



GOLF ESTATES BEAUTIFICATION MSTU

ADVISORY COMMITTEE

8300 Radio Road

Naples, FL 34104

Minutes

JANUARY 15, 2026

I. Call to Order

The meeting was called to order at 2:07 P.M. Roll call was taken, and a quorum of three was established.

II. Attendance

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

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

Contractors: Mike McGee, Landscape Architect, McGee & Associates (Excused); 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 Mr. Mann. Carried unanimously 3 - 0.

IV. Approval of Minutes – December 18, 2025

Ms. McGarity moved to approve the Lely Golf Estates Beautification MSTU Advisory Committee meeting minutes of December 18, 2025, subject to the following change:

*Page 6, New Business, Item F, Quotes - Traffic Logix Corporation, from "... (Traffic Logix submitted quote No. QUO-51367-C7Y0N3, dated November 21, 2025, in the amount \$11,694.00 for the purchase and delivery of four Evolution 12 Solar Powered Radar Signs, for the Lely MSTU.) ...," to ... Traffic Logix submitted quote No. QUO-51367-C7Y0N3, dated November 21, 2025, in the amount **\$12,289.64** for the purchase and delivery of four Evolution 12 Solar Powered Radar Signs, for the Lely MSTU. ...).*
Notation: Sales tax recorded on the proposal (\$695.64), is not applicable and will be deducted from the total amount.

Second by Vice Chair Dammert. Carried unanimously 3 – 0.

V. Chair's Report

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

VI. Contractor Reports

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

McGee & Associates observation reports will commence in February 2026.

B. Landscape Maintenance

Mr. Felger reported:

- Routine maintenance of the medians is being performed as scheduled.

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- Comments noted in McGee & Associates December 2025 Summary Report are being addressed.

Spring Planting

- A *Spring Planting Scheme for Median #1 on St. Andrews Boulevard and Doral Circle* and installation date will be discussed with the Committee at the February 2026 meeting.

Front Entrance Landscaping

- Consideration should be given to replacement of the Paurotis Palms at the front entrance.
- Alternative species of palm trees may be more attractive and require less maintenance.
- Suggestions will be presented to the Committee at the February meeting.

VII. Project Manager's Report – Jeffrey Felger

Mr. Felger reported:

A. Budget Report

Lely Golf Estates MSTU Fund 1620 Budget for January 15, 2026, prepared January 12, 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. Agricultural 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 – Pump station maintenance.
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. Tree Scaping of Naples – Tree Pruning and Removal

Budget Summary

1. Line 1, Revenue – Millage assessed and Interest totals \$457,200, an increase of \$24,500 over FY 24.
2. Line 2, Carry Forward – Unexpended Prior Year (2025) Funds total 755,459.
3. Line 3, Revenue Total – Of the \$1,209,659 (Millage Assessed and FY-25 Carry Forward), \$356,353 in tax revenue has been credited and \$97,846 remains for collection.
4. Line 24, Operating Expense – Of the \$370,659 budgeted, \$214,919 is committed to existing Purchase Orders and \$94,555 is expended, leaving the remainder of \$71,184 available within budget for additional operating expenses as needed.
5. Line 28, County Overhead – Of the \$81,400 budgeted, \$9,806 has been expended leaving a remainder of \$71,593 for transfer (PTNE Staff & support, Property Appraiser & Tax Collector).

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6. Line 30, Capital Projects – A balance of \$610,600 remains for improvement projects.
7. Line 32, Capital Reserves - \$150,00 is budgeted for insurance due to catastrophic events.
8. Line 33, All Expenses – Of the \$1,212,659 budgeted, \$214,919 remains committed to existing Purchase Orders and \$94,361 has been Expended leaving \$903,378 available within budget for additional expenses as needed.

General

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

Mr. Felger noted:

- The Office of Budget Management will earmark funds for street and STOP sign repairs and/or replacement.
- A Purchase Order in the amount of \$30,013.09 has been requested for Contemporary Controls & Communications.

