



Port of the Islands

COMMUNITY IMPROVEMENT DISTRICT

May 21, 2026

MEETING AGENDA

**PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT
REGULAR BOARD MEETING**

Board of Supervisors Agenda for May 21, 2026

Agenda

Thursday, May 21, 2026, 9:30 a.m.
Port of the Islands Sales Center,
24998 Tamiami Trail, Naples, FL 34114

Note: Requests to address the Board on subjects which are not on today's agenda, will be accommodated under "Public Comments".

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 592.9115 at least five calendar days prior to the meeting.

1. Pledge of Allegiance
2. Roll Call/Approval of the Agenda
 - a. Rules of Decorum Approval
3. Public Comments
4. Approval of Minutes – April 2026
5. Utility Monthly Report
6. Manager's Report
 - a. Methodology & Impact Fee Presentation
 - b. FY 27 Budget Approval
 - c. CID Building Update
 - d. Additional Irrigation Well Estimate
 - e. Registered Voter Certification
7. Financials – March 2026
8. Attorney's Report
9. Engineer's Report

10. Old Business

11. New Business

12. Supervisors' Request

a. Parcel 13 Redevelopment

13. Public Comments

14. Adjourn – Next meeting will be on June 18, 2026, at 9:30 a.m.

Section 1 RULES OF PROCEDURE

1.4 Meetings and Workshops

(6) Public Comment. The Board shall set aside a reasonable amount of time at each regular meeting for public comment, which shall be identified in the agenda. Persons wishing to address the Board are required to notify the Secretary of the Board prior to the "audience comment" section on the agenda. ~~In its discretion, the Board may limit the length of any one speaker in the interest of time or fairness to other speakers.~~

(7) Rules of Decorum (the "Rules of Decorum")

(a) Purpose. The purpose of these Rules of Decorum is to ensure meetings and workshops of the Board are conducted in an orderly, respectful, and efficient manner that allows all participants to be heard without fear of harassment, intimidation, or disruption and that facilitates a clear record of the meetings and workshops.

(b) Applicability. These Rules of Decorum apply to all persons attending or participating in any meeting or workshop of the Board.

(c) General Standards of Conduct. All persons attending Board meetings and/or workshops shall:

(i) Conduct themselves with civility, respect, and courtesy.

(ii) Address all remarks to the Board as a whole and not to individual members, staff, or other attendees.

(iii) Confine comments to the subject matter under consideration, unless speaking under general public comment.

(iv) Be limited to 5 minutes per speaker.

(d) Prohibited Conduct. The following disorderly, disruptive, disturbing, delaying and/or boisterous conduct is prohibited during District meetings and workshops:

(i) Yelling or shouting.

(ii) Profanity, vulgarity, or obscene gestures.

(iii) Personal attacks, name-calling, or character assassination.

(iv) Harassment, bullying, or intimidation of any kind.

(v) Threatening statements or behavior.

(vi) Interrupting others while they are speaking.

(e) First Amendment Conflict. Nothing in these Rules of Decorum is intended to violate the First Amendment of the U.S. Constitution and thus where any conflict exists between the First Amendment and these Rules of Decorum, the First Amendment shall control.

(f) Presiding Officer Authority.

(i) The Chair, or presiding officer, is responsible for enforcing these Rules of Decorum.

(ii) The presiding officer may issue a verbal warning to any person violating these Rules of Decorum.

(iii) If behavior violative of these Rules of Decorum continues after a verbal warning, the presiding officer may declare the person out of order.

(iv) If behavior violative of these Rules of Decorum continues by a person after being declared out of order, the presiding officer may direct the person to leave the meeting or workshop.

(v) In the alternative to iv above, if behavior violative of these Rules of Decorum continues by a person after being declared out of order or if the presiding officer reasonably determines there is a threat to public safety, the presiding officer may request assistance from law enforcement if necessary to restore order.

(g) Enforcement. Failure to comply with these Rules of Decorum may result in removal from the meeting or workshop and, these Rules of Decorum shall be in addition to any and all other legal remedies available to the District and any effected persons.

1 could allow interested individuals to introduce themselves, discuss the vacancy, and
2 either make an appointment at this meeting or continue the item until the next meeting.

3 **The agenda was approved as presented on a MOTION by Ms. Hansen with a**
4 **second by Mr. Truckey, and all in favor.**

5 **A. Supervisor Vacancy**

6 The Board discussed whether to consider all candidates and continue the appointment
7 to the next meeting or move forward at this meeting. Mr. Dorrill stated that there were
8 no sealed or blind votes for this type of appointment and that any nomination, second,
9 and vote would occur in open session.

10 Mr. Canover was not present. Ms. Lisa Sager introduced herself and stated she had
11 been a resident of the community for six years. She previously lived on Stella Maris and
12 currently lives on Sunset Cay. She stated she had worked for 25 years at a telephone
13 company in billing and related functions. She stated she loves the community, would
14 like to learn more about it, and would like to help in whatever way she can. Mr.
15 Westerman was not present and it was stated that he had withdrawn.

16 Mr. Kish noted Ms. Sager had attended many meetings and discussed moving forward
17 with her appointment.

18 **On a MOTION by Mr. Kish, with a second by Mr. Baird and all in favor, Ms. Lisa**
19 **Sager was appointed to fill the balance of Mr. McNamee's term on the Board of**
20 **Supervisors.**

21 Mr. Dorrill administered the oath of office to Ms. Sager. Ms. Sager then joined the
22 Board. Mr. Dorrill stated that his staff would obtain Ms. Sager's preferred email address
23 and phone number and would complete the certificate of oath paperwork.

24 **PUBLIC COMMENTS**

25 Mike Hoekstra - Dockmaster, Port of the Islands Marina - Mr. Hoekstra requested
26 clarification regarding the utility base rate being charged to the marina. He stated the
27 marina's water bill had previously been approximately \$3,500 for two months and was
28 now approximately \$26,000 for two months. Mr. Dorrill stated the matter would also be
29 discussed later in the agenda and explained that he had contacted the marina
30 condominium and hotel condominium in advance of the meeting. He stated that, after
31 the prior meeting, the District reconciled the number of actual units served through the

1 meters and previously did not have that information. He further stated he would review
2 Mr. Hoekstra's bill because the marina bill should include the water base rate but not
3 sewer.

4 Mr. Dorrill stated there were 175 individually owned condominium units at the marina.
5 He explained the Board's prior rate action was intended to charge, for commercial and
6 residential users, either the equivalent rate in the adopted schedule or the actual
7 number of units being served. A two-inch meter has a five-unit equivalency rate, but the
8 adopted base rate was intended to replace the prior non-ad valorem assessment that
9 subsidized the utility system and appeared on the tax bill. He stated that the 175 units
10 historically paid that utility assessment through the tax bill, and his interpretation of the
11 rate adopted effective October 1 was that the same units would now be charged
12 through the base rate.

13 Mr. Hoekstra asked whether the rate was \$128 per slip and whether the charge applied
14 to each hose bib. Mr. Dorrill stated the rate was approximately \$128 per unit per month,
15 billed bimonthly, and the charge related to ownership units being served, not water
16 consumption. Mr. Hoekstra stated he wanted to provide information to owners so he
17 would not receive a large number of calls. Mr. Dorrill stated the item would be discussed
18 further during the agenda item and that, at midyear, he would provide a revenue update
19 in anticipation of budget work and potential utility rate changes later in the summer.

20 It was noted the charge was not a water consumption charge and was a fee to cover
21 maintenance and upkeep of the utility system. Mr. Dorrill stated the prior non-ad
22 valorem tax assessment for utility operations and maintenance was removed from the
23 tax bill and replaced with the base rate.

24 Ken McLaren - Marina Slip Owner. Mr. McLaren stated he had purchased 115 slips
25 approximately eight years earlier, at a time when the marina had derelict boats and
26 other problems. He stated they had lost money for six years, invested approximately
27 \$1.5 million into marina improvements, and believed the marina now looks good and is
28 an asset to the community. He stated the marina is paying bills for slips that do not use
29 water and that more than half of the slips do not use water except perhaps to wash a
30 boat once a month.

31 Mr. McLaren stated he understood the logic of assessing based on potential liveaboard
32 use even though he disagreed with it. He stated the marina could eliminate liveaboard
33 rights for slips that are not actual liveaboards. He stated the marina previously had 60
34 liveaboard-authorized slips and added 50 during the renovation without knowing those

1 would later be charged at a different rate. He stated the marina currently has
2 approximately 46 actual liveaboards and asked why the marina was being charged as
3 though all slips were liveaboards. Mr. Dorrill stated the intent of the base rate was to
4 replace the same fee previously paid on individual property tax bills. Mr. McLaren stated
5 the prior tax bill reduction for his docks was approximately \$11,000, while the new
6 proposal would add approximately \$72,000 in cost.

7 Mr. Truckey stated that houses and condominiums pay the base charge whether
8 occupied year-round, seasonally, or only occasionally, because the utility system must
9 be maintained and available regardless of use. He stated that for liveaboard slips, the
10 water and wastewater system must be available when the slips are used, including
11 restroom and pump-out requirements. Mr. McLaren stated he understood the concept
12 but hoped marina representatives would be included in the process. Mr. Dorrill stated
13 the item would continue to be discussed during the agenda item.

14 Mr. McNamee stated that, when he was still on the Board, he had asked that Mr.
15 McLaren be included in discussions with Mr. Weyer, staff, and the Board. He clarified
16 there had been no specific mention of a committee, but his intent was that their views
17 be incorporated before the Board made any final decisions. Mr. McNamee also thanked
18 Ms. Sager for stepping up to serve and offered to help her as needed.

19 **APPROVAL OF MINUTES - MARCH 2026**

20 Page 4 Line 26 - Add language stating that Ms. Brakefield advised Mr. McNamee may
21 not serve as a go-between between supervisors. Mr. McNamee, like any other resident,
22 may speak to individual Board members, but he may not relay positions or
23 communications between Board members.

24 **The minutes were approved as amended on a MOTION by Ms. Hansen, a second**
25 **by Mr. Truckey, and all in favor.**

26 **UTILITY OPERATIONS SUMMARY - MARCH 2026**

27 Mr. Gillespie presented the monthly utility report. He stated operations at the water and
28 wastewater facilities were conducted in accordance with contract and regulatory
29 requirements. All wastewater treatment plant requirements were met, all water
30 distribution requirements were met, and the reuse system was functioning as intended.
31 The canal pump station remained on one pump.

