

1 **PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 Regular Meeting of the Board of Supervisors
4 February 23, 2026

5 The regular meeting of the Port of the Islands Community Improvement District Board of
6 Supervisors was held on Monday, February 23, 2026, at 9:30 a.m. at the Port of the
7 Islands Sales Center, 24998 Tamiami Trail, Naples, FL 34114.

8 **SUPERVISORS PRESENT**

9 Steve McNamee, Chairman

10 Dan Truckey, Vice Chairman

11 Russell Kish, Supervisor

12 Kevin Baird, Supervisor

13 Anna-Lise Hansen, Supervisor

14 **ALSO PRESENT**

15 Neil Dorrill, Manager, Dorrill Management Group

16 Billy Sparacio, Manager, Dorrill Management Group

17 Zachary Lombardo, 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 All five 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 During discussion of the agenda, Mr. McNamee suggested moving the Rules of
26 Decorum item earlier in the agenda prior to public comment so that the rules would be

1 in place before public participation. Mr. Lombardo advised that because the meeting
2 date had been changed, the required notice period for adoption of the Rules of
3 Decorum had not been satisfied. The item required a 28-day notice period and therefore
4 could not be adopted at this meeting. Counsel advised that the item could be discussed
5 but would need to be formally re-noticed for adoption at a future meeting.

6 **On a MOTION by Mr. McNamee, with a second by Ms. Hansen, the agenda was**
7 **approved as presented with all in favor.**

8 **MR. MCNAMEE RESIGNING**

9 Mr. McNamee addressed the Board and audience regarding his service as Chairman.
10 Mr. McNamee stated that he had served as Chairman for approximately three and a half
11 years and that prior to serving he had reviewed every Board meeting minute since the
12 District was created. He stated that he had spent a significant amount of personal time
13 working on District matters and assisting the community. Mr. McNamee explained that
14 he had invested personal time and resources into projects benefiting the District and
15 had never requested reimbursement for that work. He stated that despite those efforts
16 he had experienced ongoing criticism and personal attacks from members of the
17 community. He stated that the situation had become increasingly difficult for him and
18 that he was requesting the Board begin identifying a replacement for his position. He
19 explained that he would remain on the Board temporarily so that the District would
20 continue to have a quorum until a replacement could be appointed.

21 Mr. McNamee also noted that he had recently been working with a group exploring a
22 potential opportunity that could benefit the community by increasing revenue associated
23 with 25% unused plant capacity. He explained that because of Florida Sunshine Law
24 requirements he could not discuss the matter privately with other Board members and
25 would only be able to discuss it in a public meeting when appropriate. Mr. McNamee
26 concluded his remarks by nominating Supervisor Hansen to assume the role of
27 Chairman.

28 **PUBLIC COMMENTS**

29 Dave Parsons – Stella Maris – Mr. Parsons asked about a leak in a pool. He stated that
30 his bill reflected approximately \$390 in water usage and questioned how many gallons
31 of water that amount represented. He explained that he had recently discovered a leak
32 but still believed the amount seemed unusually high.

1 Mr. Dorrill explained that the base rate reflected the first 5,000 gallons of water usage
2 and that sewer charges could also be included depending on the classification of the
3 account. Mr. Dorrill noted that if the resident did not have a separate irrigation or pool
4 meter, water used for those purposes could still be subject to sewer charges. Mr.
5 Parsons has spoken with MuniBilling about this. There is not a separate water only
6 meter for this account. The pool may need to be reclassified so sewer charges are not
7 being paid for water that is going to a swimming pool. Mr. Dorrill offered to review the
8 resident's account and billing classification after the meeting to determine whether any
9 adjustments or account changes need to be made.

10 **ELECTION OF NEW CHAIRMAN**

11 Mr. Lombardo confirmed that Mr. McNamee was resigning as Chairman but intended to
12 remain on the Board temporarily until a replacement Supervisor was identified. Mr.
13 Lombardo explained that pursuant to the District's procedures the Board needs to elect
14 a new Chairman.

