & RECOMMENDATIONS	ADDITIONAL COMMENTS
		X	X		At address 140: Dwarf Bougainvillea dead or missing. Install (35) 3 gal. size Bougainvillea 'Helen Johnson' variety.	
Median #18		X	X		South end of median: Replant (7) Bulbine 1 gal.	
		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.	
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	18	Recommended replacement Tree for Golden Trumpet Tree in median #23, Bulnesia arborea 'Verawood Tree', 11'-13' ht., 3.5" cal., 5'-6' spr., 36" B&B or 65 Gal. Single leader trunk.	M&A 4/2/26: Bulnesia tree changed to Pink Tabebuia per committee.
Warren St. Pumping Station		X	X		Meter readings 6/3/26 – 7/7/26 shows 185,210 gal. reuse used, 0 potable used	
Valley Stream Cr. Irrigation					Meter readings 6/3/26 – 7/7/26 shows 14,211 gal. used	
Fertilization		X	X		Next application is on 8/1/26 0-0-22 w/k-mag per schedule	

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

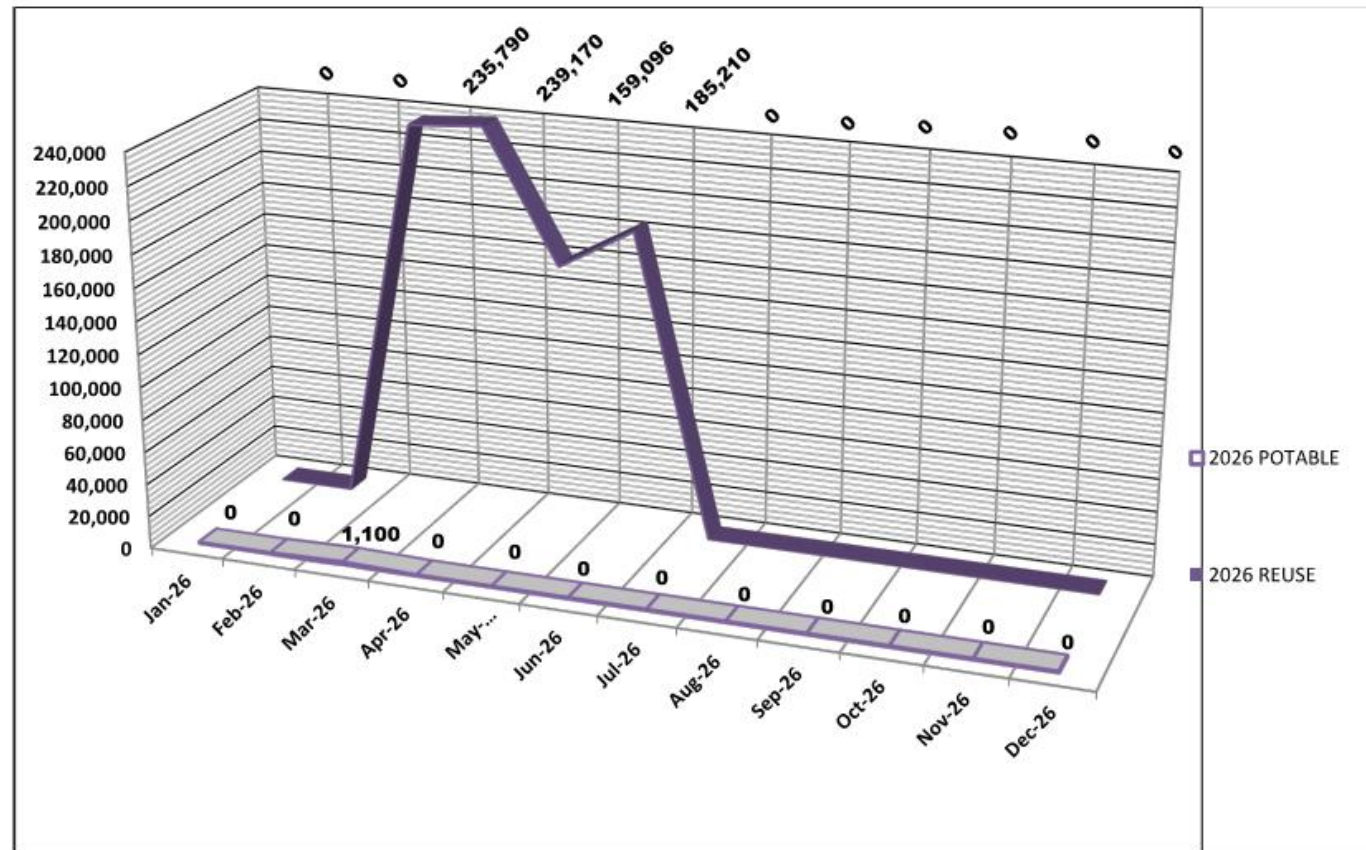
Report Date: FY25-26 7/7/2026

Observation Date: 7/7/2026

Report : 8 (FY25-26)