1 For the month of March, the District received and treated 3.42 million gallons of
2 wastewater, produced and distributed 2.49 million gallons of drinking water, and
3 distributed 9.95 million gallons of reuse water. The District disposed of 27,000 gallons of
4 sludge. There were no odor complaints. There was one line break repair. All nine auto-
5 flushers were checked. The system had 864 meters, and four meter rereads were
6 performed for accuracy. The combined water and wastewater facilities used 575 gallons
7 of chlorine.

8 Mr. Gillespie reported that staff pressure washed the water and wastewater treatment
9 plants, painted exterior piping and motors at the plants, performed weekly pump station
10 inspections, and performed the weekly odor control checks. Staff repaired a leaking
11 backflow preventer at Evening Star Cay, replaced a broken six-inch cleanout at 160
12 Cays Drive, replaced a leaking backflow on Peacock Lane, addressed a low-pressure
13 irrigation complaint on Sunset Cay, and installed a new pump in the Cays master lift
14 station.

15 Mr. Gillespie reported that, due to consistent compliant lead and copper monitoring
16 results, the Florida Department of Environmental Protection granted reduced monitoring
17 in the distribution system, moving from annual monitoring to monitoring every three
18 years. Mr. Truckey clarified that this reduction applied to distribution system lead and
19 copper monitoring and did not change required monitoring of wells or other drinking
20 water sampling requirements.

21 The Board discussed continued sampling of marina water. Mr. Gillespie stated sampling
22 had been performed monthly and asked whether the Board wished to continue at that
23 frequency. The Board agreed that, based on the results and lack of issues, quarterly
24 sampling was appropriate.

25 Mr. Dorrill thanked Mr. Gillespie and his team for hosting the recent open house at the
26 utility facilities. He stated approximately 50 people attended, the feedback was very
27 positive, and residents were impressed with the technology, particularly at the
28 membrane softening plant. Mr. Gillespie stated they were happy to host the event and
29 that it was beneficial because utility work is usually in the background and residents do
30 not always know where their water comes from or where wastewater goes. Mr. Dorrill
31 stated the District would plan to repeat the open house during peak season, and Mr.
32 Gillespie suggested adding it to the calendar for January planning. Mr. Kish stated he
33 had visited the plant at other times and noted the facilities are always clean, not merely
34 cleaned for the open house.

1 The Board then discussed the canal pump station. Mr. Truckey stated the District could
2 not safely run the canal station with current salinity conditions and needed to identify a
3 solution because the District's fire flow requirements would not be met solely by the new
4 water tank. The Board discussed possible alternatives, including drawing from the lake
5 on the Case property, relocating or supplementing the pump station, and pursuing
6 another well. It was stated that the canal water near the station was comparable in
7 salinity to the Gulf and that the District's irrigation and fire-related systems were not
8 designed for salt water.

9 Mr. Gillespie stated the canal pump station currently does not run because both reuse
10 pumps at the plant are running. He explained the canal station is intended as a backup
11 if power failed at the wastewater plant, the generator did not run, and a series of events
12 caused the reuse pumps to go down. In that scenario, the canal station would
13 pressurize the reuse main to provide fire flow. He stated that if the District wanted to
14 shut off the canal pump station, it should confirm the legal and permitting implications
15 before powering it down. He stated another well may not be sufficient as a direct backup
16 to the canal station, and the District may need another pump station on a lake with its
17 own generator or a similar backup arrangement.

18 Mr. Truckey discussed the concern that salt water could damage irrigation
19 infrastructure, fire sprinkler piping, pumps, and vegetation. High tides were causing salt
20 water to flow backward over the weir and into the freshwater system and that the
21 existing pump station intake is located close to that area. The Board discussed the
22 potential relationship between the Everglades Restoration Project and the changed
23 salinity conditions. Mr. Lombardo stated the Board had previously considered retaining
24 counsel, but the proposal appeared speculative in terms of potential results. He stated
25 that if the District wanted to pursue a legislative or negotiation approach, it would need
26 data and an engineering analysis to support the issue rather than anecdotal
27 observations alone.

28 Mr. Dorrill stated his takeaways were to determine chloride monitoring levels in the
29 current irrigation quality water, review historical results, identify levels at which chlorides
30 begin to affect vegetation, and obtain a proposal from the District's civil engineer to
31 evaluate a new well or other raw water source that could be blended with treated
32 effluent. The Board agreed it needed data at the pump station intake to determine
33 whether the canal station is a viable backup and to support any discussions with
34 governmental agencies.

1 Mr. Gillespie stated staff could collect samples at or near the intake location and send
2 them to a lab. The Board discussed sampling frequency and the need to capture high
3 tide or reverse-flow events. It was agreed that weekly sampling would provide a better
4 data set than monthly sampling. Mr. Lombardo stated that, as long as staff could
5 confirm where the samples were taken and the lab independently verified the
6 salinity/chloride results, the data should be useful. Mr. Gillespie stated the sample
7 location would be included on the chain of custody submitted to the lab.

8 The Board also discussed possible use of a temporary or emergency pump from a lake,
9 dry hydrant concepts, and whether Greater Naples Fire District should be asked how it
10 would address a fire flow emergency. Mr. Lombardo stated it was reasonable to ask
11 Greater Naples Fire District for comment. Mr. Dorrill stated that, absent unexpected
12 chloride results, decisions should be based on the data collected from the existing
13 blended irrigation water and the canal intake.

14 The Board directed staff to begin salinity/chloride testing at the canal pump station
15 intake location, coordinate with Johnson Engineering regarding initiation of the
16 permitting process for a separate well or other source, and continue evaluating lake or
17 pump station alternatives. Mr. Gillespie asked whether to leave power on to the canal
18 pump station for the time being. The Board agreed to leave the power on pending
19 further data and evaluation.

20 **MANAGER'S REPORT**

21 **A. Methodology and Impact Fee**

22 Mr. Dorrill introduced Mr. Weyer, the District's assessment methodology consultant,
23 who attended by Zoom. Mr. Dorrill stated Mr. Weyer had performed the recent
24 methodology analysis for the operation and maintenance non-ad valorem assessment.
25 The current update focused on double lots, county-owned lots or parcels, condominium
26 pads, and commercial boat slips as distinguished from personal recreational boat slips.
27 Mr. Dorrill also noted a separate task order for Mr. Weyer to evaluate and propose a
28 new utility impact fee or Equivalent Residential Connection charge. He explained that
29 the county requires evidence of available utility capacity when a building permit is
30 sought, and utilities charge a capacity fee to reserve capacity for a new unit coming
31 online. He stated the more pressing matter for this meeting was the non-ad valorem
32 assessment methodology update.

33 Mr. Weyer stated he had been the District's assessment methodology consultant for
34 approximately five or six years and that the last full report was completed in 2023 with

1 smaller updates thereafter. He stated he was asked to review the current methodology,
2 update it, and address areas in which the Board had particular interest, including
3 parcels that had been split or aggregated, allocation of assessments to vacant county-
4 owned lands such as the North Hotel site and Orchid Cove units, the condominium
5 marina boat slips, eco tours, fishing guides, jet skis, and District-owned Parcel 13.

6 Mr. Weyer stated the District is unique because it includes a resort marina with a
7 transient population and residential neighborhoods with both seasonal and year-round
8 residents. He stated the methodology uses an equivalent residential unit, or ERU,
9 anchored by single-family and multi-family residential units, with one residential unit
10 assigned one ERU and other land uses assigned variations of an ERU based on parcel
11 size or land use. An example would be the commercial parcels on 41 that have yet to be
12 constructed on. The measurement is currently parcel size but once something
13 commercial was built on it land use would be taken into consideration and the ERU
14 would be recalculated.

15 Mr. Weyer stated there were 745 total units plus hotel rooms, nine units on multiple lots,
16 and 183 remaining units outside of residential, including the 175 marina boat slips. He
17 stated his preliminary analysis did not anticipate significant adjustments to the method
18 of allocation by ERU, but rather clarification of assessments based on updated review.

19 Regarding residential parcels, Mr. Weyer stated that where two owners split a lot
20 between them, resulting in 1.5 lots for each owner, his recommendation remained that
21 each 1.5-lot ownership be assessed one ERU because the half lot cannot
22 independently support a separate residence unless the split is reversed. He stated that
23 if the lots were recombined so a separate buildable lot existed, the additional ERU
24 would be recognized at that time. Regarding double lots, he recommended two ERUs
25 because the vacant portion of the double lot has the potential to be built upon as a
26 separate residence.

27 Mr. Weyer reviewed government-owned property. He stated that property owned by
28 counties and municipalities is generally exempt from ad valorem taxes and that non-ad
29 valorem assessments on government property are generally limited, particularly where
30 property serves a public purpose. He noted, however, that the District already assesses
31 certain government property where there is revenue-generating activity, such as the
32 county marina site. He discussed county-owned parcels, including 27 Orchid Cove
33 condominium units or pads, a two-acre parcel, and the former hotel site. Mr. Dorrill
34 stated the Board wanted to preserve the ability to assess such parcels, if appropriate,

1 during the budget process, and asked Mr. Weyer to take a hard look at applying base
2 units per acre or per condominium pad for those properties.

3 Regarding commercial properties, Mr. Weyer stated the current methodology uses the
4 acreage of vacant commercial parcels until a specific use is approved and constructed.
5 He stated the approach uses a residential density conversion of approximately four
6 units per acre. Once development occurs, the methodology would need to be revisited
7 based on the approved use.

8 Regarding marina boat slips, Mr. Weyer stated his prior recommendation used the boat
9 slip GIS acreage, approximately 11.2 acres, multiplied by the four-unit-per-acre factor,
10 resulting in approximately 44.8 ERUs, which when divided by 175 boat slips produced
11 approximately 0.25 ERU per slip. He stated his updated preliminary recommendation
12 was to assign one ERU to liveaboard slips because they function like residential units,
13 to assign commercial use slips between 0.5 and 0.75 ERU, with 0.75 ERU as his
14 preliminary recommendation, and to apply the acreage methodology to the remaining
15 recreational slips. Mr. Weyer clarified that this is not the final report, the final will be
16 presented at next month's meeting. For the hotel they are currently assigned 1 ERU per
17 hotel room and recommend keeping it that way. Mr. Weyer said the Gun Club ERU's
18 should continue to be calculated based on the assessment methodology presented in
19 June 2023 at 8 ERU's.

20 No ERU's are assigned to District owned properties. The District is a form of special
21 government and is not in the commercial operations business. Eventually once the
22 parcel is sold to a private user, then ERU's will be assigned to that parcel based on its
23 entitlements and one of the ERU calculations previously as described.

