

1       **PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT**  
2                                   **NAPLES, FLORIDA**  
3                   Regular Meeting of the Board of Supervisors  
4                                   March 20, 2026

5   The regular meeting of the Port of the Islands Community Improvement District Board of  
6   Supervisors was held on Friday, March 20, 2026, at 9:30 a.m. at the Orchid Cove  
7   Clubhouse, 25005 Peacock Lane, Naples, Florida.

8   **SUPERVISORS PRESENT**

9   Anna-Lise Hansen, Chairman

10   Dan Truckey, Vice Chairman

11   Russell Kish, Supervisor

12   Kevin Baird, Supervisor

13   Steve McNamee, Supervisor, via Zoom

14   **ALSO PRESENT**

15   Neil Dorrill, Manager, Dorrill Management Group

16   Billy Sparacio, Manager, Dorrill Management Group

17   Lenore Brakefield, Associate District Counsel

18   Matt Gillispie, Florida Utility Solutions

19   **PLEDGE OF ALLEGIANCE**

20   The pledge of allegiance was recited in unison.

21   **ROLL CALL/APPROVAL OF AGENDA**

22   Four 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.

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

#### 4 **PUBLIC COMMENTS**

5 No public comments were received.

#### 6 **APPROVAL OF MINUTES - FEBRUARY 2026**

7 Every occurrence of "Mr. Gilinsky" should be changed to "Mr. Gillispie"

8 **On a MOTION by Mr. Truckey, with a second by Mr. Baird, and all in favor, the**  
9 **minutes were approved as amended.**

#### 10 **UTILITY MONTHLY REPORT**

11 Mr. Gillispie presented the utility report. Operations at the facilities were conducted in  
12 accordance with contract and regulatory requirements. All wastewater plant and water  
13 distribution requirements were met. The reuse pump system operated as intended.  
14 During the month, 2.4 million gallons of wastewater were received, 3.37 million gallons  
15 of potable water were produced, and 9.2 million gallons of reuse water were distributed.  
16 Meters were not read during the month, however, rereads from the prior month were  
17 completed. Approximately 580 gallons of chlorine were used.

18 All pump stations were inspected weekly. Staff performed odor control checks, greased  
19 all pumps and motors, and completed general maintenance including backflow leak  
20 repairs, checking timers, and replacing batteries in auto flushers. There were no  
21 accidents or incidents, and all required safety training was completed.

22 Mr. Kish questioned the decrease in wastewater treatment compared to the prior month.  
23 Mr. Gillispie explained that the influent meter may not be reading accurately, he noticed  
24 that the influent readings were significantly lower than the effluent readings and they are  
25 typically close to each other. The meter is scheduled to be calibrated and this  
26 discrepancy may explain the variance.

27 **The utility report was accepted on a MOTION by Mr. Baird, a second by Mr. Kish,**  
28 **and all in favor.**

29 Mr. Truckey asked about the storage pond. Soto has been asked numerous times to  
30 remove the trees in the berm but has not completed the work. Direction was given that  
31 Soto should either complete the work immediately or the District would engage another

1 vendor and adjust payments accordingly. It was further noted that the work had been  
2 outstanding for an extended period of time and should not continue to be deferred. Mr.  
3 Gillispie spoke to Soto yesterday and mentioned that pond to him. Soto stated that work  
4 had been completed and maybe it just needed it again. Mr. Truckey said they are not  
5 new trees. It was explained that trees cannot be allowed in these areas because root  
6 systems can penetrate the berm, creating pathways that allow water to pass through  
7 and compromise the structural integrity of the retention system. Mango trees that had  
8 been planted in the area were also identified as problematic for the same reason and  
9 will need to be removed.

10 Mr. Truckey reported that the gate had been removed without authorization. The District  
11 is required to secure its water infrastructure and maintain controlled access to the  
12 wellfield. It was noted that the road is shared with other entities, including the Parks  
13 Department and the gun range, and that coordination would be required to determine  
14 responsibility for replacing the gate. The Parks Department did not know the gate was  
15 removed. Additional context was provided regarding prior issues with access, including  
16 a situation where the lock had been changed and utility staff had to cut the lock to gain  
17 access, resulting in conflict with forestry personnel. It was emphasized that the District  
18 must maintain access to the wellfield while also complying with security requirements.

19 It was further noted that the gun range owns a portion of the access road and has  
20 placed signage restricting public access due to safety concerns related to falling shots.  
21 It was stated that the District has easement rights and must be able to access its  
22 infrastructure regardless of those restrictions.