15 **Mr. McNamee nominated Ms. Hansen to serve as Chairman. Ms. Hansen accepted**
16 **the nomination. Mr. Baird made the second and all were in favor.**

17 Mr. McNamee will be resigning pending a replacement being found. Mr. Dorrill will make
18 the vacancy known through the website. Replacement will only be for the remainder of
19 the term, which will be until the general election this year.

20 **APPROVAL OF MINUTES - JANUARY 2026**

21 **On a MOTION by Ms. Hansen with a second by Mr. Kish, the minutes were**
22 **accepted as presented with all in favor.**

23 **UTILITY OPERATIONS SUMMARY - JANUARY 2026**

24 Mr. Gilinsky presented the monthly operations report for January. Operations at the
25 water and wastewater facilities were conducted in accordance with contractual and
26 regulatory requirements. All wastewater and water distribution requirements were met.
27 The canal station is operating on one pump. The wastewater treatment plant received
28 approximately 3.28 million gallons of wastewater during the month. The water treatment
29 plant produced approximately 3.37 million gallons of potable water and approximately
30 9.6 million gallons of reuse water were distributed. All pump stations were inspected
31 weekly and routine maintenance was completed including testing auto-flushers,

1 performing odor control checks, and greasing pumps and motors. 864 meters were read
2 with 16 rereads completed. 505 gallons of chlorine were used.

3 Maintenance items completed during the month included installation of a new reuse
4 pump motor, replacement of a leaking backflow device, repair of a broken water service
5 line, rehabilitation work at the Newport master lift station, and troubleshooting an issue
6 with the generator at the treatment plant.

7 Mr. Gilinsky explained that the generator issue was discovered while the system was
8 temporarily offline due to utility pole replacement work being performed by the electric
9 provider. Discovering the issue during maintenance was beneficial because it allowed
10 repairs to be made before a real power outage occurred. One of the lines did go down
11 on the well road, staff was waiting for LCEC at 1 A.M. and they were able to fix it and
12 get the well road back online. Both plant generators had their annual service completed.
13 There were no accidents or incidents, and all safety training was conducted.

14 The Board discussed the possibility of scheduling a utility plant open house so residents
15 could tour the facility before the end of season and better understand the District's
16 infrastructure. Mr. Dorrill indicated that the open house could be coordinated following
17 the March Board meeting and refreshments could be provided for residents attending
18 the tour. Mr. Gilbert will coordinate light food and refreshments.

19 Mr. Dorrill asked about a seemingly non-functioning 4-inch irrigation meter. Mr. Gilinsky
20 said it feeds the fire suppression system, which is why there is no flow there.

21 Mr. Truckey brought up drought monitoring throughout South Florida. Mr. Gilinsky
22 reported that utility staff participating in online meetings with South Florida Water
23 Management District to monitor groundwater levels, the first meeting just occurred. Mr.
24 Lombardo noted that he is also attending those meetings. Right now it is primarily a
25 data collection process. Drought conditions are being monitored throughout the region,
26 inland areas such as Port of the Islands are less of a concern than coastal communities.

27 Mr. Truckey confirmed that the pump station on the canal is not being used. Mr. Gilinsky
28 said that was correct and that it would only turn on if all other water systems failed in the
29 event of something like a fire emergency requiring additional water. Mr. Truckey
30 reported that when salt content was checked it was 2 parts per million higher than the
31 Gulf at the weir. In the middle of the bay it was 2 parts per million below the Gulf.

1 **MANAGER'S REPORT**

2 **A. Qualifying Notice**

3 The Manager reminded the Board that the qualifying period for District Supervisor seats
4 would occur in June. Prospective candidates must qualify during the two-week
5 qualifying period either by submitting the required application and fee or a seldom used
6 petition process. Two seats are open and terms are on the website.