24 Mr. Truckey asked about the boat slips and if they go down to a .25 there could be
25 arguments about the condos decreasing to .25 - .4 since they are stacked on top of
26 each other resulting in minor land usage. Mr. Weyer responded that there is a huge
27 difference because condos are residential units whether they are stacked on top of each
28 other or not. The boat slips don't serve a residential purpose apart from the
29 liveaboards. That is the way that it is calculated. Acreage is only used for parcels that
30 do not have anything built on them and commercial uses.

31 Mr. Kish asked where the 46 units came from for liveaboards. Mr. Weyer said he heard
32 that this morning that there are 46 out of 175. He said those numbers are not finite yet,
33 he just needs to be given the information on which ones are and which are not. Mr.
34 Hoekstra distinguished that 116 are designated as liveaboards. Mr. Lombardo stated

1 that, in his view, the District should rely on the approved site plan because it is a public
2 entitlement document. He stated that if the marina wanted to reduce the number of
3 liveaboard entitlements, it could seek a site plan amendment, but the District otherwise
4 needed to use the approved entitlement rather than asking about actual occupancy
5 each time the methodology is updated. Mr. Weyer agreed.

6 Mr. Truckey questioned the preliminary 0.75 ERU recommendation for commercial
7 slips, particularly commercial tour operators and fishing guide operations. He stated that
8 the manatee tour boats may make four or five trips per day, bring people into the
9 community throughout the day, and generate trips, parking, and restroom use that may
10 exceed a typical residential unit. Mr. Weyer stated his preliminary recommendation
11 reflected that the use was not 24 hours per day like a liveaboard unit, but he agreed to
12 review the issue from a trip-generation, road impact perspective. He said ultimately it is
13 a Board decision; he is just giving recommendations. He said you could look at trip
14 generation and use the Institute of Transportation Engineers manual and give that
15 another factor of consideration for commercial slips. Mr. Truckey was in favor of that as
16 they are creating more of an impact and usage than a residential slip.

17 Mr. Lombardo shared that the Institute of Transportation Engineers trip generation
18 manual, which is commonly relied upon by local governments and traffic engineers to
19 estimate trips by land use type. He stated that presenting both the current methodology
20 and an ITE-based alternative would allow the Board to choose between options
21 supported by data. He also stated the District could retain a traffic engineer to perform
22 actual trip counts, although that would involve additional cost. Mr. Weyer stated he
23 would review the ITE manual and other available data and present alternatives for
24 commercial slips.

25 Mr. Truckey returned to the 1.5-lot issue. He expressed concern that when lots are
26 combined or split, the utility system still has pipes and infrastructure extending past the
27 property and, if an ERU is effectively removed, the burden is shifted to other users. Mr.
28 Weyer clarified that the discussion involved the O&M non-ad valorem assessment
29 methodology and not the utility ERC capacity charge. He stated that ERCs are capacity
30 credits that can be conveyed and tracked separately, while the O&M methodology
31 allocates annual costs based on the Board's adopted methodology. Mr. Weyer stated
32 that the O&M methodology is based primarily on trip generation and that the half lot
33 does not generate trips unless it becomes buildable again. Mr. Truckey asked that the
34 issue be carefully evaluated and explained in the updated methodology. Mr. Kish

1 shared that a commercial boat company owner had shared that one year he had 18,000
2 customers and that .75 ERU does not make sense to him.

3 Mr. Weyer stated Parcel 13 had been included in his preliminary review as District-
4 owned property. Mr. Dorrill clarified that Parcel 13 had been sold, that there is a
5 separate ERC agreement related to the parcel, and that the purchaser is in default
6 under that agreement. He stated the purchaser had started, but had not completed, the
7 Collier County PPL and Site Construction Plan process, leaving the property in
8 development limbo. Mr. Lombardo stated the separate ERC agreement should not
9 change the underlying O&M assumptions for the parcel. Mr. Weyer stated that once
10 final approval is received, the ERUs can be updated based on the approved number of
11 units.

12 Mr. Dorrill asked Mr. Weyer to examine county-owned parcels, including the vacant
13 Orchid Cove condominium pads and former hotel site, and provide the Board with base
14 units per pad or per acre. Mr. Weyer stated he would provide an updated version of the
15 O&M methodology and an initial version of the ERC analysis for the next meeting.

16 The Board noted that the O&M solution and ERC analysis are related but separate
17 items. Mr. Dorrill stated staff and the District Engineer had already spent approximately
18 two hours with Mr. Weyer reviewing background information, current depreciation
19 schedules, replacement values, and related data for the ERC work.

20 Mr. Dorrill asked whether the Board wanted to continue or take a brief recess. The
21 Board stood in recess for five minutes and was scheduled to reconvene at
22 approximately 10:15 a.m.

23 **B. Utility Billing Update**

24 Mr. Dorrill has previously shared with the Board a year-to-date summary. Numbers will
25 be updated as mid-year utility bill for the District went out yesterday. Combined water,
26 wastewater, and irrigation summary for the first two bills that began October 1.
27 \$582,321 was billed in the first two bills evenly split between water and wastewater
28 base rates. Have received \$574,607. In addition there were some late fees that were
29 subsequently charged, some of which are still outstanding. Year to date \$12,000 has
30 been charged in late fees. Working on 95-97% collection rate. Current mid-year actual
31 bill is \$891,529. Original budget for water charges both base rate and anticipated
32 consumption amount for the year was \$312,000. Have actually billed \$370,000. Waste
33 water was originally budgeted at mid-year \$337,000, have actually billed \$377,000.

1 Irrigation charges originally budgeted for \$305,000 have billed \$120,000. Miscellaneous
2 charges for new accounts or late fees had originally budgeted \$35,000 and have
3 actually billed \$23,000. Overall over budget on the revenue side. Some of these are
4 going to be the disputed base charges that have been applied to the hotel and marina
5 condominiums and will have to see how that is settled. For the year-to-date actual total
6 revenue over budget \$130,000 based off of what has been billed. While there are
7 separate arguments or decisions to be made, Mr. Dorrill still feels strongly that the
8 Board's intent has been valid.

9 With the help of Florida Utility Solutions a good inventory of meter locations has been
10 created. Primarily focused on larger two-inch meters for the actual number of units
11 being applied. Mr. Dorrill has to go back and make sure that none of the liveboards
12 include wastewater. Mr. Truckey corrected that all the liveboard's wastewater is
13 collected into the District's system. Mr. Dorrill said if any changes to the rates as
14 approved by the Board are desired, he has to give advanced notice of that through the
15 utility bill.

16 Mr. Truckey thinks the base rate is too high. Mr. Kish agreed. With the increase in
17 revenue, he suggested applying that increase to lower the base rate. Mr. Dorrill
18 commissioned a survey of all of the utility systems included in the last bill and there is a
19 high base rate, but the intent was to offset the former revenue that came from the tax
20 bill. The irrigation rates are the lowest of the 12 public utility systems. He would like to
21 go back and revisit some of those areas. Out of the 12 the District was tied for fifth.

22 Mr. Truckey compared rates from Collier County and Everglades City. Collier County
23 rates are \$150 for two months. The District is at \$256. Everglades City is \$220 and they
24 include the first 3,000 gallons with their base rate. If the increases were applied to a
25 reduction in the base rate, it is going to put it more at par with those two. 9.5% over so
26 far. Mr. Kish suggested taking 10% off of base rate to wash. That would reduce it by
27 \$25. Mr. Dorrill added that the City of Naples, Fort Myers, and Sanibel have plants that
28 were constructed from federal grants back in the 70s and 80s. The District's was built
29 off customer revenue and the municipal bonds that were sold to build the facilities. Mr.
30 Truckey would like to take \$40 off the base rate and still allow for a surplus. This will be
31 discussed further next month. The proposed budget will be reviewed next month and
32 that will be the best time to have a decision made on this. The next bill is in June. Mr.
33 Lombardo added that decision must be made by the July meeting which would require a
34 budget amendment.

1 **C. Sales Center Update**

2 Final air conditioning renovations \$22,000, the roof repair including the decking
3 \$16,500. Remaining invoice for remodeling contractor who conducted some demolition
4 and drywall \$3,000. All in number \$32,132. Mr. Lombardo confirmed in reference to the
5 lease that most if not all of that qualifies for rent credit. The AC and roof were in lease
6 itself and the other items can be shared with the landlord for additional approvals.

7 **D. Revised Candidate Oath**

8 Ms. Hansen and Mr. Truckey's seat up for election this fall. Updated oath of office form
9 for qualifying period.

10 **FINANCIALS - FEBRUARY 2026**

11 Mr. Dorrill presented the financials as of February 28, 2026. The District had a
12 combined cash on hand amount of \$5.5 million. \$6.9 million in addition assets. Total
13 assets next of depreciation \$12,735. \$26,000 in payables. Almost \$35,000 received in
14 non-ad-valorem assessments. Expecting similar amounts for March and April. Total
15 year-to-date assessments received at 82% or \$653,573. Overall \$179,000 under budget
16 as no capital landscape outlay had been done through February. On utility side, year to
17 date total expenditures \$142,000 under budget.

18 **The financials were accepted as presented on a MOTION by Ms. Hansen, a**
19 **second by Mr. Baird, and all in favor.**

20 **ATTORNEY'S REPORT**

21 **A. Request Shade Meeting Regarding Case Lawsuit**

22 At the last meeting the Board authorized litigation Counsel to file the Case Lawsuit.

23 Mr. Lombardo requested that the Board schedule an attorney-client shade meeting for
24 counsel to seek advice concerning litigation, specifically settlement negotiations and
25 strategy related to litigation expenditures. He stated that dates had been reviewed with
26 litigation counsel and that, although the matter had previously been discussed for
27 scheduling after the May meeting, the first week in May was preferable if the Board was
28 available.

29 The Board discussed availability during the first week of May. Thursday, May 7, 2026 at
30 9:30 a.m. was tentatively selected, subject to confirmation by Mr. Dorrill. Mr. Lombardo

1 stated the meeting would open in public session, recess into the shade meeting, and
2 then will reconvene in public session at the conclusion of the closed portion.

3 **ENGINEER'S REPORT**

4 No report was given at this time

5 **OLD BUSINESS**

6 No new business was discussed.

7 **NEW BUSINESS**

8 No old business was discussed.

9 **SUPERVISORS' REQUEST**

10 **A. Safety and Security Update**

11 Mr. Truckey asked about the safety and security measures as previously discussed. Mr.
12 Dorrill stated the District previously issued an RFP for a security consultant to perform
13 an analysis, but no responses were received. He stated he could obtain proposals from
14 contractors for security cameras, but would need assistance determining technology
15 needs, including whether the system would require internet access and whether the
16 District would rely on vendors for connectivity.

