



GOLF ESTATES BEAUTIFICATION MSTU ADVISORY COMMITTEE

8300 Radio Road
Naples, FL 34104

Minutes FEBRUARY 12, 2026

I. Call to Order

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

II. Attendance

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

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

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

Guests: Laura Mann, Resident

III. Approval of Agenda

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

IV. Approval of Minutes – January 15, 2026

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

V. Chair's Report

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

VI. Contractor Reports

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

McGee & Associates observation reports will commence in March 2026.

B. Landscape Maintenance

Mr. Yzaguirre reported:

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

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Landscaping Proposals and Quotes

Front Entrance Landscaping

Item IX-E (heard out of order)

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

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

Plant Replacement Ideas

Item IX – F (heard out of order)

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

Spring Planting

Item IX – G (heard out of order)

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

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

Front Entrance Landscaping

Item IX - E

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

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

VII. Project Manager's Report – Jeffrey Felger

Mr. Felger reported:

A. Budget Report

Lely Golf Estates MSTU Fund 1620 Budget for February 12, 2026, prepared February 5, 2026.

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

Mr. Felger presented an overview of the budget highlighting:

Purchase Orders

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

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

Budget Summary

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

General

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

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Mr. Felger noted:

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

B. Lighting Inspection Report

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

February 5, 2026, Observation Report

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

C. Traffic Logix

Radar Speed Sign Report and Vehicle Statistics

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

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

Radar Speed Sign Purchase

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

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

D. Committee Application

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

VIII. Ongoing Business

Mr. Felger reported:

A. Irrigation

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

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

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B. Sign Easement Doral Circle

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

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

C. Irrigation Controllers

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

D. Traffic Logix

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

E. Light Outages

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

IX. New Business

Mr. Felger reported:

A. Fertilization

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

B. Pesticides

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

C. McGee & Associates Contract

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

D. Warren Street Pump Mixing Chamber

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

E. Entryway Landscaping

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

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F. Plant Replacements

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

G. Front Entrance Seasonal Planting

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

H. Entrance Monument Sign

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

I. Roadway Signs

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

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

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

J. Millage Rate

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

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

X. Committee Member and Staff Comments

None

XI. Public Comments

None

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XII. Adjournment

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

LELY GOLF ESTATES BEAUTIFICATION MSTU ADVISORY COMMITTEE



Kathleen Dammert, Vice Chair

These Minutes were approved by the Committee on 5/21, 2026 as presented ___ or as amended X.

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

NEXT MEETING:

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