PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT
NAPLES, FLORIDA
Public Meeting of the Board of Supervisors
October 17, 2025

The public meeting of the Port of the Islands Community Improvement District Board of Supervisors was held on Friday, October 17, 2025, at 9:30 a.m. at the Orchid Cove Clubhouse, 25005 Peacock Lane, Naples, Florida.

SUPERVISORS PRESENT

Steve McNamee, Chairman, Via Zoom

Dan Truckey, Vice Chairman

Russell Kish, Supervisor

Kevin Baird, Supervisor, Via Zoom

Anna-Lise Hansen, Supervisor

ALSO PRESENT

Neil Dorrill, Manager, Dorrill Management Group

Kevin Carter, Manager, Dorrill Management Group

Zachary Lombardo, District Counsel

Matt Gilinsky, Florida Utility Solutions

PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited in unison.

ROLL CALL/APPROVAL OF AGENDA

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

The agenda as presented and Mr. McNamee and Mr. Baird's full participation via Zoom due to extenuating circumstances were approved on a MOTION by Mr. Truckey, a second by Ms. Hansen, and all in favor.

PUBLIC COMMENTS

Charles Gordon - Orchid Cove – Mr. Gordon asked if the agenda was on the website noting he could not find it on there. Mr. McNamee confirmed it was on the website.

APPROVAL OF MINUTES - SEPTEMBER 2025

Page 9 line 11 clarify decorum issues are also inside the building in addition to outside in the parking lot

The minutes were accepted as amended on a MOTION by Mr. Truckey, a second by Mr. Kish, and all in favor.

Mr. McNamee asked which community representatives or board members were in attendance. Five representatives were present from Sunrise Cay, Stella Maris, Sunset Cay, Orchid Cove, and the Villages of Stella Maris. Another resident on Zoom was representing Sunset Cay Villas Five.

UTILITY OPERATIONS SUMMARY

Mr. Gilbert reported that the utility plant continued to meet all FDEP requirements, with all wastewater and water distribution standards met. During the month, 2.32 million gallons of water were received, and the water treatment plant produced 2.64 million gallons. A total of 6.83 million gallons of reuse water were distributed in September. Staff read 864 meters and completed 6 rereads. A total of 660 gallons of chlorine were used. The old sand filter was pumped down and cleaned to serve as a backup. Meter readings were performed on an alternate date due to changes from MuniBilling.

At the plant, there are three high-service pumps that pressurize the community's entire water main. Previously, the system operated with a single controller unit, which posed a risk of losing water pressure in the event of a failure. A backup controller has now been installed so that if the primary unit fails, the system will automatically detect the issue and switch to the secondary controller, adding an important layer of redundancy.

Mr. Gilbert also reported that work is underway to rehabilitate the lift station on Cays Drive. The interior coating has deteriorated, and the station was pumped down and placed on bypass. Once cleaned and dried, several leaks and cracks were identified in the walls, allowing groundwater infiltration and increasing the plant's overall inflow volume. Reaching 75% capacity at the plant would trigger DEP discussions about expansion—a costly undertaking—so reducing excess inflow is a priority. The station will be sandblasted to a clean concrete surface and re-epoxied using an improved coating material. All new components will be installed to ensure long-term durability. The Board authorized $60,000 for this project. The next lift station suggested for rehabilitation is the master station on Newport.

Mr. Truckey made a MOTION to approve work on the Newport lift station and the necessary budget amendment. Ms. Hansen made the second and all were in favor.

Mr. Gilbert will inspect the other lift stations and determine which ones need to be prioritized.

MANAGER'S REPORT

A. Utility Billing Update

The rate conversion was completed successfully and without any issues. The new rates went into effect on October 1. Residents were advised of the change with their August utility bill. The next bill, covering the October and November period, will be issued in December. No calls or emails were received in response to the notice.

Mr. Kish presented a county bill from Lely showing the average monthly charge. One resident who had not yet moved in and had not used any water received a bill for $275, while the average bill amounted to $297.76.

Mr. Gunther requested that the updated rate table discussed at last month's meeting be uploaded to the website. Mr. McNamee reiterated that there is no base rate on irrigation meters. Mr. Dorrill added that there is no graduated rate; the flat rate is expected to result in savings. This approach can be evaluated at midyear in April.

B. RFQ Status – Legan Services, Security Assessment

The RFQ for the security assessment received no responses. It was advertised on August 8 and emailed to more than six firms in the marketplace seeking proposals for hardware evaluation or general security recommendations.

The RFQ for general counsel legal services was issued on September 10 and sent to six additional firms. Mr. Dorrill also contacted one firm in advance by phone; however, no responses were received. Two local firms did request the full RFQ packet.

Mr. Dorrill suggested working with the Sheriff's Department's community policing representative assigned to the District to obtain overall recommendations for security enhancements such as cameras, license plate readers, or other available options for the Board's consideration. He also recommended continuing with the WPL legal firm on a month-to-month basis.

FINANCIALS - AUGUST 2025

Mr. Dorrill presented the financials as of August 31. $5.2 million in cash on hand at end of August. $7,841,000 in fixed assets net of depreciation. $13.1 million total assets. $65,800 in payables. Almost $13,000 in interest income. $400,000 under budget overall but some of that will be transferred into the reserve fund. Big month for irrigation fees, over $30,000 received which would've been for the June and July period.