17 The Board discussed the need for security at the District facility because items are
18 stored in the building and because homeowners associations may want to use the
19 facility for future meetings. There is a need for internet service at the building. It was
20 clarified that the desired location for potential cameras is at all three entrances to the
21 community, along with separate cameras for the facility itself.

22 Mr. Lee suggested the Board consider consistently identifying the facility as the CID
23 Building, with the community center located in the CID Building, to avoid confusion
24 caused by prior references to different addresses and facility names. He stated the
25 official address had been confirmed as Tamiami Trail East through the post office and
26 fire department. He asked the Board to consider this.

27 Mr. Truckey discussed prior coordination with Collier County regarding patrol presence
28 in the community. He stated that when the County had a visible presence in Port of the
29 Islands, response was very quick after motion detectors alerted residents to activity on
30 the docks. He discussed the possibility of requesting that one officer be stationed in Port

1 of the Islands at night instead of having all nighttime coverage stationed in Naples and
2 Everglades City. He stated security personnel would create a large ongoing cost and
3 that cameras alone may not identify suspects when faces are covered. He stated
4 motion detectors and a visible law enforcement presence may be more effective.

5 Mr. Dorrill stated he has existing camera vendors at Lely Resort and Pelican Marsh and
6 would seek proposals or estimates for the Board to consider as early as the next
7 meeting.

8 **B. Rules of Order**

9 Mr. Baird asked whether the Board had adopted the rules of order. Mr. Dorrill stated the
10 item would be brought back in May because the prior notice had to be re-advertised
11 after the meeting date changed.

12 **C. Orchid Cove Streetlights**

13 Mr. Baird asked about the Orchid Cove street lights being paid for by the District. Mr.
14 Truckey said they are still working through the matter and had contacted LCEC. He
15 explained that LCEC identifies lights by location and pole number rather than by
16 address, which made the review more complicated. LCEC was expected to provide
17 information identifying the pole numbers and locations so staff could compare those
18 records against the District bill. An update is anticipated to be provided at the next
19 meeting.

20 **D. Road Resurfacing**

21 Mr. Baird asked about long-term planning for road upgrades and whether grants were
22 available. Mr. Dorrill stated there were no grants available. He stated Collier County has
23 an annual contract for milling and resurfacing and that the District would be eligible to
24 piggyback on the County bid, subject to the specifics of the asphalt type, project size,
25 tonnage, and pricing.

26 **E. Boat Dock Extension Request at 140 Wilderness Cay**

27 Ms. Hansen discussed a variance or boat dock extension request from 140 Wilderness
28 Cay involving an approximately 68-foot dock. Mr. Kish stated the request appeared
29 larger than surrounding docks, with the furthest existing dock extending approximately
30 42 feet, and that the proposed dock was intended for a 50-foot catamaran and a 33-foot
31 powerboat. He expressed concern that the proposed dock could significantly affect the

1 neighboring property owner's access, view, and ability to construct a dock in the future,
2 particularly with the side setbacks and riparian lines.

3 Mr. Lombardo explained that the matter would be heard by the Collier County hearing
4 examiner as a quasi-judicial boat dock extension. He stated that affected neighbors
5 should appear in person if possible as it is much more impactful, or request to appear
6 remotely. He stated that it is important that the affected neighbors who have objections
7 provide written comments to the County planner John Kelly if they cannot attend the
8 hearing. He explained that the primary review criteria typically include navigation,
9 riparian rights, view to the channel, access to the channel from neighboring properties,
10 and channel depth information.

11 **F. County Communication**

12 Ms. Hansen stated she had responded to a communication from Commissioner
13 Castro's office regarding County activity within the District. She did not see Port of the
14 Islands listed, contacted them, and received a response that stated the Port of the
15 Islands marina was open because of them, the marina parking lot had been approved
16 for repaving, and the County was still seeking someone to take over the store. She
17 stated she would continue following up because approval of the parking lot repaving did
18 not necessarily mean the work would be completed.

19 **G. SFWMD Manatee Project Update**

20 Mr. Lombardo reported that the South Florida Water Management District advised the
21 District it had run out of funding and would not proceed with the manatee project for
22 which the District had previously sold an easement. He stated the District had been paid
23 \$50,000 and had not received a notice of commencement. He stated the easement
24 allows the District to continue subleasing the area to other dock contractors if needed.
25 Mr. Truckey asked the Board whether putting gravel behind seawall as filling may be
26 appropriate. Mr. Kish and Ms. Hansen said whatever is needed.

27 **H. Liveaboard Clarification**

28 Mr. Kish requested clarification regarding the legal description of what constitutes a
29 liveaboard and the responsibilities associated with that designation. He stated that if
30 some owners wanted to avoid being treated as liveaboards, the District would need to
31 understand the applicable specifics and what would be required if a later owner wanted
32 to restore liveaboard status.

1 Mr. Lombardo stated he had previously circulated a draft memorandum on the matter.
2 He explained that, for purposes of the marina, the District has to rely on the approved
3 site plan, which identifies how many slips are designated as liveaboard. He stated the
4 marina is within its rights to amend its site plan to reduce the number of liveaboard slips,
5 but the District should rely on the recorded site plan rather than determining the status
6 of each slip by asking individual owners what they intend to do.

7 Mr. Baird brought up the ERCs associated with the marina's prior site plan approval. Mr.
8 Lombardo stated that the marina had obtained a utility availability letter in 2018 after the
9 District engineer determined capacity was available if the marina acquired
10 approximately 16 ERCs. He stated the District had no record that the ERCs were ever
11 purchased. He stated he did not believe the marina was in current compliance with the
12 site plan based on that information, but that a formal demand had not been issued
13 because the District needed Mr. Weyer's analysis to establish the value of the ERCs.
14 He stated that even if the marina later reduced the number of liveaboard slips, there
15 may still be a claim for a prior period within the statute of limitations when the marina
16 was billed based on ERCs that had not been acquired.

17 **NEXT MEETING**

18 Mr. Dorrill stated the next meeting would be the closed attorney-client shade meeting on
19 May 7, 2026, and the next regular meeting will be May 21, 2026. Ms. Hansen left the
20 meeting at 12:13 p.m. and Mr. Truckey assumed the role as Chair, a quorum still
21 remained.

22 **PUBLIC COMMENTS**

23 Rose Diaz - Orchid Cove - Ms. Diaz asked whether the District's capital improvement
24 plan on the website could be updated. She stated the posted plan appeared to be
25 approximately two years old and that it was difficult to understand how the Board's
26 decisions related to that plan. She requested an updated plan showing what had been
27 spent, what remained, the District's priorities, and the timeline for the projects. She
28 stated it would be easier for residents to understand potential water rate increases if
29 they could see how the capital plan, cash on hand, revenues, and expenditures fit
30 together.

31 Ms. Diaz also asked about the Graziani's conflict waiver that had been approved at the
32 prior meeting. Mr. Lombardo clarified that he represents the Graziani's in an unrelated
33 matter. He explained that, in order for him to represent the District in potential
34 negotiations with the Graziani's regarding the acquisition of Parcel 13, both parties

1 would need to waive the conflict. He stated the matter was a permissible and waivable
2 conflict because his representation of the Graziani's is unrelated to that property. He
3 also noted the District could use conflict counsel if desired and apologized if the issue
4 was not clear when discussed previously.

5 Michael Jura - Marina - Mr. Jura stated that when he moved to the community
6 approximately nine years ago, boat slips were treated as 0.25, condominium units as
7 0.5, and homes as 1.0 for assessment purposes. He stated the methodology had
8 changed multiple times and that the proposed base rate appeared to treat boats,
9 condominiums, and homes the same despite differences in water use and impact. He
10 stated boat owners use substantially less water, many boats have limited capacity, and
11 some owners are on fixed incomes. He objected to characterizations that boat owners
12 are wealthy or can simply afford additional costs. He compared the proposed base rate
13 to base rates in Everglades City and Naples and stated he believed the District should
14 charge based on usage rather than the ability to use water. He also stated boat owners
15 were not requesting items such as security systems, road resurfacing, dog parks, or
16 community facilities, but were being asked to contribute to those costs.

17 Dion Ray - Slip A - Mr. Ray stated it was his first time attending a District meeting and
18 thanked the Board. He requested clarification regarding the schedule for consideration
19 of the water and utility rate issue. Mr. Dorrill stated the tentative budget would be
20 presented at the May meeting, submitted to the County before June 15, and formally
21 adopted at a public hearing, typically in July or August. He stated any utility rate
22 adjustment would require advance notice to ratepayers and that the earliest the rates
23 could be changed would be the June meeting. Mr. Ray stated that the proposed
24 increase would be more than 1,000% for some boat owners and described his slip as
25 having seven boats, only one of which is a liveaboard. He stated he only uses his slip
26 when he comes to prepare for and return from boating trips. He requested an
27 opportunity for marina representatives to meet with the Board before the May meeting
28 to avoid the matter becoming a legal issue that would cost both sides money.

29 **ADJOURNMENT**

30 The Board will reconvene for the attorney-client shade meeting on May 7, 2026. The
31 next regular meeting will be on May 21, 2026, at 9:30 a.m.

32 **On a MOTION by Mr. Truckey, a second by Mr. Kish, and all in favor, the meeting**
33 **was adjourned at 12:24 p.m.**

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

3 **Closed-Door Session/Public Meeting of the Board of Supervisors**
4 **May 7, 2026**

5 The closed-door session and regular public meeting of the Port of the Islands
6 Community Improvement District Board of Supervisors was held on Thursday, May 7,
7 2026, at 9:30 a.m. at the Orchid Cove Clubhouse, 25005 Peacock Lane, Naples,
8 Florida.

9 **SUPERVISORS PRESENT**

10 Anna-Lise Hansen, Chairman

11 Dan Truckey, Vice Chairman

12 Russell Kish, Supervisor

13 Kevin Baird, Supervisor

14 Lisa Sager, Supervisor

15 **ALSO PRESENT**

16 Neil Dorrill, Manager, Dorrill Management Group

17 Zachary Lombardo, District Counsel

18 Lenore Brakefield, District Counsel

19 **CALL TO ORDER AND ROLL CALL**

20 The special meeting of the Board of Supervisors of the Port of the Islands Community
21 Improvement District was convened on Thursday, May 7, 2026 at 9:30 a.m.

22 Mr. Dorrill stated that the meeting was a special meeting of the District and that all
23 members of the Board, counsel, special counsel and the District Manager were present.
24 The meeting was recessed briefly until the court reporter arrived for the closed attorney-
25 client session.

1 **CLOSED ATTORNEY-CLIENT SESSION**

2 The meeting reconvened at 10:08 a.m. following the arrival of the court reporter. Mr.
3 Dorrill stated that the court reporter had arrived and turned the meeting over to Ms.
4 Brakefield to read the required preamble before entering the closed attorney-client
5 session. Mr. Dorrill stated that he would turn off the public recording during the closed
6 session.

