



GOLF ESTATES BEAUTIFICATION MSTU

ADVISORY COMMITTEE

8300 Radio Road

Naples, FL 34104

Minutes

MARCH 19, 2026

I. Call to Order

The meeting was called to order at 2:03 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; Keyla Castro, Operations Support 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 Mr. Mann. Carried unanimously 4 - 0.

IV. Approval of Minutes – February 12, 2026

Vice Chair Dammert moved to approve the Lely Golf Estates Beautification MSTU Advisory Committee meeting minutes of February 12, 2026, subject to the following changes:

- *Page 2, Item VI-B Contractor Reports, Landscaping Proposals and Quotes, Motion, from “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.) ...,” to Mr. Mann motioned to approve A & M Property Maintenance’s Estimate #1749, dated February 8, 2026, for an amount not-to-exceed \$9,000.00, to remove four Paurotis Palms from the two Monument Sign areas and relandscape with four double Foxtail Palms ...).*
- *Page 4, Item VIII- A, On Going Business, Irrigation, Motion, from “Ms. McGarity motioned to convert the Warren Street pump station irrigation system to 100% reclaimed water.) ...,” to.... Ms. McGarity motioned to convert the Warren Street pump station irrigation system to 100% reclaimed water with intermittent potable water access available as needed...).*

Second by Ms. McGarity. 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)

Mr. McGee summarized the March 10, 2026, observation report.

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

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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

- A & M Property Maintenance should review Proposal requests, highlighted in turquoise in the report, with Mr. Felger and submit quotes for the April meeting.
- Replacement items under contractor warranty are noted in purple.
- Herbicide Spray with color tracer dye in the mix is recommended.
- Bougainvillea plants should be treated with copper-based fungicide.

St. Andrews Blvd. & US 41

Monthly

- Pruned Pandanus branches within ten feet of sidewalk.
- Spray Xanadu plants with general fungicide.

Quarterly

- Area to east side of monument between the sign wall and Pandanus tree needs refurbishing. Recommend removal of Ixora shrubs, extension of existing dwarf variegated Schefflera shrubs and fill in with Blueberry Flax Lilies.
- Remove dwarf Bougainvillea and replant the bed with pink Muhly grass.
- Remove and replace two dead Juniper Parsonii plants on the east side of the shopping center driveway.

St. Andrews Blvd.

Monthly

- Median #1: review two irrigation heads east end of median for overspray into the roadway.
- Median #10: spray volunteer Perennial Peanut plants.

Quarterly

- Median #8: Recommend consideration be given to replanting the Bougainvillea area.

Valley Stream Circle

Monthly

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

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Pebble Beach Blvd.

Quarterly

- Median # 17
 - Replace dead Holly tree with Muskogee Crape Myrtle (under warranty).
 - Recommend the Committee members discuss renovation of the north and south ends of the median due to decline of Bougainvillea shrubs.
 - Fertilize Bougainvillea in July.

Thorncrest Lane and Briarcliff Lane

Quarterly

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

Doral Circle

Monthly

- Repair irrigation leaks along the back of the sidewalk.
- West ROW & Rattlesnake Hammock Road
 - The soil along the edge of the sidewalk washed away and needs to be replaced.
 - Debris and trash behind the Podocarpus hedge to the fence need to be removed.
- Median#23:
 - An auto accident destroyed the west side light fixture.
 - Remove volunteer shrubs and weeds from Variegated Ginger plants.

Quarterly

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

Fertilizer

Apply fertilizer in accordance with McGee & Associates recommended schedule.

B. Landscape Maintenance

Mr. Yzaguirre reported:

- Comments noted in McGee & Associates March Summary Report are being addressed.
- Entrance Monument area soil sample(s) submitted to the University of Florida IFAS Extension tested positive for Ganoderma fungi. Palm trees cannot be planted in the area.
- Soil will be replaced where necessary, including in area of tree plantings, to ensure health of new plantings.
- A Tabebuia Rosea and two white Geiger trees will be purchased for the Doral Circle entrance median and installed during the rainy season.

VII. Project Manager's Report – Jeffrey Felger

Mr. Felger reported:

A. Budget Report

Lely Golf Estates MSTU Fund 1620 Budget for March 19, 2026, prepared March 13, 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.

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- 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 \$1,212,659 (Millage Assessed and FY-25 Carry Forward), \$406,347 in tax revenue has been credited and \$50,582 remains for collection.
4. Line 24, Operating Expense – Of the \$370,659 budgeted, \$183,214 is committed to existing Purchase Orders and \$112,666 is expended, leaving the remainder of \$74,779 available within budget for additional operating expenses as needed.
5. Line 28, County Overhead – Of the \$81,400 budgeted, \$78,699 has been expended leaving a remainder of \$2,700 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, \$183,214 remains committed to existing Purchase Orders and \$191,365 has been Expended leaving \$838,079 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:

- A Purchase Order has been requested for Contemporary Controls & Communications.

