

1       **PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT**  
2                               **NAPLES, FLORIDA**

3                               Public Meeting of the Board of Supervisors  
4                               June 27, 2025

5   The public meeting of the Port of the Islands Community Improvement District Board of  
6   Supervisors was held on Friday, June 27, 2025, at 9:30 a.m. at the Orchid Cove  
7   Clubhouse, 25005 Peacock Lane, Naples, Florida.

8       **SUPERVISORS PRESENT**

9   Steve McNamee, Chairman  
10   Dan Truckey, Vice Chairman, Via Zoom  
11   Russell Kish, Supervisor  
12   Kevin Baird, Supervisor  
13   Anna-Lise Hansen, Supervisor, Via Zoom

14       **ALSO PRESENT**

15   Neil Dorrill, Manager, Dorrill Management Group, Via Zoom  
16   Kevin Carter, Manager, Dorrill Management Group  
17   Lenore Brakefield, District Counsel  
18   Matt Gilinsky, Florida Utility Solutions

19       **PLEDGE OF ALLEGIANCE**

20   The pledge of allegiance was recited in unison.

21       **ROLL CALL/APPROVAL OF AGENDA**

22   Three supervisors were present in person, establishing a quorum. The meeting was  
23   convened at 9:30 a.m. The meeting was also properly noticed. The notice and affidavit  
24   are on file with the District Office at 5672 Strand Court, Naples, FL 34110.

25   **Mr. Truckey and Ms. Hansen's full participation via Zoom due to extenuating**  
26   **circumstances was approved on a MOTION by Mr. Baird, a second by Mr. Kish,**  
27   **and all in favor.**

1    **The agenda was approved as presented on a MOTION by Mr. Baird, a second by**  
2    **Mr. Kish, and all in favor.**

3    **SHERIFF'S DEPARTMENT PRESENTATION**

4    Susan from the Sheriff's Department shared an update on crime activity in the  
5    community. From January 1 to June 25, there were 348 calls for service. These  
6    included 29 medical emergencies, 26 accidental or hang-up 911 calls, 9 burglary and  
7    theft incidents (most of which have recently been closed), 9 disturbances including  
8    domestic abuse cases, and 5 animal complaints. There are several ongoing  
9    investigations involving boat thefts and burglaries; progress is being made, and a  
10   suspect has been identified. Evidence, including DNA, is currently being processed,  
11   though that process takes time.

12   The speed trailer, which is currently positioned near the community exit, will soon be  
13   relocated to another area within the community. Mr. Kish asked about crime reports  
14   from Royal Palms, a nearby gated community, for comparison. Susan noted that she  
15   hasn't seen any recent reports from that area. While construction sites are occasionally  
16   targeted for theft, she does not recall any recent burglaries or thefts in that specific area,  
17   though she will double-check to confirm.

18   Susan also shared the concept of the "Crime Triangle," which consists of three  
19   elements: desire, ability, and opportunity. While it is not possible to eliminate a person's  
20   desire or ability to commit a crime, removing the opportunity can help prevent it. She  
21   advised residents to remove all valuables from boats and store them securely,  
22   preferably inside their homes or vehicles. Vehicle burglaries remain an issue, often due  
23   to unlocked cars or key fobs left inside. Susan emphasized the importance of prevention  
24   by reducing easy targets for theft.

25   **PUBLIC COMMENTS**

26   Frank Lee – 275 Cays Drive - Mr. Lee presented a petition signed by a number of  
27   residents. The request outlined in the petition was for the CID to issue a Request for  
28   Proposals to help address and resolve ongoing issues within the community.

29   Mr. Kish suggested that the manager compile a list of action items discussed during  
30   meetings and be responsible for tracking their progress. He requested a comprehensive  
31   review of all outstanding items previously requested and recommended that a dated list  
32   of action items be included at the end of each meeting agenda or minutes to ensure  
33   transparency and accountability. At the next meeting it will then be reviewed to see what

1 progress has been made. He referenced a specific request made over a year ago to  
2 address flooding in the marina area, which remains unresolved. Mr. McNamee  
3 supported this concern, noting that he had reviewed meeting minutes from the past five  
4 years and found a recurring pattern of requests—particularly those directed to the law  
5 office and engineering firms—that were repeatedly delayed or left unaddressed.

6 Linda Fernandez – 242 Newport Drive - Ms. Fernandez noted that she had posted three  
7 questions to the community and received feedback. One of the responses claimed her  
8 post contained misinformation, and she asked for clarification on what specifically was  
9 inaccurate. Mr. McNamee responded that the issue would be discussed later in the  
10 meeting.