7 The Board entered into a closed attorney-client session pursuant to Section 286.011(8),
8 Florida Statutes, for discussion of pending litigation, settlement negotiations and
9 litigation expenditure strategy. The closed session was recorded by the court reporter
10 as required by law.

11 **OPEN SESSION RECONVENED**

12 Following the closed attorney-client session, the meeting was reconvened in an open
13 session. Mr. Truckey noted a concern regarding the raw water main line from the plant
14 to the wells and the cost of HDPE pipe associated with the work. It was noted that the
15 material is an oil-based plastic product and that pricing had increased significantly. The
16 Board discussed whether any alternatives existed considering the contractor having
17 provided a favorable price and the amount of work Mr. Gilbert performs for the District
18 throughout the year.

19 Mr. Dorrill cautioned the Board not to deliberate the issue further because members of
20 the public had appeared earlier and were advised that the only item on the agenda was
21 the closed attorney-client session. Mr. Lombardo stated that, conceptually, if a
22 contractor could underbid and later request additional funds, there would be
23 consequences from a procurement and construction standpoint. He stated he would
24 review the documents and determine whether the contract included a mechanism
25 allowing the District to evaluate the issue.

26 Mr. Dorrill then reported that, as part of a funding cycle that would have begun in
27 January of the following year, the County had considered beginning an RFP process for
28 prospective developers related to the former hotel site. He stated the item had been
29 placed on the consent agenda, was pulled by a County Commissioner and was denied.
30 He stated he believed that outcome could bode well for the community.

31 Mr. Dorrill stated the Deputy County Manager had sent an email advising that, if the
32 District was interested, this may be a good opportunity to express an interest in entering
33 into negotiations addressing the County costs associated with the demolition and code

1 enforcement activities that had occurred. He stated that the County previously
2 estimated approximately \$500,000 in out-of-pocket costs, but that the actual amount
3 appeared closer to \$380,000. He stated the matter would be on the agenda in two
4 weeks and asked the Board to give thought to the issue before the next meeting.

5 Mr. Truckey noted that any consideration of the former hotel site should also include the
6 County's prior interest in workforce or service housing. Mr. Dorrill stated he would
7 respond to the County advising that the Board had previously expressed an interest in
8 the property.

9 Mr. Dorrill stated he would present the tentative budget at the next meeting and ask the
10 Board to approve a tentative budget. He stated that, if the Board had concerns
11 regarding the existing utility rate structure and the \$128 base rate, direction would need
12 to be provided at the next meeting. He stated utility rates and changes are sensitive
13 matters, particularly because the new rate structure had only been in place for
14 approximately six months. He noted that the Board would have an opportunity to
15 discuss the matter at the next meeting.

16 **ADJOURNMENT**

17 There being no further business, the special meeting was adjourned at 11:17 a.m. on a
18 MOTION by Mr. Baird, a second by Mr. Kish, and all in favor.



*Florida Utility
Solutions*

PORT OF THE ISLANDS CID

APRIL 2026

MONTHLY PLANT OPERATIONS REPORT

MAY 15TH, 2026 BOARD MEETING



Wastewater Plant

Received 4.45 million
gallons in April

Water Plant

Produced and
distributed 3.06 million
gallons in April

REUSE

Distributed 9.50 million
gallons in April

FLORIDA UTILITY SOLUTIONS

15275 Collier Blvd.
Suite 201-268
Naples, Fl. 34119

239-513-0445

www.floridautilitysolutions.com

Summary

Operations at the facilities throughout the month were in accordance with contract and regulatory requirements.

Items Requiring Approval

We would ask your consideration and approval of the following:

Request	Impact	Est. Cost

Operations

- **Compliance**

All Wastewater Plant requirements were met.

All Water distribution requirements were met.

- **Reuse Pump Station Status:**

Reuse Pump System functioning properly for outgoing pressure at plant.

Station on canal operating on 1 pump and not communicating. Generator does not run.

- **Performance metrics:**

Wastewater Treatment Plant

- 4.45 million gallons of wastewater received in April

Water Treatment

- Produced and distributed 3.06 million gallons in April

Reuse

- Distributed 9.50 million gallons in April

Performance Metrics	Current Month April 2026	Prior Month March 2026
Wastewater treated	4,452,289	3,415,933
Sludge disposed - gallons	0	27,000
Reuse Water Pumped	9,504,162	9,564,643
Odor Complaints	0	0
Number of line breaks	0	0
Auto Flushers Flushed	9	9
Meters Read	0	864
Meters Re-read	0	4
Consumables	Current Month	Prior Month
Chlorine Usage	670	575
Water Usage Complaints	0	0

Maintenance and Repair

Preventive Maintenance

- Performed all weekly pump station inspections.
- Performed weekly odor control check.
- Performed generator and automatic transfer switch load test weekly.
- Greased pumps and motors as necessary
- Cleaned and calibrated inline effluent analyzers
- Lubricated chemical pump tubes

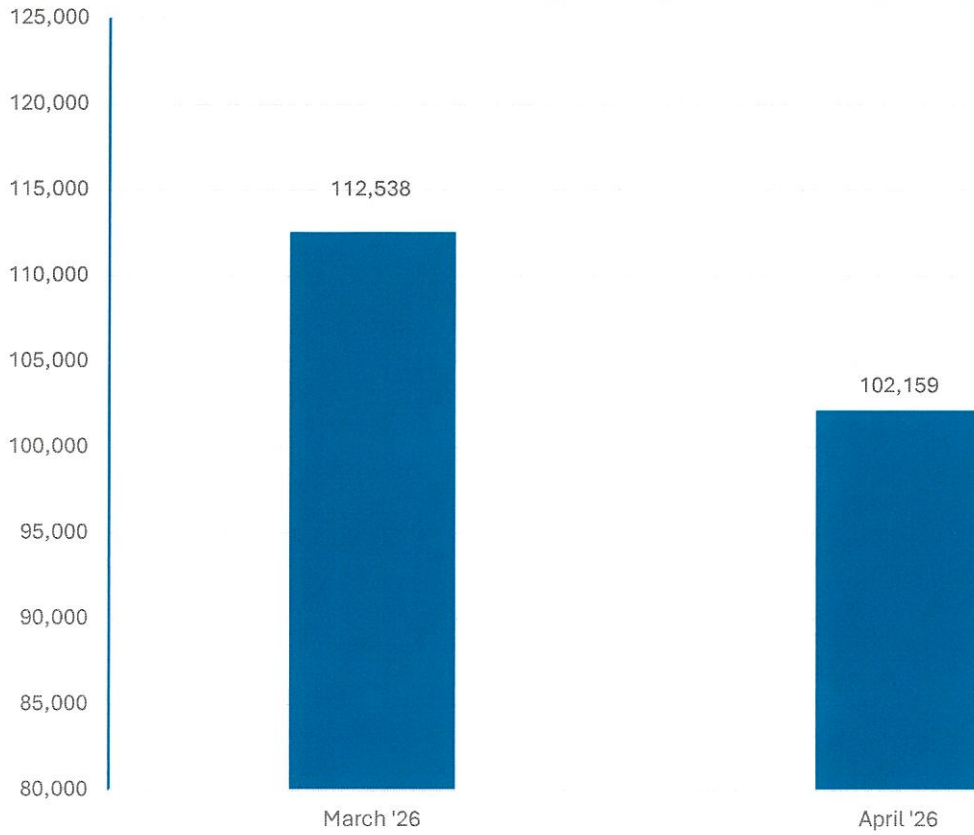
Additional Maintenance

- Installed new water meters on Cays Drive
- Performed six backflow preventor repairs
- New automatic transfer switch on the well road was installed
- Plant backup generator failed to start. New fuel shut solenoid and fuel pump installed

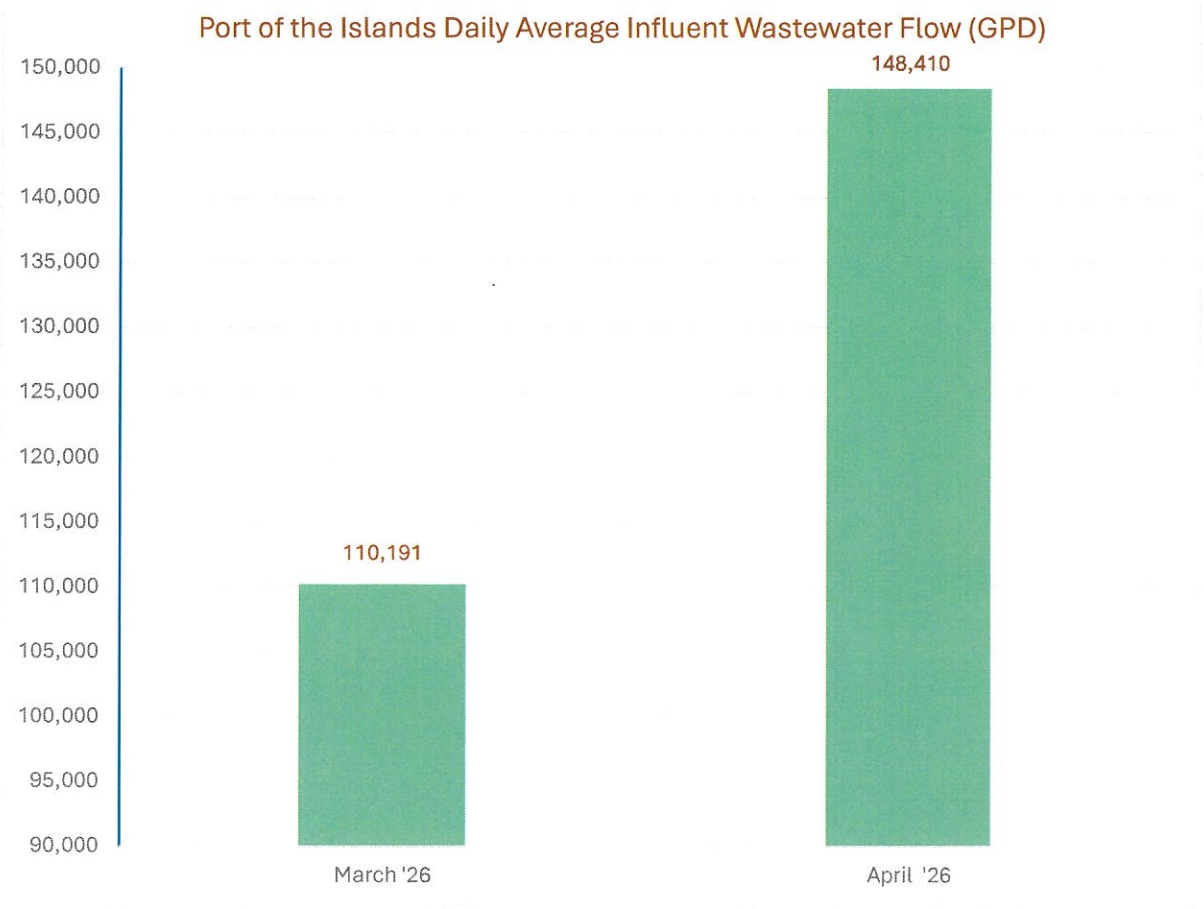
Health & Safety

- FDEP granted reduced Lead & Copper monitoring due to consistent in-compliance lab results and no action level detections.
- Zero LTIs and OSHA recordable incidents occurred during the month.
- Safety training includes daily tailgate talks concerning daily events—confined space entry, lightning safety, seatbelts, housekeeping, and other safety related concerns.

