



GOLF ESTATES BEAUTIFICATION MSTU

ADVISORY COMMITTEE

8300 Radio Road

Naples, FL 34104

Minutes

May 15, 2025

I. Call to Order

The meeting was called to order at 2:14 P.M. Roll call was taken, and a quorum of four was established.

II. Attendance

Committee Members: Kathleen Dammert, Vice Chair; Linda Jorgensen (Excused), Michael Mann, Lisa McGarity, Dimitra Arneson

County Staff: Brian Wells, Director, PTNE Division (Excused); Dan Schumacher, Project Manager, PTNE Division; Rosio Garcia, Operations Analyst, PTNE Division

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

Guests: Linda Slebodnik, George Barton, Resident; Pat McCabe, Resident

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 17, 2025

Ms. McGarity moved to approve the Lely Golf Estates Beautification MSTU Advisory Committee meeting minutes of April 17, 2025, as presented. Second by Vice Chair Dammert. Carried unanimously 4 - 0.

V. Chair's Report

A. Plaque Presentation

Mr. Schumacher presented a Plaque of Appreciation to Linda Slebodnik for six years of service as a member of the Advisory Committee and acknowledged her contributions to the MSTU.

VI. Contractor Reports

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

Mr. Schumacher summarized the May 1, 2025, observation 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).

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

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8. Rattlesnake Hammock Rd.

Mr. McGee reported:

All Locations

Bougainvillea shrubs were sprayed for caterpillars.

Weeds must be eradicated prior to planting replacements.

Plant beds have been prepped for new plantings.

St. Andrews Blvd. & US 41

- Reattach sign banding at base.
- Recommend removal and replacement of two Alexander Palms damaged by lightning with 10- foot clear trunk Alexander palms.
- The third large Royal Palm within the shopping center plantings appears to have been struck by lightning. Recommend replacement with an 8-foot gray trunk palm.

St. Andrews Blvd.

- Median #1:
 - Prune Crinum Lilies and treat for leaf spot fungus.
 - Remove two Foxtail Palms with Ganoderma disease (inbound side).
- Median #5:
 - Removal of Foxtail Palm with Ganoderma disease is recommended. Replant with 'Helen Johnson' dwarf Bougainvillea.
 - Recommend 1 Queen's Crape Myrtle be planted in location of previously removed Foxtail Palm.
- Median #6: Remove Holly tree and replace with a Crape Myrtle.

Forest Hills Boulevard

- Median #12:
 - Recommend replacement of a missing tree and Ilex tree in decline with Queen Crape Myrtle's.
 - An auto accident damaged palm trees and shrubs. A replacement plant count will be provided after the area has been cleaned up.

Pebble Beach Boulevard

- Minor flooding occurred in the medians washing out the mulch.
- Median #17: Fertilize all Bougainvillea in July.

Pebble Beach Boulevard Golf Cart Crossing

- Remove 1 Foxtail palm and replace with one clear trunk palm.
- Mulch the northwest corner (golf course side) of the cart crossing.

Doral Circle

- East ROW: Apply mulch on vacant lot side of the Podocarpus hedge.
- West ROW & Rattlesnake Hammock Road: Remove concrete debris and apply mulch along the house side of the Podocarpus hedge.
- Median#23:
 - Replace three Ixoras shrubs in decline.

Comments – Mr. Schumacher

Plant and Ornamental Tree Replacements

A Purchase Order was issued to A & M Property Maintenance for replacements, as specified in McGee & Associates Summary Report.

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Irrigation System

- The system utilizes reclaimed (versus potable) water which is less expensive.
- The Mixing Chamber reclaimed water valve failed and the system converted to potable water.
- AGSI repaired the reclaimed water valve; the potable water valve will be fixed later.
- The system is functioning as intended.

B. Landscape Maintenance Report – A & M Property Maintenance (A&M)

Mr. Schumacher reported:

- Routine maintenance is being performed as scheduled.
- McGee & Associates fertilization schedule was submitted to A & M.
- A notice to pick up the fertilizer material and schedule application was provided.
- Mulch will be installed by the end of May.