11 Ms. Fernandez also asked for an update on the drainage issue and the responsibility of  
12 Stella Maris North. Ms. Hansen responded that the Board never agreed to maintain  
13 Stella Maris North.

14 Ms. Fernandez questioned why the last two meetings had been canceled and  
15 suggested that future cancellations be posted on Nextdoor for better communication.  
16 She mentioned that comments could be disabled to avoid debate. Mr. McNamee  
17 clarified that the Board does not conduct official business on Nextdoor. Meeting  
18 information is posted on the official POICID website.

19 Finally, Ms. Fernandez requested an explanation of the shift from a non-ad valorem tax  
20 system to billing. Ms. Hansen explained that the topic has been addressed in three to  
21 five prior meetings. Mr. McNamee encouraged her to review past meeting recordings.  
22 Mr. Kish added that some residents have expressed interest in having the County take  
23 over the water treatment plant. However, for that to happen, billing must align with the  
24 County's system, which does not utilize the non-ad valorem method. Ms. Hansen  
25 offered to speak with Ms. Fernandez by phone to further explain anything

## 26 **APPROVAL OF MINUTES - MAY 2025**

27 **The minutes were approved as presented on a MOTION by Mr. Baird, a second by**  
28 **Mr. Kish, and all in favor.**

## 29 **UTILITY OPERATIONS SUMMARY**

30 Mr. Gilinsky reported that all operations were conducted in accordance with contractual  
31 and regulatory requirements. All wastewater and water distribution standards were met,  
32 and the reuse system continued to operate as intended. The station on the canal was

1 running on two pumps. 1.68 million gallons of wastewater were received and treated, 3  
2 million gallons of potable water were produced, and 11.5 million gallons of reuse water  
3 were distributed. A total of 950 gallons of chlorine was used. All pump and lift stations  
4 were inspected, and odor control checks were performed. Work continued on previously  
5 approved plant upgrades. Several crushed valve boxes were replaced throughout the  
6 community. The installation of the disc filter was completed and has been online since  
7 the 15th of last month. Additional maintenance included flushing hydrants, repairing a  
8 broken garage door, and calibrating all water and wastewater meters. There were no  
9 accidents or OSHA-reportable incidents.

## 10 **MANAGER'S REPORT**

### 11 **A. Utility Rate Schedule**

12 All necessary steps related to the change in the utility rate structure are underway. Ms.  
13 Brakefield distributed the Notices of Proposed Rule Amendment and a separate Notice  
14 of Adoption for the revised utility rates. Three notices will be published in the legal  
15 section of the newspaper and also posted on the District's website. These include the  
16 Notice of Rule Development, the second Notice of Rulemaking, and the Public Hearing  
17 Notice, which will coincide with the budget adoption meeting currently recommended for  
18 August 15th. At the next meeting, a workshop will be scheduled to review the proposed  
19 rule amendment, followed by an action item during the July meeting to move forward  
20 with the process. A third notice, outlining the rate change, will be included with the utility  
21 bill that residents receive on August 29th. The revised utility rates will be formally  
22 adopted on September 19th following both the workshop and public hearing, and the  
23 new rates will take effect approximately two weeks later, on October 1st, to align with  
24 the start of the new fiscal year. Ms. Brakefield briefly reviewed the distributed  
25 documents. Mr. McNamee requested that the notices and the redlined version of the  
26 proposed amendments showing all changes be posted on the District's website, which  
27 Mr. Dorrell confirmed.

### 28 **B. Raw Water Replacement Bid Schedule**

29 The District is in the process of soliciting bids for the replacement of the raw water main  
30 that runs to the well field and was damaged as a result of Hurricane Ian. Working  
31 through the District's engineer, a bid package has been prepared for the replacement of  
32 the raw water main that connects the well to the utility system. The engineer's estimate  
33 for the project is approximately \$1.4 million. FEMA requires actual bid figures to move  
34 forward with the grant approval process, and the District expects to receive this  
35 information within the next 60 to 90 days. Mr. McNamee thanked Mr. Truckey and Mr.

1 Carter for their continued commitment to pursuing FEMA grant funding. Mr. Truckey  
2 reported that a \$76,000 grant has progressed to the payment stage, with a check  
3 expected soon. Additionally, a separate \$89,000 grant for the SCADA system, which  
4 had previously been delayed, is also moving toward payment.