Port of the Islands Daily Average Water Flow (GPD)

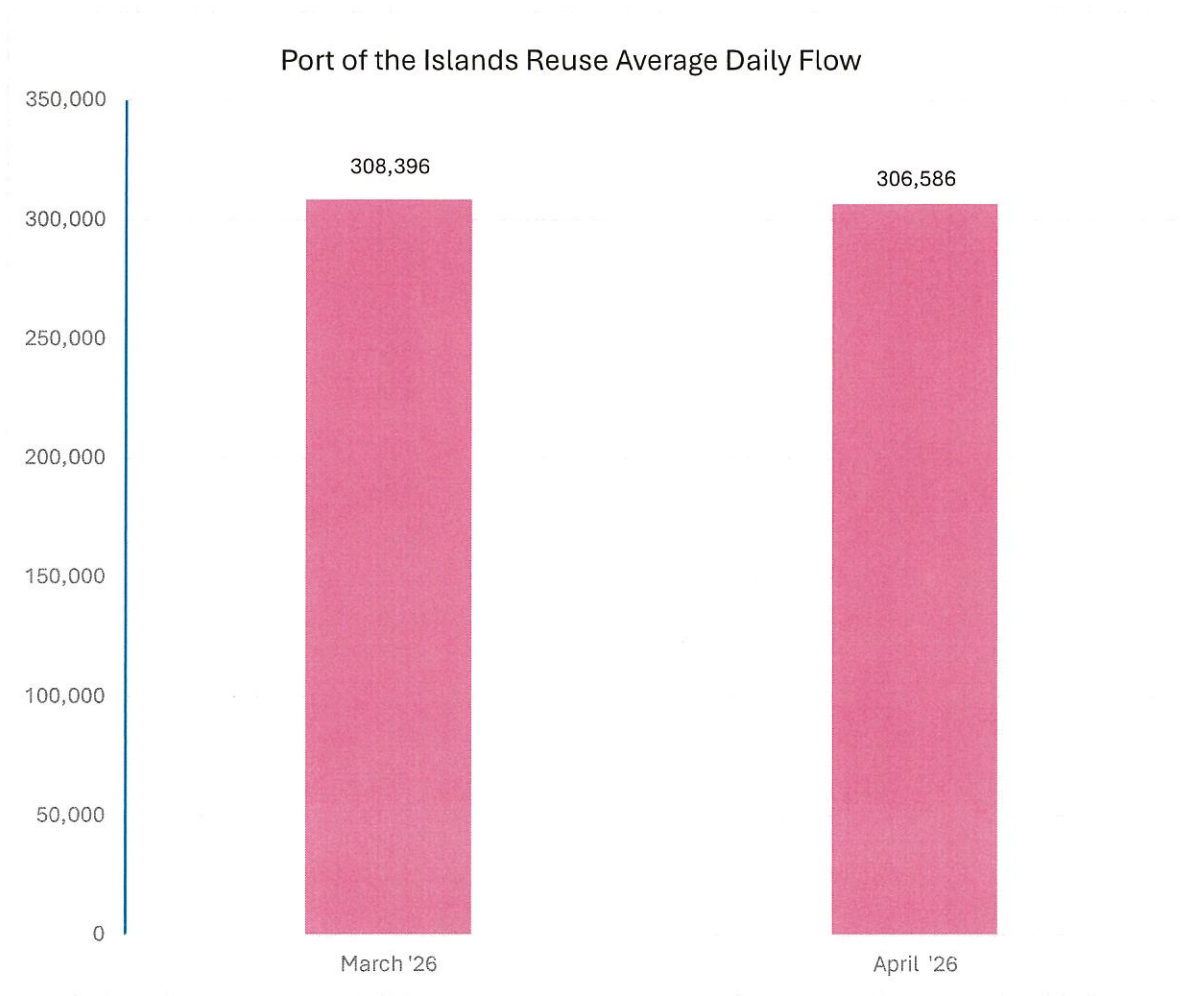


Port of the Islands Drinking Water Monthly Flow Average



Port of the Islands Wastewater Monthly Flow Average

Port of the Islands Reuse Monthly Flow Average



Port of the Islands Community Improvement District

Fiscal Year 2027 Budget

Office of the District Manager	2026 Adopted Budget	6-Months Actual 3/31/26	2026 Projected Year-End	2026 Budget vs Projected Year-End Variance	2027 Proposed Budget
General Fund					
Revenue					
FEMA Reimbursement	-	79,305	-	-	-
Interest Income	160,000	69,471	138,942	21,058	140,000
Special Assessment - Tax Collector	815,105	657,156	770,000	45,105	815,105
Interest - Tax Collector	500	-	-	500	-
Special Assessment - District Collected	-	-	-	-	-
Special Assessment - Doubtful Collection	-	-	-	-	-
Non Ad Valorem Discount	(45,000)	-	-	(45,000)	(45,000)
Miscellaneous Revenues	-	1,177	2,354	(2,354)	-
Total Revenues	930,605	807,109	911,296	19,309	910,105
Expenses					
Administrative					
Board of Supervisors	6,000	3,000	6,000	-	6,000
Employment Taxes	450	230	460	(10)	450
Processing Fees	500	136	272	228	500
County Property Tax	26,080	9,001	18,002	8,078	10,000
Profserv - Engineering	40,000	14,986	29,972	10,028	40,000
Profserv - Legal Services	25,000	30,285	60,570	(35,570)	40,000
Profserv - Management Consulting Services	51,000	26,874	53,748	(2,748)	52,500
Profserv - Property Appraiser	2,700	16,014	32,028	(29,328)	2,700
Auditing Services	6,600	5,200	10,400	(3,800)	6,600
Rental & Leases	1,000	555	1,110	(110)	1,000
Postage & Freight	500	162	324	176	500
Insurance - General Liability	12,000	12,599	25,198	(13,198)	13,000

Office of the District Manager								
General Fund	2026 Adopted Budget	6-Months Actual 3/31/26	2026 Projected Year-End	2026 Budget vs Projected Year-End Variance	2027 Proposed Budget			
Insurance - Workers Comp	2,000	-	-	2,000	2,000			
Printing & Binding	200	2,000	4,000	(3,800)	500			
Legal Advertising	5,000	1,153	2,306	2,694	5,000			
Other Contractual Services	15,000	16,395	32,790	(17,790)	20,000			
Assessment Administration/Tax Collector Fee	15,000	13,143	26,286	(11,286)	15,000			
Misc. District Website	3,600	701	1,402	2,198	3,600			
Annual District Filing Fee	175	-	-	175	175			
Total Administrative	212,805	152,434	304,868	(92,063)	219,525			
Operations & Maintenance								
Contacts - Field Services	6,500	3,658	7,316	(816)	8,000			
Electricity - Streetlighting	30,000	17,414	34,828	(4,828)	30,000			
R&M - Building	5,000	-	55,000	(50,000)	5,000			
R&M - Grounds	25,000	17,734	35,468	(10,468)	27,000			
Hurricane	-	-	4,190	(4,190)	-			
R&M - Storm Water Drainage	5,000	-	-	5,000	5,000			
Total Operations & Maintenance	71,500	38,806	136,802	(65,302)	75,000			
Landscape & Irrigation								
Contracts - Landscape	97,000	48,845	97,690	(690)	97,000			
Utility - Irrigation	15,000	6,560	13,120	1,880	15,000			
R&M - Irrigation	12,000	8,007	16,014	(4,014)	12,000			
Total Landscape & Irrigation	124,000	63,412	126,824	(2,824)	124,000			
Lakes & Ponds								
Contracts - Lakes	2,000	1,045	2,090	(90)	2,500			
Total Lakes & Ponds	2,000	1,045	2,090	(90)	2,500			
Roads & Sidewalks								

Office of the District Manager	2026 Adopted Budget	6-Months Actual 3/31/26	2026 Projected Year-End	2026 Budget vs Projected Year-End Variance	2027 Proposed Budget
General Fund					
R&M - Signage	300	-	-	300	300
R&M - Roads & Sidewalks	10,000	-	-	10,000	10,000
Total Roads & Sidewalks	10,300	-	-	10,300	10,300
Capital Expenditures & Projects					
Capital Outlay - Landscape	25,000	-	15,000	10,000	25,000
Capital Outlay - Utility Meter Replacement	-	-	-	-	-
Contingency	125,000	-	-	125,000	103,780
Capital Reserve	350,000	-	-	350,000	350,000
Total Capital Expenditures & Projects	500,000	-	15,000	485,000	478,780
TOTAL EXPENDITURES	920,605	255,697	585,584	335,021	910,105
Other Financing Sources (User)					
Use of Fund Balance	-	-	-	-	-
Principle Debt Retirement	-	-	-	-	-
Interest Expense	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-
General Fund - Revenue Over (Under) Ex	10,000	551,412	325,712	(315,712)	-
Summary					
ERU = 1130.11		FY 2026 Assessment	FY 2027 Assessment		
		721.26	721.26	721.26	