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).

January 8, 2026, Observation Report

- St. Andrews Boulevard: three single luminaires are out.
- All lamp poles are fitted with Lumec-brand LED replacements.

C. Radar Speed Report

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*).

Vehicle Report Statistics

- Radar 1 (110 St Andrews Blvd) is not functioning as intended.
- Radar 2 (255 Saint Andrews Blvd):
 1. December 1, 2025 to December 31, 2025: The report recorded 60,203 vehicles for an average of 1,942 per day. The average speed was between 26 and 35 mph with a maximum speed of 56 to 65 mph.
- A quote from Traffic Logix Corporation for radar signage will be presented under Section VIII, New Business.

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VIII. Ongoing Business

Mr. Felger reported:

A. Irrigation

- The irrigation system is functioning as intended.

B. Sign Easement Doral Circle

- An entry recorded on November 5, 1999, in the County records indicates Nassif Golf Ventures LLC. granted an *Entrance Monument Maintenance Easement*, at the northwest corner of Doral Circle and Rattlesnake Hammock Road, to the Lely MSTU.
- Alexander Blanco, Field Inspector II, Collier County Engineering & ROW Inspections, and Mr. Felger met on January 12, 2026, to determine the MSTU's easement rights for the area.
- Information will also be sought from the County permitting department.

Mr. Felger will submit easement documents to the County Attorney to determine MSTU's right to use in perpetuity and seek guidance on what actions the MSTU undertakes in the area and report his findings to the Committee at a future meeting.

C. Irrigation Controllers

- Conversion of the MSTU's irrigation system from HydroPoint to Motorola™ will provide continuity with the County equipment.
- Contemporary Controls & Communications, Inc.'s initial quote for the purchase and installation of the Motorola™ controller(s), was approved by the Committee at the November 20, 2025, meeting.
- The final proposal, No. 10728R, in the amount of \$30,013.09, was received and paperwork has been submitted to the Procurement Services Division.

D. Traffic Logix

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

IX. New Business

Mr. Felger reported:

A. Fertilization

A & M applied slow-release fertilizer in accordance with McGee & Associates Schedule.

B. Light Outages

- A date will be scheduled with Simmond Electrical of Naples, Inc. for Lumec LED retrofit fixtures and electric box part replacements on St. Andrews Boulevard.
- Lights on Pebble Beach Boulevard are functioning.

C. Pesticides

- A & M Property Maintenance applied pesticides on January 5th and 6th 2026.

D. Mulch

Mulch was applied January 6, 2026.

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E. McGee & Associates Contract

McGee & Associates services are “on hold” pending contract modifications.

F. February Meeting Date

Committee Members confirmed the next meeting date will be February 12, 2026, at 2:00 p.m.

X. Committee Member and Staff Comments

Traffic Signs

Mr. Felger reported:

- A meeting is scheduled on January 26, 2026, with Lykins Signtek to discuss restoration and/or replacement of sixty-four signs on decorative poles (36 street name and STOP signs and twenty-eight speed limit and crosswalk signs).
- Signposts will conform to the Florida Department of Transportation (FDOT) standards.

Committee Application

- Bonnie R. Karen applied for a seat on the Lely Golf Estates Beautification MSTU Advisory Committee.
- Mr. Felger will invite her to attend the February meeting at which time the Committee will consider her application.

XI. Public Comments

None

XII. Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 2:40 P.M.

LELY GOLF ESTATES BEAUTIFICATION MSTU ADVISORY COMMITTEE



Kathleen Dammert, Vice Chair

These Minutes were approved by the Committee on 2/12, 2026 as presented A or as amended .

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

NEXT MEETING:

FEBRUARY 12, 2026 – 2:00 PM
SOUTH REGIONAL LIBRARY
8065 LELY CULTURAL PARKWAY
NAPLES, FL 34113
239.252.7542