#### 5 **C. Arsenic and Lead Assessment**

6 In order to renew the operating permits for the utility plant, additional analysis was  
7 required for the wastewater facility. Specifically, the permit included a condition that  
8 further testing be conducted on lead and arsenic levels in certain monitoring wells  
9 located within the community and adjacent to the effluent storage pond. The results  
10 indicated that there are no actionable levels of arsenic or lead exceeding Florida  
11 Department of Environmental Protection (DEP) standards. It is important to note that  
12 both arsenic and lead identified in the analysis are naturally occurring substances  
13 commonly found in Florida soils. The report also considered the historical presence of a  
14 trap and skeet sporting facility in the area, which contributed to higher levels of these  
15 substances in the soil.

16 Mr. McNamee explained that MI Homes pulled out of the deal with Mr. Case specifically  
17 because of the original testing done with lead and arsenic levels. Since this new data  
18 shows that the other testing was inaccurate, he is interested in pursuing the original  
19 testing company for compensation for damages and money lost from that deal falling  
20 through. The Board was in agreement. Mr. Dorrill made a note to follow up with  
21 hydrologist to better understand the chain of custody sampling techniques. If they are  
22 going to pursue a claim against the former company responsible for quarterly  
23 monitoring, he wants to be better informed.

#### 24 **FINANCIALS - APRIL 2025**

25 Mr. Dorrill reported that as of the end of April, the District had \$5,360,000 in cash on  
26 hand—approximately \$4 million in the operating/general fund and \$1,459,000 in the  
27 utility fund. The District also holds \$7.8 million in fixed assets, net of depreciation,  
28 bringing total assets to \$13.3 million. Significant efforts have been made to reduce  
29 outstanding receivables on the utility side, with the current receivables balance down to  
30 just \$10. Mr. Dorrill and Mr. McNamee commended the accounting staff for their  
31 diligence in that. Accounts payable totaled \$119,000. The District received nearly  
32 \$13,000 in interest earnings for the month with \$90,000 year-to-date. A total of \$49,735  
33 was collected in special assessments that would have been delinquent, including  
34 associated fees and penalties. Year-to-date assessment collections are nearing 90%.

1 Although the District is currently \$300,000 under budget year-to-date, this variance is  
2 expected to level out as capital improvement projects continue to be implemented.

3 **The financials were accepted as presented on a MOTION by Mr. Kish, a second by**  
4 **Mr. Truckey, and all in favor.**

## 5 **ATTORNEY'S REPORT**

### 6 **A. Co-Counsel Discussion**

7 The Board discussed seeking a second legal opinion regarding the ERC O&M transfer.  
8 An engagement letter was received from Leo Salvatori outlining the proposed scope of  
9 work, with a billing rate of \$485 per hour. While Mr. Salvatori has staff who bill at lower  
10 rates, it is assumed he would handle the majority of the work himself at that rate. Mr.  
11 Kish inquired whether an estimate of hours could be provided; however, Ms. Brakefield  
12 noted that Mr. Salvatori likely would not be able to provide one. Mr. McNamee  
13 recommended tabling the item to allow the Board time to review the engagement letter,  
14 and all members were in agreement. Mr. Dorrill suggested placing a \$5,000 cap on the  
15 background analysis to avoid further delays. Mr. McNamee requested that the focus be  
16 placed specifically on Parcel 13 and Mr. Case backing out, emphasizing that the  
17 broader ERC issue is more complex and potentially costly. He recommended the  
18 District attempt to work through the larger issue internally and consult Mr. Salvatori only  
19 with targeted questions to help manage expenses. Mr. Truckey supported proceeding  
20 with the second opinion, specifically on the Lindsay Case Parcel 13 agreement. He also  
21 requested an estimate, and Ms. Brakefield said she would inquire, although it may not  
22 be possible to obtain one.

23 **Mr. Baird made a MOTION to engage the Salvatori Law Firm solely for default**  
24 **action associated with Parcel 13 with a cap of \$5,000. Ms. Hansen made a second**  
25 **and, all were in favor.**

### 26 **B. PrepMac Settlement**

27 On June 16, a docket sounding was held with the judge. A joint motion to continue the  
28 trial was filed by Ms. Brakefield and Mr. Decosta, and the request was granted. The trial  
29 docket is now scheduled for September 2nd through September 19th, with no further  
30 continuances expected. This schedule provides some flexibility to attempt settlement  
31 before trial. A settlement offer has been received from Mr. Decosta, and Ms. Brakefield  
32 is requesting a closed-door session to discuss the offer and a proposed response.