7 **B. Surplus Property Auction**

8 The Manager reported that a 55-gallon drum of mosquito control chemical previously
9 purchased by the District had been identified as surplus property. Collier County
10 Mosquito Control did not use that chemical and declined to accept it. The City of
11 Everglades expressed interest in obtaining the product, and staff coordinated delivery
12 so the chemical could be utilized rather than disposed of as hazardous waste.

13 The former mosquito control trailer will be sold at a statewide government surplus
14 equipment auction the second week of March, the 12th through 14th. It is Royal Auction
15 House. It is a statewide governmental equipment auction. The facility is in Estero. It is
16 both a physical and virtual auction, it will expose it to a larger audience than if Mr. Dorrill
17 ran a notice in the newspaper to individually auction off this item.

18 **C. Methodology & Impact Fee Analysis**

19 The Board reviewed proposals from the econometrics firm that acquired Mr. Weyer's
20 company to update the District's assessment methodology and evaluate establishing a
21 utility impact fee.

22 The scope of work included evaluation of several issues previously discussed by the
23 Board including parcel 13, double lots in the community that are currently paying one
24 ERU, commercial boat slips, and parcels acquired by Collier County through tax deed
25 auction (including the North Hotel Site and variety of parcels in Orchid Cove).

26 They have already begun data collection on establishing a utility impact fee. They will
27 be working with the District's civil engineer, and the most recent Board adopted five-
28 year capital improvement plan to determine what an appropriate impact fee would be for
29 both water and wastewater. Mr. Kish requested that the dock evaluation include all
30 docks within the community and differentiate between residential use, commercial use,
31 and live-aboard vessels where applicable. The analysis will also consider dock size and
32 potential usage impacts.

1 **On a MOTION by Mr. Kish, with a second by Mr. Baird, the Board approved**
2 **moving forward with the two studies. All were in favor.**

3 **FINANCIALS - DECEMBER 2025**

4 Mr. Dorrill presented the financials as of December 31, 2025, representing the end of
5 the first quarter. The District reported approximately \$5.5 million in cash on hand and
6 approximately \$6.9 million in fixed assets representing infrastructure including roads,
7 drainage systems, street lighting, and the utility system. Total assets were
8 approximately \$12.67 million.

9 There was \$92,000 in payables. Year-to-date revenues included approximately
10 \$600,000 in non-ad valorem assessments collected during the first quarter of the fiscal
11 year. Lift-station rehab work capital improvements will be reflected next month. The
12 general fund was approximately \$90,000 under budget and the utility fund was
13 approximately \$103,000 under budget.

14 **A. FY 25 Audit**

15 Mr. Dorrill also presented the District's annual audit prepared by Grau & Associates.
16 The audit was issued with a clean audit without exception. It had no correcting entries.
17 No material defects or internal control issues were identified. It was in full compliance
18 with Florida Law. The assets of the District greatly exceed its liabilities at the close of
19 business at the end of September of the prior year the District's net position was
20 \$13,147,932. The change in net position over the prior year was an increase of
21 \$465,000. Higher revenue and lower rates of depreciation for fixed assets. The
22 combined ending fund balance for the two funds at the end of the year was \$3,669,000,
23 an increase of \$581,000 over the prior year. The board has been fiscally conservative,
24 and the balance sheet is very strong. The audit will be uploaded to the website in
25 accordance with Florida Law by the end of the week.

26 Mr. Kish asked about depreciation. Mr. Dorrill explained that when the District was built
27 the value was over \$20 million and governmental bodies straight line depreciate
28 resulting in the current about \$10 million in depreciation and \$6.9 million in fixed assets.
29 The replacement value of infrastructure needs to be taken into consideration when
30 establishing impact fees.