LOCATION/WORK AREA	AC	S	C	R	MAINTENANCE SERVICES OBSERVATIONS & RECOMMENDATIONS	ADDITIONAL COMMENTS
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Lely Golf Estates Beautification MSTU Reuse Mixing Chamber Annual Water Use for 06/03/26-07/07/26



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

7/7/2026

LELY GOLF ESTATES MSTU FY 25-26 RECOMMENDED FERTILIZATION SCHEDULE				
Plant Type	Turf / St. Augustine	Trees & Palms	Shrubs & Grn. 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				

Warren Street Mixing Chamber Water Use Data: 6/3/2026 - 7/7/26						
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
6/3/2026	81	217,900.80		102,634.10		-
6/18/2026	80	217,900.80	-	103,361.60	72,750.00	72,750.00
7/7/2026	80			104,486.20	112,460.00	112,460.00
TOTALS:			0.00		185,210.00	185,210.00
PERCENTAGE OF TOTAL VOLUME USED			0.0%		100.0%	

Valley Stream Circle Water Use Data: 6/3/26 - 7/7/26		
DATE	POTABLE WATER METER READING (X 1)	POTABLE WATER USE GALLONS
6/3/2026	907710.08	
6/18/2026	917920.07	10210
7/7/2026	921921.04	4001
		14,211

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

	FY-26	Vendor	Item	PO#	Budget	Commitments	Expenditures	Available
1	MILLAGE COLLECTED & INTEREST		MSTU Revenues		\$ (457,200.00)	\$ -	\$ (461,566.59)	\$ 4,366.59
2	CARRY FORWARD		Unexpended Prior Year Funds		\$ (755,459.65)	\$ -	\$ -	\$ (755,459.65)
3	ALL REVENUES				\$ (1,212,659.65)	\$ -	\$ (461,566.59)	\$ (751,093.06)
		McGee & Associates	Landscape Architect (FY-25)	4500242077		\$ -	\$ 2,308.85	\$ -
		McGee & Associates	Landscape Architect (FY-26)	4500244605		\$ 7,592.60	\$ 7,682.40	\$ -
4	ENG. FEES & OTHERS				\$ 25,000.00	\$ 7,592.60	\$ 9,991.25	\$ 7,416.15
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	\$ 5,316.27	\$ 39,683.73	\$ -
6	LANDSCAPE INCIDENTALS (634990)				\$ 45,000.00	\$ 5,316.27	\$ 39,683.73	\$ (0.00)
		Contemporary Control	Controllers	10347996		\$ 29,432.95		\$ -
		Traffic Logix Corp	EV12 Radar Signs	4500245118		\$ -	\$ 11,594.00	\$ -
		Setpoint Automation	Pump Station Maintenance	4500245773		\$ 9,990.00	\$ -	\$ -
		A&M Property Maint	Grounds Maintenance	4500241744	\$ 182,700.00	\$ 23,377.80	\$ 76,622.20	\$ -
7	OTHER CONTRACTUAL (634999)				\$ 182,700.00	\$ 62,800.75	\$ 88,216.20	\$ 31,683.05
		Tree Scaping	Tree & Palm - Pruning	4500241338		\$ 649.00	\$ 17,351.00	
		Florida Services Painting Inc (SCS)	Bullnose and median painting	4500246538		\$ 3,046.44	\$ -	