Port of the Islands Community Improvement District

Fiscal Year 2027 Budget

Office of the District Manager	2026 Adopted Budget	6-Months Actual 3/31/26	2026 Projected Year-End	2026 Budget vs Projected Year-End	2027 PROPOSED Budget
Water & Sewer Fund					
Revenues					
Interest Income	50,000	25,145	50,290	(100)	50,100
Water Revenue	625,000	370,305	625,000	-	625,000
Sewer Revenue	675,000	383,740	675,000	-	675,000
Irrigation Fees	210,200	120,127	200,000	-	210,200
Meter Fees	3,000	2,400	4,800	-	3,000
Interest - Tax Collector	600	-	-	600	-
Other Miscellaneous Revenues	5,000	13,913	27,826	-	5,000
Total Revenues	1,568,800	915,630	1,582,916	500	1,568,300
Expenditures					
Personal & Administration					
Board of Supervisors	6,000	3,000	6,000	-	6,000
Employment Taxes	400	230	460	-	400
Payroll Fees	500	136	272	-	500
ProfServ - Engineering	50,000	24,069	48,138	-	50,000
ProfServ - Legal Services	25,000	30,218	60,436	-	25,000
ProfServ - Management Consulting Service	51,000	26,874	53,748	(1,500)	52,500
ProfServ - Property Appraiser	-	-	-	-	-
Auditing Services	5,100	5,200	10,400	-	5,100
Postage & Freight	200	27	54	-	200
Insurance - General Liability	12,000	13,350	26,700	(3,000)	15,000
Printing & Binding	200	-	-	-	200
Legal Advertising	1,200	-	-	-	1,200
Special Services	-	582	1,164	-	-
Utility Printing & Postage	2,500	1,956	3,912	-	2,500

Office of the District Manager	2026 Adopted Budget	6-Months Actual 3/31/26	2026 Projected Year-End	2026 Budget vs Projected Year-End	2027 PROPOSED Budget
Water & Sewer Fund					
Miscellaneous - Bank Charges	32,000	133	266	32,000	-
Assessment Administration	30,000	-	-	-	30,000
Office Supplies	700	634	1,268	-	700
Telephone - Utility Operations	4,000	1,936	3,872	-	4,000
Total Personal & Administrative	220,800	108,345	216,690	27,500	193,300
Water & Sewer Combined Services					
Miscellaneous - Hurricane	-	4,190	8,380	-	-
Utility - Electricity	100,000	50,889	101,778	(5,000)	105,000
Contracts - Utility Operations	388,000	175,971	351,942	(10,000)	398,000
Contracts - Utility Billing	40,000	19,188	38,376	(2,000)	42,000
Contracts - Generator Maintenance	4,000	-	-	-	4,000
R&M - Lift Station	10,000	33,045	66,090	-	10,000
R&M - Potable Water Lines	12,000	12,920	25,840	-	12,000
R&M - Water Plant	40,000	79,846	159,692	-	40,000
R&M - Waste Water Plant	25,000	15,369	30,738	-	25,000
R&M - Sewer Lines	5,000	78,006	156,012	-	5,000
R&M - Instrumentation	5,000	4,166	8,332	-	5,000
Miscellaneous - Licenses & Permits	1,000	-	-	-	1,000
Compliance Sampling	20,000	6,958	13,916	-	20,000
Chemicals - Water Operations	35,000	13,640	27,280	-	35,000
Chemicals - Waste Water Operations	28,000	10,166	20,332	-	28,000
Sludge Disposal	20,000	17,739	35,478	(15,000)	35,000
Reserves - Water & Sewer System	240,000	-	-	-	240,000
Total Water & Sewer Combined Services	973,000	522,093	1,044,186	(32,000)	1,005,000
Capital Expenditures & Contingency					
Capital Outlay	250,000	-	-	-	250,000
Capital Outlay - Utility Meter Replacement	-	11,585	23,170	-	-

Office of the District Manager									
Water & Sewer Fund									
Contingency	125,000	-	-					5,000	120,000
Total Capital Expenditures & Projects	375,000	11,585	23,170					5,000	370,000
TOTAL EXPENDITURES	1,568,800	642,023	1,284,046					500	1,568,300
Other Financing Sources (Uses)									
Loan Proceeds	-	-	-					-	-
Total Other Financing Services (Uses)	-	-	-					-	-
Excess - Revenue / Expenditures	-	273,607	298,870					-	-
SUMMARY									
ERU = 742.22	Assessment 26								Assessment 27
	-								-

RESOLUTION NO. 2026-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING PURSUANT TO FLORIDA LAW.

WHEREAS, the manager of the Port of the Islands Community Improvement District ("District") prepared and proposed the budget for Fiscal Year 2027 to the Board of Supervisors of the District on May 21, 2026 and

WHEREAS, the Board of Supervisors has considered said proposed budget for Fiscal Year 2027 and desires to set the required public hearing thereon;

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:

Section 1. The Board of Supervisors of the District hereby approves the budget for Fiscal Year 2027 as presented on May 21, 2026, for the purpose of conducting a public hearing to adopt said budget.

Section 2. A public hearing on said approved budget is hereby declared and set for the following date, hour, and place:

Date: July 16, 2026

Hour: 9:30 AM

Place: POICID Sales Center
Naples, Florida

Section 3. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that first publication shall not be fewer than 20 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the Board deems necessary.

Section 4. This resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED this 21st day of May 2026.

Attest: **PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT**

Chairman

Secretary/Assistant Secretary

**Port of the Islands CID
General Ledger - Separate Debits and Credits**

October 1, 2025 - April 30, 2026

Date	Reference	Journal Description	Beginning Balance	Debit	Credit	Period End Balance
11-546080.0000	R&M-Building		0.00			
03/06/26	100	Alan Barlow Electrician		2,475.00		
03/11/26	31126	Robert W. Filer		2,400.00		
03/24/26	032426	Robert W. Filer		2,400.00		
03/24/26	032426	Alan Barlow Electrician		2,475.00		
04/01/26	38510-1-11	J P Brett & Sons, Inc.		22,682.00		
04/02/26	334	Honchar Remodeling		3,000.00		
04/10/26	1116	Quantum Roofing Solutions, LLC		16,500.00		
04/17/26	41726 REIMB	Frank Lee		599.68		
04/24/26	042426	Alan Barlow Electrician		2,710.00		
		Totals for 11-546080.0000		<u>55,241.68</u>	<u>0.00</u>	<u>55,241.68</u>
		Report Total				<u>55,241.68</u>

Net Profit/(Loss)

Current Period	<u>(45,491.68)</u>
Year-to-Date	<u>(55,241.68)</u>

Distribution count = 9



COLLIER COUNTY SUPERVISOR OF ELECTIONS

April 15, 2026

Mr. Anthony Pires
Port Of The Islands CID
3200 Tamiami Trl N, Ste 200
Naples, FL 34103

Dear Mr. Pires,

In compliance with Florida Statute 190.006, this letter is to inform you that the official records of the Collier County Supervisor of Elections office indicate that 662 active registered voters reside in the Port Of The Islands CID as of April 15, 2026.

Should you have any questions regarding election services for this district, please feel free to contact our office.

Sincerely,
Madelyn Harper Minton

Administrative Services Manager
239-252-6216
Madelyn.Minton@colliervotes.gov

Port of the Islands CID

FINANCIAL STATEMENTS

March 31, 2026
(Unaudited)

Prepared by:
Dorrill Management Group Inc
5672 Strand Ct Suite 1
Naples, FL 34110-3343
Phone: 239-592-9115

**Port of the Islands CID
Balance Sheet
As of March 31, 2026**

Assets

	Operating	Water and Sewer	Total
Current Assets			
Checking	\$ 3,936,314.30	\$ 0.00	\$ 3,936,314.30
Checking - Water/Sewer	0.00	1,585,011.63	1,585,011.63
Undeposited Cash (WS)	0.00	86,050.01	86,050.01
Accounts Receivable	0.00	24,010.41	24,010.41
Due To/From 001/202	0.00	(349,407.84)	(349,407.84)
Due To/From 001/202	349,407.84	0.00	349,407.84
Prepaid Items	<u>34,076.75</u>	<u>34,076.75</u>	<u>68,153.50</u>
Total Current Assets	<u>4,319,798.89</u>	<u>1,379,740.96</u>	<u>5,699,539.85</u>
Property and Equipment			
Land	0.00	599,674.85	599,674.85
Irrigation	0.00	7,970,665.43	7,970,665.43
Equipment	0.00	500,979.06	500,979.06
Improvements - W/WS	0.00	7,727,885.60	7,727,885.60
Less Accumulated Depreciation	<u>0.00</u>	<u>(9,882,064.33)</u>	<u>(9,882,064.33)</u>
Net Property and Equipment	<u>0.00</u>	<u>6,917,140.61</u>	<u>6,917,140.61</u>
Total Assets	<u>\$ 4,319,798.89</u>	<u>\$ 8,296,881.57</u>	<u>\$ 12,616,680.46</u>

Liabilities and Fund Balance

	Operating	Water and Sewer	Total
Current Liabilities			
Accounts Payable	\$ 63,407.89	\$ 0.00	\$ 63,407.89
Other Current Liabilities	0.00	19,901.50	19,901.50
Utility Customer Deposits	<u>0.00</u>	<u>15,800.00</u>	<u>15,800.00</u>
Total Current Liabilities	<u>63,407.89</u>	<u>35,701.50</u>	<u>99,109.39</u>
Long-Term Liabilities			
Total Long-Term Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Liabilities	<u>63,407.89</u>	<u>35,701.50</u>	<u>99,109.39</u>
Fund Balances			
Unreserved Fund Balance	3,719,156.98	8,312,816.15	12,031,973.13
Retained Earnings	<u>537,234.02</u>	<u>(51,636.08)</u>	<u>485,597.94</u>
Total Fund Balance	<u>4,256,391.00</u>	<u>8,261,180.07</u>	<u>12,517,571.07</u>
Total Liabilities and Fund Balance	<u>\$ 4,319,798.89</u>	<u>\$ 8,296,881.57</u>	<u>\$ 12,616,680.46</u>

Port of the Islands CID
Statement of Revenues & Expenses - OPERATIONS & MAINTENANCE
For the Period Ending