31 **On a MOTION by Mr. McNamee, with a second by Mr. Kish, the Board accepted**
32 **the financials as presented and authorized the submission of the audit to the**
33 **State with all in favor.**

1 **ATTORNEY'S REPORT**

2 No report was given at this time

3 **ENGINEER'S REPORT**

4 No report was given at this time

5 **OLD BUSINESS**

6 No old business was discussed

7 **NEW BUSINESS**

8 No new business was discussed

9 **SUPERVISORS' REQUEST**

10 **A. Meeting Facility Lease**

11 The Board discussed a proposal to lease the current meeting facility for use as a
12 community center. Hosting the meeting in the restaurant is not conducive to the meeting
13 while breakfast is being served. Several residents have expressed interest in having a
14 community center, and leasing the building would provide an opportunity to test whether
15 the community would actually use such a facility. Mr. McNamee explained that the
16 building could be leased for approximately \$1,500 per month with a three-year lease
17 that could be terminated by the District at any time. The facility could be configured for
18 community meetings, events, and activities. Mr. McNamee said Tom has given
19 permission to remove what is currently there and arrange it as desired.

20 He suggested the building could host community events and gatherings and that the
21 existing kitchen area, while currently not fully functional, could be reconfigured to
22 provide basic kitchen facilities for community use. He also mentioned the possibility of
23 screening the outside area in the future to allow residents to gather there.

24 Mr. Lombardo addressed the Board regarding the proposed lease arrangement. He
25 stated that if the lease included a provision allowing termination at any time, the
26 District's risk would be limited. Mr. Lombardo advised that a draft lease had already
27 been prepared and suggested that if the Board wished to pursue the concept, Mr.
28 McNamee should provide the draft to the building owner and copy him so the remaining
29 details could be worked out. Mr. Lombardo noted that the proposed arrangement would
30 be a standard lease, not a triple net lease, at \$1,500 per month for a three-year term

1 with the ability to terminate at any time. He further indicated that the lease would allow
2 the District to perform permanent interior improvements if acceptable to the owner. Mr.
3 Lombardo commented that the proposed rental amount appeared very low for a facility
4 of that size and noted that certain details, such as responsibility for mechanical
5 equipment, would need to be considered when evaluating the overall cost.

6 Mr. McNamee stated that the concept would also allow the community to determine
7 whether there is sufficient interest to support a future community center. He noted that if
8 the facility was actively used by residents, the Board could consider a permanent facility
9 in the future when finances allow.

10 Mr. McNamee also discussed the potential use of the building during emergency
11 situations. While some residents leave the community during hurricanes, others remain
12 behind, including emergency personnel, electrical crews, and individuals who stay to
13 protect property. Mr. McNamee stated that the building could provide a place for those
14 individuals to gather or stage during emergency situations.

15 Mr. McNamee then thanked Mr. Frank Lee for his effort in securing this room. Mr. Lee
16 addressed the Board and expressed enthusiasm about the project. He stated that over
17 the previous two weeks, while the building had been open, numerous residents had
18 stopped in and expressed interest in using the space. Mr. Lee reported that several
19 residents with professional experience had volunteered to assist with preparing the
20 building for use. He noted that a cabinet specialist had offered to relocate cabinets so
21 they could be reused, and other individuals had volunteered to assist with construction
22 work. Mr. Lee stated that those volunteers had indicated they would donate their time to
23 help prepare the building. Mr. Lee also indicated that a plumbing contractor had
24 committed to installing a new plumbing service line into the building at no cost. Based
25 on the level of volunteer support, Mr. Lee stated that the work needed to prepare the
26 building could likely be completed within approximately 30 to 45 days.

27 Mr. Lee further suggested installing gallery strips along one wall of the building so
28 residents could display artwork, photography, quilts, or other creative work on a rotating
29 basis. Each month different residents could display their work and host a small
30 reception to showcase their art to the community.

31 Mr. McNamee suggested that if contractors or businesses within the community
32 donated services or materials, the District could recognize those contributions with small
33 advertising signs as a way of acknowledging their support. He also suggested creating
34 a purchasing list through a local hardware store so residents who wished to contribute

1 could purchase specific items needed for the facility, such as chairs or supplies. Mr. Lee
2 informed the Board that the chairs used for the meeting had been provided at no charge
3 and noted that residents had already begun working together to support the project. Mr.
4 McNamee also pointed out that the District owns a strip of land behind the building that
5 could be used for parking and explained that vehicles could access the area by turning
6 down the first turnoff and driving along the grass behind the hedge.