8	OTHER CONTRACTUAL (639990)				\$ 47,700.00	\$ 3,695.44	\$ 17,351.00	\$ 26,653.56
9	ELECTRICITY	FPL	Electricity	4700005320	\$ 5,200.00	\$ 1,904.56	\$ 3,425.44	\$ (130.00)
10	WATER AND SEWER	Collier County Public Utilities	Water - Irrigation	4700005160	\$ 10,000.00	\$ 5,460.57	\$ 6,639.43	\$ (2,100.00)
	INSURANCE GENERAL	Collier County	Insurance	Direct Pay	\$ 800.00	\$ 200.00	\$ 600.00	\$ -
	BUILDING RM	Collier County	Facilities	Direct Pay	\$ -	\$ -	\$ 79.00	\$ (79.00)
		Naples Electric Motor Works	Pump Station Service	4500242840		\$ 4,250.00	\$ -	\$ -
		SiteOne	Irrigation Parts & Pumps	4500242319		\$ 5,279.17	\$ 3,720.83	\$ -
		HydroPoint Data		P-Card		\$ -	\$ 718.00	\$ -
11	SPRINKLER SYSTEM				\$ 8,859.65	\$ 9,529.17	\$ 4,438.83	\$ (5,108.35)
12	MULCH	Southeast Spreading	Mulch	4500241886	\$ 10,000.00	\$ 5,525.00	\$ 11,875.00	\$ (7,400.00)
		Simmonds Electrical	Light Poles x qty 11	10347865		\$ 69,680.60	\$ -	
		Simmonds Electrical	Electrical Services	4500241141		\$ 9,297.40	\$ 10,702.60	
		1000 Bulbs	Bulbs and freight	P-Card			\$ 135.23	
13	LIGHTING MAINTENANCE				\$ 105,000.00	\$ 78,978.00	\$ 10,837.83	\$ 15,184.17
14	LICENSE & PERMITS				\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
		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	\$ -	\$ 4,788.30	\$ 1,811.70	
16	OTHER MISCELLANEOUS (649990)				\$ 13,000.00	\$ 4,788.30	\$ 7,491.06	\$ 720.64
17	OFFICE SUPPLIES				\$ 100.00	\$ -	\$ -	\$ 100.00
18	COPYING CHARGES	J.M. Todd	Copier CPC	4500241387	\$ 200.00		\$ 47.17	\$ 152.83
19	FERT HERB CHEM	Howard Fertilizer	Fertilizer		\$ 3,500.00	\$ -	\$ -	\$ 3,500.00
20	COMPUTER SOFTWARE				\$ -	\$ -	\$ -	\$ -
21	OTHER OPERATING				\$ 200.00	\$ -	\$ -	\$ 200.00
22	TRAFFIC SIGNS				\$ 100,000.00	\$ -	\$ -	\$ 100,000.00
23	OPERATING EXPENSES				\$ 565,659.65	\$ 185,790.66	\$ 207,075.94	\$ 172,793.05
24	PTNE STAFF & DIVISION OVERHEAD				\$ 68,100.00	\$ -	\$ 68,100.00	\$ -
25	PROPERTY APPRAISER				\$ 3,400.00	\$ -	\$ 3,360.89	\$ 39.11
26	TAX COLLECTOR				\$ 9,900.00	\$ -	\$ 9,768.96	\$ 131.04
27	COUNTY OVERHEAD				\$ 81,400.00	\$ -	\$ 81,229.85	\$ 170.15
28	IMPROVEMENTS GENERAL				\$ 415,600.00	\$ -	\$ -	\$ 415,600.00
29	CAPITAL PROJECTS				\$ 415,600.00	\$ -	\$ -	\$ 415,600.00
30	RESERVES FOR INSURANCE				\$ 150,000.00	\$ -	\$ -	\$ 150,000.00
31	CAPITAL RESERVES				\$ 150,000.00	\$ -	\$ -	\$ 150,000.00

