

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.