VII. Project Manager's Report – Dan Schumacher

Mr. Schumacher reported:

A. Budget 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).

Lely Golf Estates MSTU Fund 1620 Budget for May 15, 2025, prepared May 8, 2025.

Mr. Schumacher 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. Agri Services International – Irrigation services
 3. Collier County PUD – Water
 4. FPL – Electricity
 5. Howard Fertilizer & Chemical Co.- Fertilizer
 6. McGee & Associates – Landscape Architecture
 7. Naples Electric Motor Works – Irrigation Pump Repairs
 8. Premier Staffing – Transcription 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 – Digital Solar Radar
 14. Tree Scaping of Naples – Tree Pruning and Removal
- Budget Summary
 1. Line 1, Revenues and Interest – Of the \$432,700 millage assessed, \$413,795 has been collected, leaving an outstanding balance of \$18,904.
 2. Line 2, Carry Forward – Unexpended Prior Year (2024) Funds total \$394,545.
 3. All Revenues – Of the \$827,245 budgeted (millage assessed and FY-24 Carry Forward Funds), \$413,795 has been collected leaving an available balance of \$413,450 (the sum of lines 1 and 2) minus Expenditures.

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4. Line 24, Operating Expense – Of the \$366,645 budgeted, \$93,757 is committed to existing Purchase Orders and \$148,750 is expended, leaving the remainder of \$124,138 available within budget for additional operating expenses as needed.
5. Line 28, County Overhead – Of the \$80,000 budgeted, \$78,105 has been transferred, and a balance of \$1,894 remains for transfer (PTNE Staff & Overhead, Property Appraiser, & Tax Collector).
6. Line 30, Capital Projects – A balance of \$230,600 remains for improvement projects.
7. Line 32, Capital Reserves - \$150,000 is reserved for catastrophic events.
8. Line 33, All Expenses – Of the \$827,245 budgeted, \$93,757 is committed in existing Purchase Orders, \$226,855 has been expended, leaving the remainder of \$506,633 available for MSTU expenditures.
9. Line 34, FY-25 Budget Grand Total – Budgeted Revenues (Line 3) and All Expenses (Line 33) are equal and cancel-out, \$93,757 remains committed to existing Purchase Orders, collected Revenues exceed Expenses by \$186,939 and \$93,182 are Unexpended.

General

1. MSTU Tax Rate: 2.00 Mills is for beautification improvements and maintenance within the taxing district.
2. The Ad Valorem taxable value increased 5.42% for fiscal year 2025 over 2024 generating additional revenue of \$68,920.
3. 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. Schumacher noted:

- Uncommitted funds available within budget are eligible for transfer to other categories upon approval by the Committee.
- The FY-24 Purchase Order balance for Simmonds Electrical will be closed out.
- The Southeast Spreading Purchase Order for mulch will be increased in the amount of \$10,000 to cover the cost of additional mulch.
- Quotes for Holiday Decorations will be solicited from three vendors.
- Expenditures debited to the Improvements General category are anticipated in FY-25.
- The Doral Sign renovation project will be debited from the Capital Projects category.
- Funds not spent in FY-25 will be carried forward into FY-26.

Fiscal Year 2026 Millage Neutral Motion

Mr. Schumacher reported:

- The Office of Budget and Management approved the Advisory Committee's recommendation to maintain the current millage rate of 2.000 for Fiscal Year 2026.
- Asset Management Plan assets and expenditure projections to fund maintenance will be updated for 2026.

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).

Mr. Schumacher reported:

May 1, 2025 Observation Report

- St. Andrews Blvd: three single luminaire, four entry and two exit sign lights are out.

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- The US and State Flagpoles lights are not functioning.
- Doral Circle: two sign lights are out.
- All lamp poles are fitted with Lumec-brand LED replacements.

