

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

3 Public Meeting of the Board of Supervisors
4 December 19, 2025

5 The public meeting of the Port of the Islands Community Improvement District Board of
6 Supervisors was held on Friday, December 19, 2025, at 9:30 a.m. at the Port of the
7 Islands Resort Main Dining Room, 25000 E. Tamiami Trail, Naples, FL 34114.

8 **SUPERVISORS PRESENT**

9 Steve McNamee, Chairman, Via Zoom

10 Dan Truckey, Vice Chairman

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

16 Zachary Lombardo, District Counsel

17 Matt Gilinsky, Florida Utility Solutions

18 **PLEDGE OF ALLEGIANCE**

19 The pledge of allegiance was recited in unison.

20 **ROLL CALL/APPROVAL OF AGENDA**

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

24 **The agenda as presented and Mr. McNamee and Ms. Hansen's full participation**
25 **via Zoom due to extenuating circumstances was approved on a MOTION by Mr.**
26 **Truckey, a second by Mr. Kish, and all in favor.**

PUBLIC COMMENTS

A. Presentation by Representative Lauren Melo

Lauren Melo, State Representative, was introduced and was in attendance to discuss the potential annexation of POI into the Greater Naples Fire District. Mr. Lombardo introduced the points desired for discussion, including the property tax discussion for the upcoming session and annexation into the Fire District similar to the recent annexation into the Mosquito Control District.

Representative Melo introduced herself and mentioned that she ran the language for Amendment 2, which protects the right to fish and hunt. She stated that she received threats and hateful emails regarding the expansion of the Mosquito Control District. She said she does not understand the reaction, as her role was to place the issue on the ballot and allow constituents to vote on it. Representative Melo is in her sixth year in the Florida House of Representatives.

The fire station in this area has been an ongoing issue. Representative Melo explained that there was significant negotiation alongside Senator Passidomo, who is terming out. She has had discussions with FDOT and strongly opposed their desire to close the fire station. She noted that the agreement with Collier County is unusual, as the agreement on the Miami side involves Miami primarily paying for the fire station. This fire station is funded through toll revenue. Representative Melo believes it will require a local bill. Typically, the language would be provided at the annual delegation meeting prior to the start of session.

Representative Melo stated that everyone has heard the Governor's comments about eliminating property taxes, but there has been no language or formal proposal from the Executive Office of the Governor. The House chamber and the Speaker have rolled out five different proposals or House Joint Resolutions, all of which are currently working their way through committees. Amendment 2 was a House Joint Resolution. A local bill is potentially an option to consider. The possible elimination of property taxes could change how fire districts are viewed and funded going forward.

Mr. Truckey stated that he is not in favor of eliminating property taxes, as he believes doing so benefits the wealthy more than the average person. He would rather see proportional tax reductions. Representative Melo explained that her current legislative focus is healthcare, so she has not been closely following these bills as they move through the process. She will not see them until they reach the House floor and offered to report back to the Board at that time.

1 Representative Melo noted that she has been in Tallahassee for eight weeks leading up
2 to session. She is willing to return after session, which is potentially scheduled to end in
3 March but could extend until July 1 due to special sessions. She stated that 80–90% of
4 ad valorem taxes fund fire and law enforcement services, and noted that Sanibel Island
5 pays 10 mills for fire services. She emphasized that the farther residents live from
6 stations, the more difficult response becomes.

7 Mr. Kish asked whether the local fire station would be eliminated if the district became
8 part of Greater Naples. Representative Melo stated she would be happy to sit down with
9 Chris Wolfe, the fire chief of Station 61, to discuss the matter. She also explained that
10 she and Senator Passidomo worked to secure funding after Everglades City and this
11 area were added to her district through redistricting one to two years ago. The
12 Everglades City station also serves as an Emergency Operations Center and previously
13 flooded during storms. They were able to secure \$14 million in funding to rebuild the
14 station and create an EOC that would not flood during storms.