23 Direction was given to coordinate with the Parks Department, forestry, and the gun  
24 range to determine responsibility for the gate and ensure that a gate is reinstalled.  
25 Temporary measures such as installing a chain may be implemented if necessary to  
26 maintain security until a permanent solution is in place.

## 27 **MANAGER'S REPORT**

### 28 **A. Surplus Property Auction**

29 Mr. Dorrill reported that the surplus utility trailer with the mosquito spray rig was sold at  
30 auction for \$450. The associated chemicals were provided to the City of Everglades, as  
31 the mosquito control district did not utilize that product.

### 32 **B. Methodology & Impact Fee Update**

33 The economist had committed to attending the meeting today by Zoom but cancelled  
34 yesterday. The Board expressed frustration with the continued delays, noting that the

1 study has been outstanding for several months and that the delay is impacting the  
2 District's ability to establish updated ERC values and collect appropriate revenues.

3 Mr. Dorrill stated that he contacted the economist (Russ Weyer) and was assured that a  
4 draft report would be provided prior to the April meeting. The Board requested that the  
5 report be delivered in advance so that it can be reviewed prior to discussion at the  
6 meeting. Mr. Dorrill will make sure this is understood in writing by Mr. Weyer.

7 The Board discussed the financial impact of the delay, noting that there are multiple  
8 properties, including the marina, hotel condominiums, and the Lindsay Case parcel,  
9 where ERCs have not been collected due to the lack of an established methodology. It  
10 was noted that this represents a significant amount of uncollected revenue.

11 Mr. Truckey asked whether ERCs could be collected retroactively once the  
12 methodology is established. It was stated that for certain properties, such as marina  
13 condominiums, ERCs were not paid at the time of development and may be billed once  
14 a rate is established.

15 The Board also discussed the structure of base fees for marina slips. Concerns were  
16 raised regarding whether the current approach accurately reflects usage, particularly for  
17 commercial operations such as fishing charters and rentals versus private recreational  
18 use. It was noted that this issue will be addressed as part of the broader methodology  
19 review. An amount will also be recommended as how much an impact fee is worth/what  
20 an appropriate ERC charge would be for water and sewer.

### 21 **C. Supervisor's Replacement**

22 Mr. Dorrill reported that notice of the vacancy had been posted and no formal interest  
23 had been received. Ms. Hansen was in favor of putting it off until next month and seeing  
24 if there is any interest. Mr. McNamee indicated that he would resign effective at the  
25 conclusion of the meeting to allow him to work on a separate project without Sunshine  
26 Law restrictions.

### 27 **D. Sales Center**

#### 28 **i. Consideration of the Lease**

29 Mr. Dorrill presented the lease agreement for the community facility. The lease includes  
30 a base rent of \$1,500 per month. It was explained that instead of requiring the landlord  
31 to complete capital improvements, the District would complete the improvements and  
32 receive credits against lease payments.

1           **ii. Consideration of Two Purchase Items for the Repairs**

2   Proposals were presented for necessary repairs. Mr. Baird received a proposal for  
3   \$22,682 for replacement of a 2.5-3-ton HVAC system along with all necessary duct  
4   work. A proposal of \$16,500 was received for the roof repair to include a new deck, flat  
5   roof, membrane, and any associated wood. There will also be a five-year warranty. For  
6   a total of \$39,180 this equates to approximately 26 months of lease credits.

7   Ms. Brakefield noted that the only downside recognized by her and Mr. Lombardo is that  
8   if the Board were to decide to terminate the lease agreement none of the money put into  
9   repairs could be recovered.

10   Additional improvements were discussed, including a CID sign for the wing wall,  
11   electrical work for lighting and irrigation, as well as landscaping improvements at the  
12   entrance. It was clarified that some of these improvements are related to District-owned  
13   property and are separate from the lease improvements.

14   **On a MOTION by Mr. Baird, with a second by Mr. Truckey, and all in favor, the**  
15   **Board authorized the Chairman to execute the revised lease agreement to include**  
16   **the repair credit for the two items outlined today, resulting in 26.2 months of**  
17   **credit, along with the associated repair proposals.**

18   **E. Election Resolution 2026-1**

19   There are two seats up for election in the fall.

20   **On a MOTION by Mr. Truckey with a second by Mr. Kish, and all in favor, the**  
21   **Chairman was authorized to execute Resolution 2026-1 allowing the Supervisor of**  
22   **Elections to conduct the election.**

23   **FINANCIALS - JANUARY 2026**

24   Mr. Dorrill presented the financials as of January 31, 2026. Total cash on hand was  
25   \$5,595,000, with \$4,234,000 in the general fund and \$1,361,000 in the utility fund.  
26   There was \$6,917,000 in fixed assets net of depreciation. Total assets net of  
27   depreciation were \$12,656,000.