1 Mr. McNamee is working closely with Mr. Prephan to reach a settlement, aiming to limit  
2 attorney fees through an agreement. The settlement proposal they have discussed  
3 essentially asks the District to revert assessments to the levels in place the previous  
4 year, with boat docks assessed at 0.25 and liveboards at 0.5, with the rates held for  
5 ten years. Mr. McNamee expressed concern that such a long-term commitment may not  
6 be feasible and is unsure whether that is a dealbreaker for Mr. Prephan. If the District  
7 were to agree to the 0.25 and 0.5 rates, Mr. McNamee would propose adding a third  
8 category for commercial-use docks, which have a significantly greater impact and  
9 should not be treated as residential.

10 Mr. Truckey opposed reverting the rates, as they are equal now based on usage factors  
11 such as road impact. Ms. Hansen supports maintaining the professionally prepared rate  
12 study previously commissioned. Mr. Baird and Mr. Truckey favor keeping the rate at 1.0,  
13 while Mr. Kish, Mr. McNamee, and Ms. Hansen support the 0.25 and 0.5 categories.

14 Ms. Brakefield emphasized the importance of minimizing litigation expenses and the  
15 need to reach a comprehensive agreement. With only one more meeting before trial,  
16 the District must either settle, or she must prepare for trial. The trial is expected to last  
17 one to two full days, resulting in significant attorney fees. If settlement is not reached, a  
18 previously canceled deposition will need to be rescheduled.

19 To facilitate negotiations, a closed-door session was recommended to address  
20 settlement terms and develop a counteroffer. Ms. Brakefield will contact Mr. Decosta  
21 after the meeting to communicate the Board's direction. If the Board's intent is to pursue  
22 settlement and hold a closed session, she will inform him accordingly. Both parties are  
23 motivated to avoid further legal expenses, and Ms. Brakefield remains optimistic the  
24 matter can be resolved outside the courtroom.

25 The Board agreed to hold a closed-door session. Mr. Dorrill suggested scheduling it for  
26 9:00 a.m. before the next regular meeting, with the public meeting to begin as close to  
27 9:30 a.m. as possible. He also requested Ms. Brakefield prepare the required legal  
28 notice for the closed-door session.

### 29 C. SFWMD Payment

30 A \$50,000 check was received from SFWMD for the easement agreement payment.

31 **Mr. McNamee made MOTION to allow Mr. Dorrill to move forward with the notices**  
32 **of rule development and rulemaking. Mr. Kish made the second and all were in**  
33 **favor.**

1 **Mr. Kish made a MOTION to reschedule the budget adoption hearing to August 15**  
2 **meeting and amend the previously adopted resolution to reflect that. Mr. Baird**  
3 **made the second and all were in favor.**

4 **ENGINEER'S REPORT**

5 No report was given at this time.

6 **OLD BUSINESS**

7 No old business was discussed at this time.

8 **NEW BUSINESS**

9 **SUPERVISORS' REQUEST**

10 **A. Discuss Replacing the Water Pipe Under Highway 41 Bridge**

11 Discussion on the replacement of the water pipe under the HWY 41 bridge. The  
12 previous engineering firm estimated the cost to repaint the pipe at approximately  
13 \$150,000. Mr. McNamee suggested obtaining a current proposal. Mr. Brown will be  
14 asked to confirm the estimate or provide a detailed probable cost. Additionally he will be  
15 asked to inspect the pipe to determine if the repair is urgent or can be deferred.

16 **B. Discuss Road Repaving on Newport Dr.**

17 Regarding road paving on Newport Drive, the project may be eligible for grant funding.  
18 Mr. Truckey will investigate potential eligibility for the Brick Grant or LMS Grant. Mr.  
19 Truckey recommended exploring the possibility of piggybacking on the county's street  
20 work contracts by using their approved vendors and pricing. Mr. Dorrill noted that,  
21 similar to how the District piggybacks on the banking services agreement, Mr. Brown  
22 could identify which contractors currently hold contracts with the Board of County  
23 Commissioners for milling, resurfacing, and striping. This would allow the District to  
24 access unit prices through those contracts.

25 **C. Addressing Concerns Posted on Nextdoor**

26 Regarding Nextdoor, residents with questions are encouraged to bring their concerns  
27 directly to the Board instead of posting opinions on the platform. Ms. Hansen and Mr.  
28 Truckey are happy to take phone calls from community members. Mr. Truckey  
29 encouraged residents to engage constructively, not just complain, but to be part of the  
30 solution. Mr. McNamee stated that he is no longer willing to sell his commercial parcel  
31 to the District due to the egregious claims that have been made about him on Nextdoor.



1 He also shared that he invests a significant amount of his own resources into  
2 maintaining the community without any reimbursement.