15 Mr. Kish emphasized the impact that eliminating property taxes would have on Fire
16 District funding, as it would no longer be supported through ad valorem taxes.
17 Representative Melo responded that this is why she recommends holding another
18 meeting once session concludes and outcomes are known. Mr. McNamee apologized to
19 Representative Melo for residents who had been calling and complaining about the
20 Mosquito Control District annexation. Representative Melo then departed the meeting,
21 and her chief aide, George, remained in attendance for the remainder of the meeting.

22 Charles Gordon – Orchid Cove - Mr. Gordon shared concerns regarding water bill
23 expenses, stating he anticipated approximately a \$1,400 difference. Mr. Truckey shared
24 information from his own bill comparing FY 2025 to FY 2026. He previously paid \$1,899,
25 and when adding the \$1,536 annual base rate to the \$721 non-ad valorem tax, the total
26 comes to \$2,200. He explained this represents a \$358 annual increase for the base rate
27 on the water bill, or a 19% increase. With usage included, the total cost will be higher.
28 He reminded attendees that usage bills are issued bi-monthly, so a \$300 bill reflects two
29 months of usage. The District was one of the only entities still billing water as a non-ad
30 valorem tax. This change was necessary to allow the potential conversion of water
31 services to the County, as this is the standard structure.

32 Mr. Dorrill emphasized that the non-ad valorem tax covers general fund operations and
33 maintenance. These funds pay for streetlights, roads, common area landscaping and
34 maintenance, and all other District services. He stated this tax cannot be eliminated
35 because there is no Master Homeowners Association in the community. Mr. Kish

1 shared an average water bill he was shown from Lely, which is approximately \$297 per
2 month, not bi-monthly. He explained that this District has a small support staff, so costs
3 are divided among fewer residents. Other water systems in Collier County serve
4 hundreds of thousands of people, whereas this community has approximately 800 units,
5 resulting in a higher per-unit cost. He stated this reflects the quality of life and lifestyle
6 choice of living in a smaller community.

7 A resident emphasized the importance of transparency and expressed uncertainty
8 about what the base rate funds. Mr. Dorrill explained that the adopted rates were
9 originally recommended for implementation in 2024, but the Board chose to delay them
10 by one year. The rate consultant hired is one of Florida's most recognized rate analysis
11 firms and is the same firm used by the County, in order to position the District on a more
12 business-based platform. He noted that the District held two public workshops, two
13 public hearings, posted information on the website, and distributed flyers on two
14 occasions with utility bills. Mr. Kish added that the base rate supports the capital
15 improvement plan, which is estimated at \$10 million. He noted that all supervisors' email
16 addresses and the CIP are available on the website.

17 Michael Mishler - Mr. Mishler stated that he has been a property owner since 2001 and
18 thanked the Board for its hard work. He also thanked Representative Melo's chief aide,
19 George, for attending the meeting. Mr. Mishler expressed interest in seeing legislative
20 changes that would allow out-of-state property owners to vote for CDD representatives.
21 He also suggested that the District take over the marina store from the County, noting
22 that the store is currently empty and that there is no place within the community to get
23 coffee in the morning.

24 Kathy Osswald - Ms. Oswald noted that when the Everglades fire station flooded during
25 Hurricane Irma, fire trucks were sent to the fire station in this community. She stated
26 that her costs increased by \$432 per year, while homes increased by approximately \$80
27 per year. She said she had been told condominiums would only increase by about \$40
28 per year, not \$440.

29 Kathryn Kehlmeier – Sunset Cay Lakes - Ms. Kehlmeier stated that, according to her
30 calculations, condominium rates increased by \$362.19, while single-family homes
31 increased by \$81.59. She asked how that disparity was possible and noted that
32 condominiums were previously billed at 0.8 ERC. Ms. Hansen stated that her bill
33 increased by more than the \$81.59 amount referenced.

1 Regarding swimming pool condominium pools, residents previously paid only for water
2 and sewer usage. Usage rates increased by 30% per 1,000 gallons, and an additional
3 \$1,500 annual meter fee has now been added.

4 Ms. Kehlmeier also expressed concerns regarding irrigation rates, noting that they were
5 previously structured on a conservation basis using tiered levels. She stated that the
6 current rate structure no longer uses tiered pricing, which eliminates any reward for
7 residents who conserve water. She requested that this change be considered when the
8 District reevaluates the new rate approach in six months.