The financials were accepted as presented on a MOTION by Mr. McNamee, a second by Mr. Baird all in favor.

ATTORNEY'S REPORT

Mr. Lombardo reported on the Prepmac lawsuit, which had been pending for six years. Significant effort was invested in pretrial preparation and motions, and the case was dismissed with prejudice within the first hour of proceedings on a motion successfully argued by Attorney Brakefield. There is no longer any litigation related to the previous assessment methodology. The District is eligible to recover costs, and a motion to do so will be filed. Mr. McNamee commended the legal staff for their hard work and success, noting his renewed confidence in their representation of the District.

Work for the District was focused on trial. Mr. Lombardo has task list and knows what needs to be completed moving forward this month.

Mr. McNamee asked how to proceed with the Lindsay Case situation. The Marina did not purchase the additional credits required, and a price point needs to be established along with supporting documentation for the proposed amount. Efforts are underway to have Mr. Weyer attend the next meeting, and Mr. Dorrill will reach out to him now that the lawsuit has been settled.

Mr. Lombardo recommended that, prior to that meeting, Mr. Weyer, the District Engineer, and one Board member meet to hold a preliminary discussion. Mr. McNamee asked if Ray Jensen could assist, noting his extensive factual background on the matter. Mr. Jensen agreed to help. Mr. Dorrill will coordinate the meeting and work to have Mr. Weyer under contract beforehand.

It was noted that this is likely a code enforcement matter, as the credit purchase requirement stems from the County-approved site plan. The responsible party is most likely the developer; however, additional fact-finding will be necessary to confirm.

ENGINEER'S REPORT

A. US-41 Bridge Utilities - Structural Report

Mr. Dorrill reported on the utility bridge crossing and pipe analysis. The District Engineer was tasked with conducting a detailed inspection of the utility lines, including potable water, sanitary/sewer, and distribution lines. The estimated cost to sandblast and repair the existing lines is $716,000, while full replacement is estimated at $1,383,000. These assets were not included in the original Capital Improvement Plan (CIP). The anticipated life expectancy following repair is estimated at 20 years.

Mr. McNamee made a MOTION to authorize Mr. Dorrill to get bids with a second by Mr. Kish, and all in favor.

OLD BUSINESS

A. Action Items

Addressed in attorney's report.

NEW BUSINESS

No new business was discussed at this time.

SUPERVISORS' REQUEST

A. FEMA Raw Water Grant

Mr. Truckey reported that the water line grant application was denied; however, an appeal is already in progress. If the appeal is unsuccessful or does not result in full funding, he will pursue an LMS grant for the project.

B. Drainage

Ms. Hansen has been working with the engineer on a drainage assessment and expects to present a proposal at the November meeting.

C. Cable Agreement Updates

Mr. Kish noted that fiber-optic utility flags had been placed in the ground in nearby areas. He asked whether there was interest in bringing fiber service to the community as well. He also noted that Stella Maris already has fiber service. Mr. Frank Lee added that a committee had previously been appointed to negotiate the agreement for Stella Maris, which resulted in a small price decrease of approximately $5.

D. Fire District

Mr. Lombardo suggested inviting Representative Lauren Melo to a future meeting to discuss the fire district conversion. He recommended that the District use the opportunity to get on record that it is not satisfied with the current arrangement, even if it is not incorporated into Greater Naples. The County is agreeable to converting the District into Greater Naples; however, Greater Naples opposes the conversion because it would bear the associated costs and lose the revenue it currently receives from Ochopee. Mr. Lombardo, familiar with the issue due to his prior involvement with the Everglades on a similar issue, will extend an invitation to Representative Melo to attend the meeting.

E. Community Center

Discussion was held regarding the land by the arch. If the building were purchased, it would require remodeling, but it could provide an opportunity to assess whether a community center would be feasible. An organizational structure would be needed to manage entries and events. Funds are currently available for the purchase, and there is potential for residents to assist with remodeling to help reduce costs. The strip of the land behind it could be used to build a storage facility for generators. If the project does not prove viable, the building could be sold or rented. Mr. McNamee will speak with Tom to determine if he is interested in selling the property and, if so, at what price.

F. Selling Utilities to County

Mr. McNamee requested that efforts to sell the utilities to the County continue. Mr. Dorrill is in discussions to schedule a meeting to address the matter, with the goal of holding it this fall before the holidays.

G. Sale of Mosquito Equipment

Mr. Lombardo reported it is in process.

H. Demand Letter for Water Testing

Demand letter is being drafted.

I. Orchid Cove Streetlights

Mr. Dorrill and staff have identified the specific bills in question. Will take action to get them off the master bill. Mr. Dorrill has meeting with his accounting staff next week on this.

J. Shrubs in Median

Mr. McNamee inquired about the bush next to the generator and requested that it be trimmed or removed. Mr. Baird will discuss this with Soto.

PUBLIC COMMENTS

Ron Westerman - Cays Dr - Requested that security issues be addressed on an expedited basis, noting that crime is increasing again and homes are being broken into. Mr. Truckey encouraged the community if they see something to call appropriate law enforcement to catch the perpetrators rather than run them off themselves which allows them to move on to another community.

ADJOURNMENT

The next meeting will be on November 21, 2025, at 9:30 a.m. **On a MOTION by Mr. Truckey and a second by Mr. Kish, with all in favor, the meeting was adjourned at 10:51 a.m.**