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

32	ALL EXPENSES										\$	1,212,659.65	\$	185,790.66	\$	288,305.79	\$	738,563.20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
33	FY-26 BUDGET GRAND TOTAL										= ALL REVENUES - ALL EXPENSES										\$	-	\$	185,790.66	\$	(173,260.80)	\$	(12,529.86)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		92,697,303	FY 13 Final Taxable Value	-3.3%																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</

+6.3% Average

Prepared 7/13/26 RG

Attachment E Lighting
Inspection Report

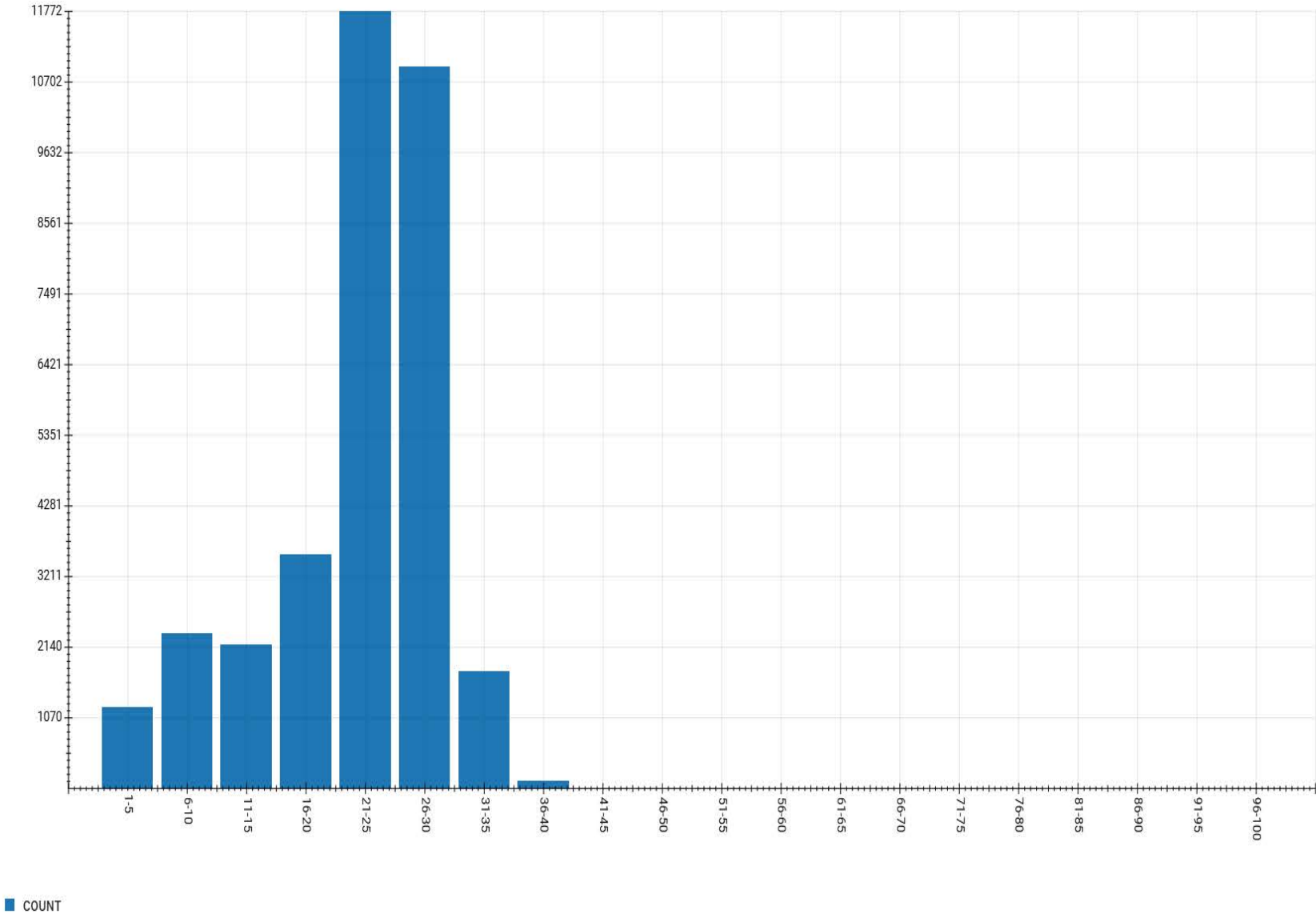
LELY MSTU LIGHTING INSPECTION		Inspection Date:		7/10/26	
ST. ANDREWS ENTRANCE - FROM US-41					
TUBE		A	B	C	D
Sign - Enter	1	☐			
Sign - Exit	2	☐			
SPOT		O	A	B	Notes • Current outages are sequenced in RED . • Outages repaired in the past month are sequenced in GRAY . • Dim Metal Halide replacements in PURPLE .
Flagpole - US	1	☐			
Flagpole - FL	2	☐			
Flagpole - BCC	3	☐			
LUMINAIRE		O	A	B	
Single	1	☐			
Single	2	☐			
Single	3	☐			
Single	4	☐			
Single	5	☐			
Single	6	☐			
Single	7	☐			
Single	8	☐			
Single	9	☐			
Single	10	☐			
Single	11	☐			
PEBBLE BEACH BLVD					
LUMINAIRE		O	A	B	
Double	1	☐			
Double	2	☐			
Double	3	☐			
Double	4	☐			
Double	5	☐			
Double	6	☐			
Double	7	☐			
Double	8	☐			
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Double	12	☐			
Double	13	☐			
Double	14	☐			
Double	15	☐			
Double	16	☐			
Double	17	☐			
Double	18	☐			
Double	19	☐			
Double	20	☐			
Double	21	☐			
Single	22	☐			
Single	23	☐			
LELY MSTU LIGHTING INSPECTION		7/10/26		Notes	
FOREST HILLS @ AUGUSTA					
'LELY' SIGN		O	A	B	
Solar Light	--	☐			
DORAL CIRCLE					
TUBES		O	A	B	
Sign - Enter	1	☐			
Sign - Exit	2	☐			
LUMINAIRE		O	A	B	
Double	1	☐			
Double	2	☐			
Single	3	☐			
Single	4	☐			
Single	5	☐			
Single	6	☐			

Count by Speed Range Report

Report period: 2026-06-01 to 2026-06-20

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

Count By Speed Range	
Speed (mph)	Count
1-5	1228
6-10	2350
11-15	2170
16-20	3546
21-25	11772
26-30	10931
31-35	1770
36-40	103
41-45	7
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	33878



Count by Speed Range Report

Report period: 2026-06-01 to 2026-06-30

Location: Radar 2 - SAB SB
Address: 255 Saint Andrews Blvd

Count By Speed Range	
Speed (mph)	Count
1-5	666
6-10	625
11-15	641
16-20	1704
21-25	5489
26-30	17183
31-35	13618
36-40	3680
41-45	534
46-50	48
51-55	10
56-60	3
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	44201