9 **APPROVAL OF MINUTES - NOVEMBER 2025**

10 Page 5 - clarify it is a verbal agreement with Mr. Weyer

11 **The agenda was approved as amended on a MOTION by Mr. Truckey, a second by**
12 **Mr. Kish, and all in favor.**

13 **UTILITY OPERATIONS SUMMARY - NOVEMBER 2025**

14 All operations at the facility were conducted in accordance with contract and regulatory
15 requirements. All wastewater treatment plant and water distribution requirements were
16 met. The reuse system is currently operating on one pump and is functioning properly.

17 The wastewater treatment plant received 2.51 million gallons of wastewater, and the
18 water treatment plant produced 3.02 million gallons. A total of 9.38 million gallons of
19 reuse water were distributed in November. Staff read 864 meters and used 450 gallons
20 of chlorine.

21 All pump stations were inspected weekly, and odor control checks were performed. All
22 pumps and motors were greased as part of routine maintenance. Seals on all recycle
23 pumps located behind the wastewater plant were replaced, along with additional
24 maintenance tasks.

25 An automatic transfer switch, approved last month, has been ordered. Staff completed
26 lift station rehabilitation on Newport Road and replaced a leaking raw water pipe inside
27 the plant. There were no accidents or incidents reported.

28 The generator at the Canal pump station, which is tested weekly, is not operational and
29 is not repairable. Replacement is not being prioritized at this time. This pump station
30 serves as a backup to the fire suppression system if the plant were to go down. The
31 plant itself is equipped with a generator and pumps that supply fire suppression needs.

1 There is more reuse water storage than drinking water storage due to high reuse
2 demand, particularly for irrigation purposes.

3 **UPDATE FROM ROBERT SOTO**

4 Mr. Baird provided Mr. Soto with the recommendations from the landscape architect.
5 Mr. Soto reviewed them and prepared a preliminary draft for what is considered the
6 guardhouse area. He walked the property and submitted a proposal. A shell irrigation
7 issue occurred on Cays Drive; Mr. Soto communicated with Mr. Gilinsky and Mr. Baird
8 regarding the issue. A filter was installed, and no additional shell material is currently
9 being observed. Previously, shells were clogging the valves; a larger filter has now been
10 installed, and the situation will continue to be monitored.

11 Sod replacement was completed at the end of Newport Drive and requires
12 approximately five more days for the grass to fully root. Mr. Soto requested guidance
13 regarding the U.S. 41 median, asking whether the Board would like to add it back to the
14 repair list and restore it, or continue reducing maintenance to a bare-minimum level.
15 Mulch for the entire community is scheduled to be delivered next month. Maintenance of
16 the U.S. 41 median currently costs approximately \$35,000.

17 Mr. Kish, Mr. Baird, and Mr. Truckey expressed support for zero-scaping the area. Mr.
18 Truckey stated he would like to see the median zero-scaped and potentially enhanced
19 with palm trees, such as royal palms, which are low maintenance and only produce
20 minimal debris requiring cleanup.

21 Mr. Dorrill reported that the main irrigation pump at the plant failed and has been
22 removed and sent to an armature works company for rebuilding. He anticipates the
23 pump will be back online within two to three weeks, in time for the next meeting. The
24 second pump, a 45-horsepower unit, remains operational, and the irrigation system is
25 functioning. Some reduced pressure may occur during peak watering hours in the
26 middle of the night, but the issue is expected to be fully resolved by the January
27 meeting.

28 Mr. Dorrill requested that if there is dead or dying vegetation in the U.S. 41 median, Mr.
29 Carter be emailed a proposal to remove the affected material. Mr. Soto stated that the
30 majority of this work can be completed within his standard contract.

MANAGER'S REPORT

A. Parcel 13 Update

With the help of Mr. Lombardo's office, staff was able to have a conversation with Mr. Case's attorney over the default of the Parcel 13 take down schedule. The co-counsel from Salvatori Law Firm participated in that discussion. There will be ongoing efforts to resolve that matter. Mr. Lombardo shared that it seems that Mr. Case is pursuing another potential buyer and would be coming back to the Board to bring this discussion forward. Mr. Case's representation has requested the District provide an analysis from Johnson Engineering about the availability beyond what is held back from the parcel and how to think about pricing those items. This work from Johnson Engineering has been requested but is yet to be received.