7 Mr. Lombardo noted that before moving forward with any interior build-out of the
8 building, the District should first ensure that the lease agreement is finalized and that
9 any permitting or regulatory requirements are addressed. He advised that while it would
10 be beneficial if contractors within the community volunteered their time or materials, all
11 work must still be completed with proper permits and the appropriate occupancy
12 classifications obtained from the County. Mr. Lombardo recommended that Mr. Dorrill
13 coordinate with the building owner so the lease terms can be finalized and executed. He
14 further advised that the District should not begin modifications to the building until the
15 lease agreement is in place. Mr. Lombardo also noted that while the District does own
16 that patch of grass the County does not recognize that as appropriate parking for the
17 building so there will be some fact finding issues to work through.

18 After discussion, the Board reached consensus that Ms. Hansen would work with Mr.
19 Dorrill and Tom to finalize the lease agreement and address any permitting
20 considerations. Once finalized, the lease will be brought back to the Board for approval
21 at a future meeting.

22 **B. Lighting Outages**

23 Mr. Baird shared with LCEC that several streetlights in the community are currently not
24 functioning. He also noted that a street sign on Cays Drive had fallen over, likely due to
25 rust at the base of the post. Mr. Dorrill and Mr. Sparacio agreed to inspect the sign after
26 the meeting.

27 Mr. McNamee suggested installing a dedicated electric meter so the District would have
28 its own electrical service rather than relying on the Hotel's wiring. It was noted that the
29 District had previously experienced issues with the wiring in the building and that
30 establishing independent electrical service would ensure reliable power for lighting and
31 other uses.

32 **On a MOTION by Mr. Baird, a second by Ms. Hansen, and all in favor, the Board**
33 **authorized staff to obtain a quote and proceed with installation of electrical**

1 **service not to exceed \$10,000. If the cost exceeds \$10,000, the item will be**
2 **brought back before the Board for further consideration.**

3 Mr. Baird stated that if lights are not fully functioning they should be treated as outages
4 and reported accordingly.

5 Mr. Lombardo clarified for the record that the District's procurement threshold requiring
6 three bids is \$25,000, and that the Board's direction to proceed up to \$10,000 falls well
7 below that requirement. Mr. McNamee said if work is over \$10,000 they should proceed
8 doing \$10,000 worth of work to get the project underway.

9 **C. Plantings**

10 Mr. Dorrill said that the deposit check for the new sign had been issued. Mr. Baird
11 confirmed his awareness of that and said that work will proceed once the walls are
12 pressure-washed and painted. Plantings are following the guidance of the landscape
13 architect previously retained by the District and are implementing a scaled-down version
14 of the original design. If any residents want to contribute to the installation of flowers,
15 they can contact Mr. Baird to find out how to get involved. His contact information is on
16 the website.

17 **D. Methodology**

18 Ms. Hansen stated that it would be helpful to have Mr. Weyer, or a representative from
19 the firm that acquired his company, participate at the next meeting so the Board can
20 review the methodology work and ask questions directly. Additional Supervisors agreed
21 that having the consultant present would assist in understanding the technical aspects
22 of the ERC and fee analysis. Mr. Dorrill acknowledged the request. He indicated that
23 coordination with the consultant could be arranged so someone from the firm could
24 attend the next meeting and address questions.

25 **E. Everglades Restoration Project Impact Discussion**

26 Mr. Kish asked about the hydrologist that is to study the Everglades flow. Mr. Lombardo
27 referenced the proposal in the packet. The Board authorized at the meeting to move
28 forward with a "not-to-exceed" amount. The proposal went above that amount. \$40,950
29 time and materials plus the associated rate schedule.