C. Radar Speed Report

Mr. Schumacher reported:

Radar Speed Sign Report

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

Daily vehicle report statistics from April 9, 2025, to May 9, 2025:

- Radar 1 (110 St Andrews Blvd) recorded 62,627 vehicles averaging 1,957 vehicles per day. The maximum speed was fifty-six to sixty (56 - 60) mph.
- Radar 2 (255 Saint Andrews Blvd) recorded 64,372 vehicles for an average of 2,012 per day. The maximum speed was sixty-one to sixty-five (61-65) mph.
- The data indicated most vehicles were traveling between twenty-one (21) and thirty-five (35) mph. The speed limit is twenty-five (25).

VIII. Ongoing Business

A. Traffic Signage

Mr. Schumacher reported:

- Guidance will be sought from the Procurement Division on structuring a bid package for a multi-year contract for signage construction and repairs.
- The project will be funded from the Capital Projects category.

B. Sign Lights

Sign Light Fixtures

Mr. Schumacher reported:

- A total of fourteen LED light fixtures are required to replace existing corroded sign lights, five for each of the two monuments at St. Andrews Blvd and two for each side of the two-sided sign at Doral Circle.
- The fixture style installed by the Bayshore Community Redevelopment Area (CRA) in the round-about on Thomasson Drive will be used to replace the Lely sign light fixtures.
- A request for a quote (RFQ) was issued to Simmonds Electrical for the purchase and installation of fourteen sign lights.
- The project will be expensed from the Capital Projects category.
- The proposal will be presented to the Committee for consideration at a future meeting.

C. Entryway Lighting Circuits

Mr. Schumacher reported:

- Simmonds Electrical determined the electrical circuit(s) damaged by blown fuses caused the multiple light outages on St. Andrews Boulevard.
- Temporary repairs restored power to some poles.
- Twenty-two fuses were ordered for eleven poles, and installation will be scheduled on receipt.

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IX. New Business

A. Sign Easement – Doral Circle

Mr. Schumacher distributed documents identifying a maintenance easement granted to Lely Golf Estates by Nassif Golf Ventures LLC. He reported:

- Hibiscus Golf Course management contacted him regarding an “Entrance Monument Maintenance Easement” at the northwest corner of Doral Circle and Rattlesnake Hammock Road.
- Hibiscus GC intends to sell the parcel of land which includes this section and would like Lely Golf Estates MSTU to release their rights to the easement so that the buyer will have clear access to all areas of the property.
- He met with the County Attorney to ascertain the MSTU’s right of use pertaining to the easement, which was recorded on November 5, 1999, and was advised an easement would not support a flagpole or any other structure.
- Pavers, benches, and landscape features (assets) were funded and installed around 2011.
- Mr. Mann presented a copy of the County recorded easement document and reported the sign originally installed in the area, as reported in a publication of the community newsletter, was removed by the MSTU in 1991.
- Documentation further indicated County/MSTU utilities are located within the designated easement.
- The MSTU wants to retain the easement.

Mr. Schumacher will submit the documents to the County Attorney to determine if the presence of utility and irrigation systems qualifies as a basis for the MSTU to retain the Entrance Monument Easement.

X. Committee Member Comments

Ms. Arneson reported people are fishing in the canal behind her residence and sought guidance on entities to contact to enforce the “no fishing” rule in canals.

Mr. Schumacher noted the activity is not an MSTU responsibility and will tour the area and suggest options to alleviate the issue.

XI. Public Comments

None

XII. Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 3:34 P.M.

LELY GOLF ESTATES BEAUTIFICATION MSTU ADVISORY COMMITTEE



Chair

These Minutes were approved by the Committee on July 17, 2025 as presented ☒ or as amended ____.

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Lely Golf Estates Beautification MSTU/CollierPTNE

NEXT MEETING:

JUNE 19, 2025 – 2:00 PM
SOUTH REGIONAL LIBRARY
8065 LELY CULTURAL PARKWAY
NAPLES, FL 34113
239.252.7542