Mr. Dorrill did receive preliminary information regarding the plant's current licensed capacity. The maximum permitted inflow is 460,000 gallons per day. The wastewater treatment plant is licensed for a rated capacity of 200,000 gallons per day. Average daily flows are approximately 150,000 gallons per day for wastewater, while water usage varies significantly depending on the season.

Several peak-day events occurred on the wastewater side last year and are beginning to be addressed through lift station rehabilitation. Saltwater intrusion had been occurring, contributing to these peak conditions. Additional peak-day surge activity will need to be monitored by FUS as the system enters the spring peak season.

This preliminary information will be shared with Mr. Case's attorney and will also be incorporated into Mr. Weyer's work to help establish a methodology and a fixed ERC charge for capital capacity going forward.

B. CCSO Community Assessment

Mr. Carter has contacted the Sheriff's Department to schedule a preliminary security assessment in order to obtain recommendations on potential security measures, including license plate reading cameras that could be integrated with the 911 dispatch center.

C. Orchid Cove Street Lights

Mr. Truckey is conducting an evaluation and has spoken with LCEC and reviewed their price list. Light poles in Orchid Cove cost approximately \$54 to \$64 per month, while the

District's average cost per light pole is \$22 to \$24 per month. This significant difference explains the current imbalance.

D. POI Surplus Resolution

Mr. Dorrill presented the resolution to declare the old mosquito spray rig surplus property for the purpose of it being sold at auction.

The chairman was authorized to sign the resolution on a MOTION by Mr. Kish, a second by Mr. Baird, and all in favor.

Mr. Dorrill noted that as of 10:45 am Ms. Hansen was no longer in attendance.

FINANCIALS - OCTOBER 2025

Mr. Dorrill presented the financials as of the first month of the fiscal year show a total of \$5,056,000 in cash on hand between the General Fund and the Utility Fund, with \$3.4 million in the General Fund and \$1.7 million in the Utility Fund. Fixed assets total \$7,404,000, with the majority associated with irrigation, water, and wastewater utilities. Total assets on hand at the end of October were \$12,518,000, with \$91,000 in outstanding payables.

The initial payment from the Tax Collector has been received and will be reflected in next month's financials. Total interest income for the month was \$11,238, with anticipated annual interest income of approximately \$160,000. Some expenses are seasonal or front-loaded, such as the prepayment of annual charges for the Property Appraiser and commercial insurance. The Board-authorized \$17,000 expenditure to replace the transfer switch at the plant was reflected in this month's financials.

ATTORNEY'S REPORT

A motion has been filed to pursue recovery of the District's attorney's fees and costs in the Prepmac matter. Updates will be provided as the process moves forward. The estimated amount of recoverable fees is \$50,000 to \$60,000, and scheduling with the court could take two to three months.

ENGINEER'S REPORT

A proposal was received from Johnson Engineering for the wellfield hardening and resiliency project. The total proposed cost for design, permitting, and engineering inspection during construction is \$110,500. Of that amount, approximately \$75,000 is allocated for preparation of electrical plans, bid documents, and permitting. The project

1 will require permits from both the state and county. The District has submitted \$3 million
2 in grant applications to FEMA for consideration.

3 **Mr. Truckey made a MOTION to authorize Johnson Engineering to begin**
4 **preparation of the permit applications and plans to put out for bid. Mr. Kish made**
5 **the second and all were in favor.**

6 Mr. Dorrill made a note that Mr. McNamee left meeting at approximately 10:50 am.

7 **OLD BUSINESS**

8 Mr. Baird asked if pricing was received for the proposed community center. While no
9 proposals have been officially received, renderings were prepared and presented last
10 month for a 3,000 sq ft community center. Mr. Dorrill shared that it has not been put out
11 for bid, but he was told by the design build firm doing a project at Pelican Marsh that it
12 would cost around \$500 a foot so plug the number would be \$1.5 million.