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- 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).

March 3, 2026, Observation Report

- Three single luminaires are out on St. Andrews Boulevard.

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) is not functioning as intended.
- Radar 2 (255 Saint Andrews Blvd):
 1. February 1, 2026 to February 28, 2026: The report recorded 65,601 vehicles for an average of 2,342 per day. The average speed was between 26 and 35 mph with a maximum speed of 51 to 55 mph.

VIII. Ongoing Business

Mr. Felger reported:

A. Irrigation

- The irrigation system conversion to reclaimed water, with potable water available as a backup, is complete.

B. Traffic Logix

- The paperwork from Traffic Logix Corporation for the purchase of four Evolution 12 Solar Powered Radar Signs was submitted to the Procurement Division.
- Placement of Radar Sign 1, northbound on St. Andrews Boulevard, will be reviewed at time of installation.

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

C. Lights Out St. Andrews Boulevard

- A quote has been requested from Simmonds Electrical, Inc. to replace the lamp outages.
- A proposal will also be solicited from Southern Signal & Lighting, Inc.

Committee discussion ensued and members recommended vendors source alternative lamp fixtures, compatible aesthetically with the current fixtures, available for immediate delivery and installation.

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.

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C. Warren Street Pump Mixing Chamber

- A draw line in the vault at the Warren Street irrigation pump station needs to be replaced.
- Naples Electric Motor Works submitted Proposal No. 261603, dated March 16, 2026, in the amount of \$832.00 to furnish material and install the new draw line.

Mr. Mann motioned to approve Naples Electric Motor Works, Inc., Proposal No. 261603, dated March 16, 2026, in the amount of \$832.00 to furnish material and install a new draw line in the vault at the Warren Street irrigation pump station. Second by Ms. McGarity. Carried unanimously 4 – 0.

D. Entryway Landscaping

Soil tests revealed the presence of Ganoderma fungi in the soil thus Palm trees cannot be planted. Discussion ensued regarding options for landscaping noting:

- The exposed rock is attractive.
- Plants and/or shrubs should be kept low.
- Expansion of the annual planting beds is an option.

Mr. McGee commented:

- Plants should not be in the vicinity of the lights.
- He will present planting schemes including a library list of species options and color choices for the Committee's consideration at the April meeting.

E. Front Entrance Doral Circle Lights

A vehicular accident demolished the lights at the entrance.

Simmonds Electrical of Naples, Inc. submitted Quote No. 2617236, dated March 10, 2026, in the amount of \$2,620.27, to furnish and install two Dabmar D9402-L25-50k BZ light fixtures with supporting PermaPosts® at the entrance to Doral Circle.

Ms. McGarity motioned to approve Simmonds Electrical of Naples, Inc. Quote No. 2617236, dated March 10, 2026, in the amount of \$2,620.27, to furnish and install two Dabmar light fixtures, style D9402-L25-50k BZ with supporting PermaPosts®, at the entrance to Doral Circle. Second by Mr. Mann. Carried unanimously 4 – 0.

F. 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 twenty-nine street signs on decorative poles within the Lely MSTU were approved by the Committee at the February 12, 2026, meeting.
- An additional quote from Lykins Signtek is pending.
- Installation, to be scheduled upon receipt of the last quote, 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.
- All STOP signs will be new.
- The Pelican Bay Contract will be utilized to enable a streamlined project.

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Committee discussion ensued:

- A schedule for commencement and completion of the project should be established.
- Heavily traveled roadways, such as St. Andrews Blvd., should be prioritized.

X. Committee Member and Staff Comments

Doral Circle Easement Signs

Installation of signage for the Doral Circle entrance, including consideration for two signs, one on each side of Doral Circle at the Rattlesnake Hammock Road intersection, will be considered in the future.

Ms. Castro shared a graphic of the Hibiscus Golf Course land parcel which borders Doral Circle from the Collier County Appraiser's web site to identify the MSTU's easement location. The document will be included in the April meeting Agenda.

Electric Bikes

Members expressed safety concerns regarding the use/speed of Ebikes, noting an accident had occurred.

XI. Public Comments

None

XII. Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 3:11 P.M.

LELY GOLF ESTATES BEAUTIFICATION MSTU ADVISORY COMMITTEE



Kathleen Dammert, Vice Chair

Michael MARK Chair Person

These Minutes were approved by the Committee on April 16, 2026 as presented X or as amended .

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

NEXT MEETING:

APRIL 16, 2026 – 2:00 PM
SOUTH REGIONAL LIBRARY
8065 LELY CULTURAL PARKWAY
NAPLES, FL 34113
239.252.7542