28   Outstanding payables totaled \$79,000 in the general fund and \$19,000 in the utility  
29   fund. Revenue included \$72,000 received from FEMA reimbursement, \$10,870 in  
30   interest earnings for the month, and \$22,000 in non-ad-valorem assessments. Year to  
31   date non-ad-valorem assessments totaled approximately \$618,000, representing  
32   approximately 80% of anticipated revenues.

1 Year to date legal services were right at \$16,000. Engineering services year to date in  
2 the general fund are only \$3,300 with the bulk of engineering costs being in the utility  
3 fund. Work was authorized by the Board to include the wellfield hardening and utility  
4 bridge crossing projects those engineering fees to date are \$23,000.

5 The general fund was \$139,000 under budget and the utility fund was \$113,000 under  
6 budget year to date. It was noted that timing differences and upcoming capital  
7 expenditures may impact these figures in future periods.

## 8 **ATTORNEY'S REPORT**

### 9 **A. Prepmac Lawsuit**

10 Ms. Brakefield reported that a hearing regarding attorney's fees is scheduled for April  
11 23. The process will include determination of entitlement followed by a second hearing  
12 to determine the amount of fees. Expert testimony will be required to establish the  
13 reasonableness of fees. Fees cannot be recovered for the entire case. Ms. Brakefield  
14 will provide the Board with the attorney's fees start-to-finish and then where they were  
15 able to calculate the fees from and what they are hoping for the Court to award.

### 16 **B. Graziani Conflict Waiver**

17 A conflict waiver related to representation of the Graziani party was presented. This  
18 relates to the project that Mr. McNamee is working on but cannot provide further  
19 information on. The waiver does not have to be signed, and the District's law firm of  
20 record does not have to provide counsel for this project. The District's established  
21 conflict counsel is Leo Salvatori and Ms. Brakefield encouraged Board members to  
22 speak with him if at all concerned about signing the waiver. The WPL firm has  
23 represented the Graziani's in the past and still does just not for this deal. They will be  
24 representing the District in this matter. The Board moved forward with approving the  
25 waiver.

26 **The Chairman was authorized to sign the conflict waiver on a MOTION by Mr.**  
27 **Kish, a second by Mr. Baird, and all in favor.**

### 28 **C. Lindsey Case Complaint**

29 A complaint against the Lindsay Case parcel was presented and must be filed today to  
30 meet statutory deadlines.

31 **On a MOTION by Mr. Baird, seconded by Ms. Hansen with all in favor,**  
32 **authorization was given to file the complaint.**

1 **ENGINEER'S REPORT**

2 No report was given at this time.

3 **OLD BUSINESS**

4 No old business was discussed.

5 **NEW BUSINESS**

6 No new business was discussed.

7 **SUPERVISORS' REQUEST**

8 No further requests were made.

9 **PUBLIC COMMENTS**

10 Tim Estock - Peacock Lane – Mr. Estock inquired about lease credits in the event of  
11 bankruptcy.

12 Ron Westerman - Cays Drive – Mr. Westerman commended the Board and volunteers  
13 for the community center improvements.

14 Ernie Peterson - Newport Drive – Mr. Peterson expressed concern regarding acoustics  
15 and the ability to hear during the meeting. Mr. Peterson asked about the possibility of  
16 getting a sound system. Dave responded that they could look into de-echoing the room  
17 but a sound system/mixing board would likely result in feedback with Zoom.

18 Mary Anderson - Orchid Cove – Ms. Anderson inquired about Everglades restoration  
19 impacts and flooding concerns. Mr. Truckey shared that a ribbon cutting ceremony was  
20 done stating that this part of the project was complete and that the Corps of Engineers  
21 will not do anything. He explained that mitigation efforts are ongoing, including raising  
22 wellfield infrastructure and pursuing grant funding.

23 Kyle McKenzie - Port of the Islands Resort – Mr. McKenzie provided additional  
24 information regarding water flow improvements and recent infrastructure work that may  
25 impact flooding conditions.

26 Frank Lee – Cays Drive – Mr. Lee thanked volunteers and acknowledged contributions  
27 to the community center project.

1 **ADJOURNMENT**

2 The next meeting will be on April 16, 2026, at 9:30 a.m. Meetings will continue to occur  
3 on Thursdays indefinitely and the change will be reflected on the website.

4 **On a MOTION by Ms. Hansen and a second by Mr. Truckey, and all in favor, the**  
5 **meeting was adjourned at 10:56 a.m.**