13 Mr. Baird inquired about the double lot situation. Mr. Dorrill responded that double-lot
14 taxation and commercial boat slips are included in the scope of services for Mr. Weyer's
15 methodology update. He expects to have a contract from Mr. Weyer by the next
16 meeting. Mr. Truckey added that Mr. Prephan, on his condo association, was supposed
17 to purchase approximately 15–18 additional ERCs. Mr. Lombardo noted that sending a
18 demand letter for this purchase is likely the approach that needs to be taken. A price per
19 ERC needs to be determined through this methodology process. He also emphasized
20 that there are many tasks the Board would like Mr. Weyer to address, highlighting the
21 importance of scheduling several workshops with him. Mr. Lombardo stressed that this
22 process should be approached carefully and methodically to ensure every aspect and
23 concern is fully addressed.

24 Mr. Baird requested an update on adopting the rules of decorum. Mr. Dorrill responded
25 that a draft set has been prepared. Mr. Lombardo noted that the notice has been
26 published that the District is beginning the rule-making process. Once the Board is
27 comfortable with the draft, they can proceed with adoption. Mr. Dorrill will follow up with
28 Mr. McNamee regarding the draft, and Mr. Lombardo will confirm potential timing for a
29 workshop, which he believes could be scheduled in January or February.

30 **NEW BUSINESS**

31 No new business was discussed at this time

SUPERVISORS' REQUEST

A. Marina Store

Mr. Baird inquired whether it would be possible for the District to take over the Marina Store. The County currently holds a single contract for all of its boat ramp concessions. As Mr. Dorrill understands it, the most recent concessionaire walked away from all of their marinas, prompting the County to issue an emergency bid. Regarding the possibility of the District taking over, Mr. Lombardo noted that the County owns the real estate, so discussions would need to occur if they were interested in selling or leasing the property. If the District were to manage the Marina Store, terms of payment would also need to be negotiated. Mr. Lombardo suggested it would be prudent to first observe how the new concessionaire performs. He emphasized that the current situation represents a complete breach of contract and is not specific to Port of the Islands. Mr. Dorrill will contact the County Manager's office to determine when the bid proposals will be presented to the County Commission for award. Once that information is available, it will be shared on the District's website.

B. Newport Drive Resurfacing

Mr. Kish asked about the resurfacing of Newport Dr. Mr. Dorrill shared this information with Chairman. The District is eligible to piggyback off the County contract. He does not remember price per ton. He will go back and share that with the Chairman.

C. Old Hotel Site

Mr. Kish inquired about the old hotel site owned by the County. Mr. Lombardo explained that the County expects to be fully compensated for their investment in the property, which is approximately \$584,000. The County's current plan is to put the property out to bid to a developer. The District could participate in that bidding process, but the County expects to be made whole.

Mr. Dorrill noted that the District could potentially levy four-per-acre non-ad valorem assessments on the property. Mr. Truckey raised concerns about lost revenues on that parcel. Mr. Lombardo responded that the tax certificate process typically ensures that all taxes are addressed. Mr. Dorrill noted that, at one point, no one bid on the unpaid taxes for the old site, so ownership automatically defaulted to the County. He stated that he would need guidance from Mr. Lombardo on whether the County would then be responsible for paying the non-ad valorem assessments under such a transfer of ownership.

1 Mr. Lombardo suggested that this would be an important discussion to have with the
2 County Commissioner, emphasizing that the parcel is significant to the community. Mr.
3 Dorrill requested that Mr. Lombardo research whether, if ownership transfers through
4 escheatment, the District would still have a claim for the non-ad valorem assessments
5 and whether they could be added to the assessment roll. If necessary, a public petition
6 could be submitted to the County Commission, and the matter could be fully discussed
7 at a regular County Commission meeting.

8 **D. Food Truck**

9 Mr. Kish asked if a food truck would need a permit to operate in the community. Mr.
10 Lombardo said it is a County zoning question. In the commercial parcels there would be
11 a way for that to happen. The food truck owners would have to go to the County for
12 permission to do so.