30 Mr. Kish asked about sewer drainage pipe by Orchid Cove, the drain that goes to the
31 canal. He asked if it was still functioning. Mr. Gunther said it originates on Collier County
32 property. Mr. Kish asked if it would be possible to direct water to that drain to mitigate

1 the issues stemming from the Restoration Project. Mr. Lombardo clarified that Lewis,
2 Longman, & Walker's involvement is not to decide whether action can be taken but
3 rather to assist in receiving reimbursement for having to act. Mr. Lombardo said there is
4 data collection required for any direction taken to figure out where to send the water. Mr.
5 Truckey voiced his concern about the proposal. He is worried about the description of
6 what can and cannot be done. Since the ribbon cutting, the Everglades Restoration
7 Project will not be changed but reimbursement may be pursued.

8 Mr. Truckey said the sad part of that is that the Corps of Engineers did not do what they
9 said they would. They spoke about numerous ways of protecting Port of the Islands. Mr.
10 Truckey personally stated that if this issue turns into a lawsuit there would be a million-
11 dollar amount associated with it. Mr. Truckey has spoken with SFWMD and the Corps of
12 Engineers about running a contingency swale. It is only 100 feet from the well field
13 culverts, where the worst flooding was during the last hurricane, to the canal. He asked
14 about putting a contingency swale in to help protect the culverts. The Corps of
15 Engineers does not want to see any water running through land going into the canal,
16 which is why they plugged the canal. Mr. Truckey told them the only time it would take
17 water from the project was at flood stage. The swale depth would be set at the top of
18 the culverts and still protect the road. The Corps said absolutely not, they do not want a
19 drop of water going into the canal. For \$500 with a skid steer that could be put in vs. a
20 million-dollar lawsuit.

21 Mr. Lombardo's understanding of the LL&W proposal was not that they couldn't change
22 things from a permitting standpoint but rather they couldn't from a federal spend
23 standpoint. To modify the spend at this point would involve congressional involvement.
24 Mr. Truckey's concern is that SFWMD will not give permission to fix the problems and
25 complete necessary projects. Ms. Hansen and Mr. Lombardo were in favor applying for
26 a permit as it has only been denied in conversation rather than in an official permitting
27 process.

28 Mr. Dorrill stated that following Hurricanes Irma and Ian, the Governor issued executive
29 orders that waived certain permitting requirements related to restoration work and
30 stormwater improvements. He noted that the Governor has a track record of waiving
31 environmental resource permits following a presidentially declared disaster which could
32 help with creating the desired swale.

33 **Mr. Kish made a MOTION to not move forward with the Lewis, Longman, and**
34 **Walker proposal. Ms. Hansen made the second and all were in favor.**

1 **Ms. Hansen made a MOTION to have District Engineer prepare proposal for**
2 **permit modification with hydrologist where appropriate. Mr. Kish made a second**
3 **and all were in favor.**

4 **F. FEMA Grants**

5 Ms. Hansen asked about FEMA grants. Mr. Truckey responded that the tank moved
6 forward and is in the final stage of getting approved. Work is also moving forward with
7 raising the well heads. That work is under the hurricane grant which is covering 100% of
8 the cost.

9 **PUBLIC COMMENTS**

10 No public comments were made at this time.

11 **ADJOURNMENT**

12 The District will host an open house at the utility plant following the regular meeting
13 which will occur on March 19 at 9:30 a.m. The event will be noticed as a workshop to
14 ensure compliance with Sunshine Law requirements. The Board agreed to move the
15 monthly meetings from Fridays to Thursdays.

16 Mr. Lombardo advised that the proposed Rules of Decorum could not be adopted at the
17 next meeting because there would not be enough time to satisfy the required noticing
18 period. He stated that the item will need to be brought back at the April meeting in order
19 to comply with the proper noticing requirements.

20 The next meeting will be on March 19, 2026, at 9:30 a.m. A utility plant tour will follow.

21 **On a MOTION by Ms. Hansen and a second by Mr. Kish, with all in favor, the**
22 **meeting was adjourned at 11:10 a.m.**