March 31, 2026

General Fund

	Current Period		YTD		YTD	Variance	Annual Budget
	Actual	Budget	Actual	Budget			
Revenue							
FEMA Reimbursement	\$ 0	\$ 0	\$ 79,305	\$ 0	\$ 79,305	\$ 0	0
Interest Income	11,676	13,333	69,471	80,000	(10,529)	160,000	160,000
Special Assmnts- Tax Collector	3,583	67,925	657,156	407,552	249,604	815,105	815,105
Interest - Tax Collector	0	42	0	250	(250)	500	500
Special Assmnts-Discounits	0	(3,750)	0	(22,500)	22,500	(45,000)	(45,000)
Other Miscellaneous Revenues	0	0	1,177	0	1,177	0	0
Total Revenue	15,259	77,550	807,109	465,302	341,807	930,605	930,605
Expenses							
Administrative							
P/R-Board Of Supervisors	500	500	3,000	3,000	0	6,000	6,000
Employment Taxes	38	38	230	225	5	450	450
P/R - Processing Fees	19	42	136	250	(114)	500	500
County Property Tax	0	2,173	9,001	13,040	(4,039)	26,080	26,080
Profserv-Engineering	5,618	3,333	14,986	20,000	(5,014)	40,000	40,000
Profserv-Legal Services	13,997	2,083	30,285	12,500	17,785	25,000	25,000
Profserv-Mgmt Consulting Serv	4,479	4,250	26,874	25,500	1,374	51,000	51,000
Profserv-Property Appraiser	0	225	16,014	1,350	14,664	2,700	2,700
Auditing Services	0	550	5,200	3,300	1,900	6,600	6,600
Rentals & Leases	105	83	555	500	55	1,000	1,000
Postage And Freight	46	42	162	250	(88)	500	500
Insurance - General Liability	2,520	1,000	12,599	6,000	6,599	12,000	12,000
Insurance - Worker's Compensation	0	167	2,000	1,000	1,000	2,000	2,000
Printing & Binding	0	17	239	100	139	200	200
Legal Advertising	0	417	1,153	2,500	(1,347)	5,000	5,000
Special Services	1,515	1,250	16,395	7,500	8,895	15,000	15,000
Tax Collector Fee	72	1,250	13,143	7,500	5,643	15,000	15,000
Misc-District Website	66	300	701	1,800	(1,099)	3,600	3,600
Annual District Filing Fee	0	15	0	88	(88)	175	175
Total Administrative	28,975	17,735	152,673	106,403	46,270	212,805	212,805

Port of the Islands CID
Statement of Revenues & Expenses - OPERATIONS & MAINTENANCE
For the Period Ending

March 31, 2026

General Fund

	Current Period		YTD		YTD		Variance	Annual Budget
	Actual	Budget	Actual	Budget	Budget			
<u>Operations & Maintenance</u>								
Contracts-Field Services	523	542	3,658	3,250	408	6,500		
Electricity-Streetlighting	2,949	2,500	17,414	15,000	2,414	30,000		
R&M-Renewal & Replacement	0	417	0	2,500	(2,500)	5,000		
R&M-Grounds	9,445	2,083	17,734	12,500	5,234	25,000		
R&M-Building	9,750	0	9,750	0	9,750	0		
Misc-Hurricane	0	0	4,190	0	4,190	0		
R&M-Storm Water Drainage	0	417	0	2,500	(2,500)	5,000		
Total Operations & Maintenance	22,667	5,959	52,746	35,750	16,996	71,500		
<u>Landscape & Irrigation</u>								
Contracts-Landscape	8,261	8,083	48,845	48,500	345	97,000		
Utility-Irrigation	1,416	1,250	6,560	7,500	(940)	15,000		
R&M-Irrigation	0	1,000	8,007	6,000	2,007	12,000		
Total Landscape & Irrigation	9,677	10,333	63,412	62,000	1,412	124,000		
<u>Lakes & Ponds</u>								
Contracts-Lakes	0	167	1,045	1,000	45	2,000		
Total Lakes & Ponds	0	167	1,045	1,000	45	2,000		
<u>Roads & Sidewalks</u>								
R&M-Signage	0	25	0	150	(150)	300		
R&M-Roads & Alleyways	0	833	0	5,000	(5,000)	10,000		
Total Roads & Sidewalks	0	858	0	5,150	-5,150	10,300		
<u>Mosquito Control</u>								
Contracts-Mosquito Spray	0	833	0	5,000	(5,000)	10,000		
Total Mosquito Control	0	833	0	5,000	-5,000	10,000		

Port of the Islands CID
Statement of Revenues & Expenses - OPERATIONS & MAINTENANCE
For the Period Ending

March 31, 2026

General Fund

	Current Period		YTD		Variance	Annual Budget
	Actual	Budget	Actual	Budget		
<u>Capital Expenditures & Projects</u>						
Capital Outlay - Landscape	0	2,083	0	12,500	(12,500)	25,000
Contingency	0	10,417	0	62,500	(62,500)	125,000
Capital Reserve	0	29,167	0	175,000	(175,000)	350,000
Total Capital Expenditures & Projects		41,667		250,000	-250,000	500,000
Total Expenditures	61,319	77,552	269,876	465,303	(195,427)	930,605

Other Financing Sources (Uses)

Other Sources

Other Financing Sources (Uses)

Other Sources

Other Uses

Revenue (Over) Under Expenses \$	(46,060) \$	(2) \$	537,233 \$	(1) \$	537,234 \$	0
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Port of the Islands CID
Statement of Revenues & Expenses
For the Period Ending

March 31, 2026

Water/Sewer

	Current Period		YTD		Variance	Annual Budget
	Actual	Budget	Actual	Budget		
Revenue						
Interest Income	4,397 \$	4,167 \$	25,145 \$	25,000 \$	145 \$	50,000
Water Revenue	509	52,083	222,234	312,500	(90,266)	625,000
Sewer Revenue	524	56,250	240,943	337,500	(96,557)	675,000
Irrigation Fees	17	17,517	85,752	105,100	(19,348)	210,200
Meter Fees	2,400	250	2,400	1,500	900	3,000
Interest - Tax Collector	0	50	0	300	(300)	600
Other Miscellaneous Revenues	5,060	417	13,913	2,500	11,413	5,000
Total Revenue	12,907	130,734	590,387	784,400	(194,013)	1,568,800

Expenses

Administrative						
P/R-Board Of Supervisors	500	500	3,000	3,000	0	6,000
Employment Taxes	38	33	230	200	30	400
P/R - Processing Fees	19	42	136	250	(114)	500
Profserv-Engineering	0	4,167	24,069	25,000	(931)	50,000
Profserv-Legal Services	13,930	2,083	30,218	12,500	17,718	25,000
Profserv-Mgmt Consulting Serv	4,479	4,250	26,874	25,500	1,374	51,000
Auditing Services	0	425	5,200	2,550	2,650	5,100
Postage And Freight	0	17	27	100	(73)	200
Insurance - General Liability	2,520	1,000	13,350	6,000	7,350	12,000
Printing & Binding	0	17	0	100	(100)	200
Legal Advertising	0	100	0	600	(600)	1,200
Special Services	120	0	582	0	582	0
Utility Billing Postage & Supplies	120	208	1,956	1,250	706	2,500
Miscellaneous - Bank Charges	77	2,667	133	16,000	(15,867)	32,000
Assessment Administration	0	2,500	0	15,000	(15,000)	30,000
Office Supplies	23	58	634	350	284	700
Telephone - Utility Operations	322	333	1,936	2,000	(64)	4,000
Total Administrative	22,148	18,400	108,345	110,400	-2,055	220,800

Unaudited

Port of the Islands CID
Statement of Revenues & Expenses
For the Period Ending

March 31, 2026

Water/Sewer

	Current Period		YTD		YTD		Variance	Annual Budget
	Actual	Budget	Actual	Budget	Budget			
Water-Sewer Comb. Services								
Misc-Hurricane	0	0	4,190	0	0	4,190	0	0
Utility - Electricity	10,045	8,333	50,889	50,000	50,000	889	100,000	100,000
Contracts-Utility Operations	58,657	32,333	175,971	194,000	194,000	(18,029)	388,000	388,000
Contracts-Utility Billing	3,893	3,333	19,188	20,000	20,000	(812)	40,000	40,000
Contracts-Generator Maint	0	333	0	2,000	2,000	(2,000)	4,000	4,000
R&M-Lift Station	0	833	33,045	5,000	5,000	28,045	10,000	10,000
R&M-Potable Water Lines	3,342	1,000	12,920	6,000	6,000	6,920	12,000	12,000
R&M-Water Plant	5,245	3,333	79,846	20,000	20,000	59,846	40,000	40,000
R&M-Waste Water Plant	5,629	2,083	15,369	12,500	12,500	2,869	25,000	25,000
R&M-Sewer Lines	6,266	417	78,006	2,500	2,500	75,506	5,000	5,000
R&M-Instrumentation	1,227	417	4,166	2,500	2,500	1,666	5,000	5,000
Misc-Licenses & Permits	0	83	0	500	500	(500)	1,000	1,000
Compliance Sampling	2,783	1,667	6,958	10,000	10,000	(3,042)	20,000	20,000
Chemicals-Water Operations	3,647	2,917	13,640	17,500	17,500	(3,860)	35,000	35,000
Chemicals-Wastewater Operations	1,224	2,333	10,166	14,000	14,000	(3,834)	28,000	28,000
Sludge Disposal	6,559	1,667	17,739	10,000	10,000	7,739	20,000	20,000
Reserves - Water & Sewer System	0	20,000	0	120,000	120,000	(120,000)	240,000	240,000
Total Water-Sewer Comb Services	108,517	81,082	522,093	486,500	486,500	35,593	973,000	973,000
Capital Expenditures & Projects								
Capital Outlay	0	20,833	0	125,000	125,000	(125,000)	250,000	250,000
Capital Outlay-WWTP	0	0	11,585	0	0	11,585	0	0
Contingency	0	10,417	0	62,500	62,500	(62,500)	125,000	125,000
Total Capital Expenditures & Projects	0	31,250	11,585	187,500	187,500	-175,915	375,000	375,000
Total Expenditures	130,665	130,732	642,023	784,400	784,400	(142,377)	1,568,800	1,568,800
Revenue (Over) Under Expenses	\$ (117,758)	\$ 2	\$ (51,636)	\$ 0	\$ 0	\$ (51,636)	\$ 0	\$ 0

April Tasks

Task	Date	Status
1. Orchid Cove Street Light Billing (Manager)	November	Ongoing Research
2. Update Assessment Methodology/Impact Fee (Manager)	January/February	Preliminary April Final May
3. Surplus Property Research and Memo Re. Mosquito Equipment (Attorney)	October	March Auction
4. Finish Collier EUAS (Attorney)	November	
5. Case Outstanding Questions (Manager/Attorney) Engage Woods, Weidenmiller Law Firm	November	Confirmed for May — Closed-Door Session
6. Draft Lease for Community Center Meeting Facility	February	March Presentation
7. Develop Improvement Proposals for Community Center (Manager)	April / May	Done
8. Engage Johnson Engineering for Well (Manager) Re. Capital Improvement Design/Cost	February	Done
9. Notice of Supervisors Vacancy/Applicants (Manager)	February	Done - March
10. Schedule Utility Generator Switch Repair (Manager)	February	Done
11. Prepare YTD Utility Revenue Billing Document for April Agenda	March	Done
12. Revise Liability Insurance Coverage to include new community center	March	In progress
13. Finalize Landscape Entry Median/Signage	March	May/Done
14. Discuss Surplus Property Proposal for N. Hotel Site (manager)	March	April/Done
15. Submit Tentative FY 27 Budget	May	May