13 **PUBLIC COMMENTS**

14 A resident who serves in local government in his hometown in Ohio thanked the Board
15 for their work. He expressed support for Mr. Mishler's earlier comment regarding
16 allowing out-of-state property owners to vote for CDD Board representatives. He also
17 noted that the CDD website needs to be updated with more information and include a
18 public comment feature visible to everyone. Mr. Dorrill stated that he would need to
19 carefully consider a community comment section, taking into account Sunshine Law
20 implications, profanity filtering, and public record maintenance.

21 Michael Mishler - Mr. Mishler reiterated his desire for the CID to manage the Marina
22 Store. Mr. McNamee asked whether that would be possible under the District charter.
23 Mr. Lombardo noted that the charter has a narrow scope, so it would need to be
24 reviewed. Even if it is permissible, significant consideration would be required regarding
25 funding, management, and operations. Mr. Lombardo said he could preliminarily check
26 the charter for possibility.

27 Kyle McKenzie – Adventure Paddle Tours - Mr. McKenzie identified several commercial
28 C4 parcels that could potentially serve as the desired coffee location instead of the
29 Marina Store. Just yesterday he got a CO for a space at the hotel property, and they will
30 hopefully be able to offer coffee in the morning. The business will be moved into that
31 space this week. He noted that the County charges commercial use permits. If
32 commercial fees are added to slip holders, it could make operating more expensive for
33 residents who use those slips and may incentivize companies to launch from other boat
34 ramps to avoid the fees. He added that Scott Prephan also charges commercial use

1 fees at his Marina, typically \$300–\$400 per month. Mr. Lombardo clarified that the
2 County permit is a countywide permit for select boat ramps, and operators pay \$5 per
3 kayak launched.

4
5 Rob Biermann - 179 Evening Star Cay – Commended the Board for their work and
6 decisions made regarding utility costs and structure.

7
8 Gavin Mello - Stella Maris – Mr. Mello expressed concern about boats being burglarized
9 and is seeking immediate deterrent measures. He noted that his camera has captured
10 individuals taking their time with flashlights on the property and recommended installing
11 motion-activated lights or similar security measures. Mr. Baird shared that his boat got
12 robbed even with an alarm system, it did not phase them. Then they went to the
13 neighbor's boat which had bright stage lights and the robbers still stole everything in the
14 light. He spoke to the police officers, and they agreed that a gated community is 35%
15 less crime. Mr. Truckey added that the Sheriff's Department advised calling 911 as soon
16 as you see someone on the dock at night. Even if it is just a neighbor they will respond
17 and handle it appropriately. No fingerprints were found; the robber wore a mask and
18 gloves.

19 Glenn Jensen – Orchid Cove – Need technology that is waking you up at night to inform
20 you about any entries. Need to take a proactive approach to really make a change.

21 Dale Woodhouse – Mr. Woodhouse shared that he had corresponded with
22 Commissioner LoCastro, who noted that the Marina Store is extremely lucrative. The
23 initial bid the County requested was \$17,000 per month to operate the four stores they
24 manage. Mr. Woodhouse also raised concerns about motion detectors and alarms
25 being triggered on boats belonging to out-of-state owners during the season. He
26 expressed his strong belief that gates would be the most effective deterrent.

27
28 Rhonda Ramos – Mrs. Ramos, who has been part of the community since 2008, asked
29 what the County purchased for the more than \$5 million they spent on the Marina Store
30 and questioned the purpose of the purchase if the store remains closed. Mr. Dorrill
31 explained that this is a temporary, County-wide issue, as previously discussed. Mrs.
32 Ramos also inquired whether the proposed community center would be built above the
33 base flood elevation in accordance with FEMA standards. Mr. Dorrill responded that,
34 while only a rendering and floor plan have been created, the design places the building
35 eight feet above the base flood elevation. Additionally, the generator floor pads are
36 elevated eight feet above the finished floor elevation.

1 **ADJOURNMENT**

- 2 The next meeting will be on January 16, 2025, at 9:30 a.m. **On a MOTION by Mr.**
3 **Truckey and a second by Mr. Kish, with all in favor, the meeting was adjourned at**
4 **11:49 a.m.**