3 **D. Discuss Cleaning All Storm Drainage in POI**

4 Stormwater drainage compliance is under review, as the county is initiating an  
5 assessment to ensure compliance with regulations. The District is currently not fully  
6 compliant. A recent engineer's report clarified which stormwater drainage areas the CID  
7 is responsible for, and which fall under HOA or single-family homeowner responsibility.  
8 Ms. Hansen stated that to ensure a fair assessment, drainage plans are needed for  
9 areas outside CID responsibility. Coordination is essential because some drainage  
10 systems are conflicting. She continued that having comprehensive drainage plans for all  
11 areas will enable better coordination, even if the District does not assume responsibility  
12 for certain sections. The Board needs to review and agree on how to manage this. Mr.  
13 McNamee noted that funds are available in reserves, and the work simply needs to be  
14 completed.

15 **E. Soliciting a New Law Firm**

16 Mr. Truckey asked how much notice would need to be given to the current law firm if the  
17 Board decided to engage new legal counsel. Ms. Brakefield responded that while there  
18 are no Florida Bar noticing requirements, sufficient notice would be required to wrap up  
19 pending matters and ensure a smooth transfer of records. She noted that it may be  
20 practical to wait until the PrepMac lawsuit is resolved before making a transition. Mr.  
21 Truckey acknowledged ongoing concerns with the current firm's responsiveness and  
22 follow-through, and recommended beginning the process of searching for new legal  
23 representation. He did thank Ms. Brakefield for the excellent work she has been doing in  
24 place of Mr. Pires and Mr. Lombardo. Mr. Dorrill suggested that the Board wait until the  
25 end of the summer, after the complex utility rate notices have been issued, the final  
26 budget has been adopted, and the PrepMac lawsuit has concluded. Mr. Dorrill noted  
27 that there are only two firms in Collier County that perform this kind of work and anyone  
28 in Fort Myers or coming from the other coast is going to charge a lot in fees to show up  
29 at meetings or will only participate virtually.

30 Ms. Brakefield shared that she has seen other Districts have a running list of action  
31 items. Essentially it is a chart with the date that direction was given, what direction was  
32 given, and further comments. She suggested that it may help with items slipping  
33 through the cracks and staying on track.

**F. Community Center**

Mr. Kish, who had previously opposed the idea of a community center, expressed that he is now open to the concept after reviewing the Surgeon General's report on the growing epidemic of loneliness and social isolation. He noted that the District will need a designated space to store generators, which currently have to be brought in from Naples. A facility could serve this practical purpose while also functioning as a community center and potentially as a hurricane safety shelter. He suggested it is something worth considering for the future, emphasizing that loneliness has serious negative impacts on public health. Mr. McNamee noted that he has suggested purchasing Orchid Cove's community center for full community use but Orchid Cove's board strongly opposed that idea and recently sent him a letter stating as much.

**PUBLIC COMMENTS**

Unidentified Resident – Shared that Nextdoor is a social media platform, and drawing attention to posts there can unintentionally amplify them. She also asked if assessments will be going down with the reevaluation of water bills. It was confirmed that they will be decreasing on the utility side, not the O&M side.

Lisa, a resident of 166 Sunset Cay, emphasized the importance of bringing questions and concerns directly to the Board rather than posting on Nextdoor. She reminded everyone that POI is a community and should function as one, with open and respectful communication.

Ron emphasized the importance of fostering a strong sense of community and expressed his belief that a community center would further enhance the value of the District. He also thanked Mr. Kish for highlighting its significance.

Steve Gunther – Orchid Cove – Mr. Gunther clarified that he was speaking as a resident, not as a member of the Orchid Cove Board. Over the years, he has supported the Board and believes they are doing a great job. In response to Mr. McNamee, Mr. Gunther shared his personal opinion that the Orchid Cove facility was built to serve the needs of Orchid Cove specifically, not the broader Port of the Islands community, and he does not believe it is adequate to support the entire District population. He added that the letter may have been interpreted with the wrong tone and encouraged not taking vocal individuals too personally, especially given that relatively few people attend the meetings which is a shame.

1 Ms. Brakefield shared that Mr. Lombardo has not yet received the engineer's report. In  
2 light of the action items being discussed, she requested that a copy be sent to him if  
3 there is anything he needs to address.

4 **ADJOURNMENT**

5 The next meeting will be on July 18, 2025, at 9:30 a.m. **On a MOTION by Mr. Baird**  
6 **and a second by Ms. Hansen, with all in favor, the meeting was adjourned at 11:44**  
7 **a.m.**