PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT
NAPLES, FLORIDA
Regular Meeting of the Board of Supervisors
June 18, 2026

The regular meeting of the Port of the Islands Community Improvement District Board of Supervisors was held on Thursday, June 18, 2026, at 9:30 a.m. at the Orchid Cove Clubhouse, 25005 Peacock Lane, Naples, Florida.

SUPERVISORS PRESENT

Anna-Lise Hansen, Chairman

Dan Truckey, Vice Chairman, Via Zoom

Russell Kish, Supervisor

Kevin Baird, Supervisor

Lisa Sager, Supervisor, Via Zoom

ALSO PRESENT

Neil Dorrill, Manager, Dorrill Management Group

Billy Sparacio, Manager, Dorrill Management Group

Zachary Lombardo, District Counsel

Matt Gillispie, Florida Utility Solutions

PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited in unison.

ROLL CALL/APPROVAL OF AGENDA

Three supervisors were present in person, establishing a quorum. Mr. Truckey and Ms. Sager were present via Zoom. The meeting was convened at 9:30 a.m. The meeting was also properly noticed. The notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL 34110.

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

PUBLIC COMMENTS

Steve McNamee - Port of the Islands - complimented the condition and appearance of the community and thanked the Board for adopting the updated rules of decorum. He stated he had continued to follow meetings by Zoom and requested that speakers direct their remarks toward the Board because comments made while turning toward the audience were difficult for remote participants to hear.

Alan Zitto - Port of the Islands Marina - followed up on his written inquiry regarding possible purchase of the District-owned parcel at 289 Cays Drive. He asked whether the Board wished to discuss the matter at the present meeting or place it on a future agenda. Mr. Lombardo explained that the Board had not declared the property surplus and first needed to determine whether it wished to retain or dispose of the parcel and, if disposition were considered, the parameters and process for doing so. The Board discussed an invitation-to-negotiate process, an auction, or another public process once the Board determined the intended future of the property.

Mr. Lombardo reviewed the history of the parcel and noted that it had previously been associated with a South Florida Water Management District manatee program that was later canceled. He stated that cancellation of that program did not itself require the District to dispose of the property. The first policy question was whether the Board still had a public purpose for retaining the parcel. If the Board decided it did not need the property, it could then define what types of proposals it wished to consider rather than simply treating the parcel as an unrestricted sale to the highest bidder.

The Board discussed the possibility of identifying acceptable uses before soliciting offers. Mr. Lombardo compared that approach with the County process for the former north hotel site, where the County could specify desired outcomes and invite private parties to negotiate. He explained that an invitation to negotiate could ask the private sector to propose the highest and best use while preserving Board discretion to reject proposals inconsistent with the community. The Board indicated that it wanted a deliberate process rather than an immediate sale decision.

Mr. Dorrill and Mr. Lombardo advised that the South Florida Water Management District had obtained an appraisal in connection with its prior interest in the property and that the appraisal could be requested as a public record. Mr. Zitto asked whether he could independently obtain an appraisal and later submit it to the District. Mr. Lombardo advised that any appraisal submitted to the District would become a public record. The Board agreed to target the matter for the August agenda because the July meeting would include final budget adoption and other significant business. Staff will obtain and circulate the South Florida Water Management District appraisal in advance.

Mike Lloyd - 350 Newport Drive - asked why an appraisal concerning District property would not already be posted on the District website if it were a public record. Mr. Lombardo explained that the appraisal had been commissioned by the South Florida Water Management District, not the District, and that not every public record is automatically posted online. Staff reiterated that the District would request and make the appraisal available once received.

APPROVAL OF MINUTES – MAY 2026

Before action on the minutes, Mr. Kish asked about the connection fee executive summary included in the agenda materials and questioned whether portions reflected older methodology. Mr. Dorrill explained that the materials were included as background for the current utility impact fee and methodology process and showed both prior history and the consultant's current recommendations.

The minutes were approved as presented on a MOTION by Mr. Kish, a second by Mr. Baird and all in favor.

UTILITY OPERATIONS SUMMARY – MAY 2026

Mr. Gillispie with Florida Utility Solutions presented the monthly operations report. He reported that operations at the facilities were in accordance with contract and regulatory requirements and that all wastewater treatment and water distribution requirements were met. The reuse pump system was functioning as intended for outgoing pressure at the plant. The backup canal pump station continued to operate with one pump and was not communicating.

Mr. Gillispie corrected the month references in the written report and stated that the operating data being presented was for May.

The wastewater plant received 4.42 million gallons of wastewater during May and the water plant produced 2.9 million gallons of water. Mr. Gillispie advised that the differential between wastewater and water production remained under review. A meter verification and calibration specialist was expected during June to evaluate the influent flow meter. He explained that qualified specialists in this area were limited and scheduling typically required significant lead time.

The reuse distribution system pumped 9.882 million gallons during May. All automatic flushers were tested. Staff read 864 meters and completed four meter rereads. The plants used 895 gallons of chlorine. Florida Utility Solutions completed weekly pump station inspections, odor-control checks, generator and automatic transfer switch load tests, lubrication of pumps and motors as needed, and cleaning and calibration of inline effluent analyzers.

A backflow on Stella Maris required repair because of a leak. Two additional backflow leaks were repaired on Peacock Ln and Stella Maris. A backflow on Morningstar Cay had been struck by a vehicle or mower, requiring excavation and reconnection of damaged components. A water leak on Sunrise Cay was traced to a failed gasket at the meter.

Mr. Truckey asked how costs were recovered when a backflow was damaged by a vehicle or contractor. Mr. Gillispie explained that Florida Utility Solutions would generally bill the District and the District could pursue the responsible party if identified. He advised that the Morningstar Cay damage appeared consistent with a backing vehicle or mower, but the responsible party had not been identified.

Ms. Hansen asked about the leak detection capability of the SCADA system. Mr. Gillispie explained that the current alarm threshold was designed to identify major flow events, with a high-flow alarm occurring above approximately 350 gallons per minute while ordinary system demand could range from approximately 70 to 250 gallons per minute. Small backflow or service leaks would not normally trigger the system. If the pipe was completely broken it would detect the leak.

Mr. Gillispie shared that the meter company has an option for a networked meter-reading system with receivers throughout the community that could monitor individual meters in real time and flag sustained high-flow conditions per meter. Mr. Kish asked Mr. Gillispie to find out the cost of that system.

He reported no OSHA-recordable accidents or incidents and advised that required safety training had been completed.

The monthly utility report was accepted as presented on a MOTION by Mr. Baird, a second by Ms. Hansen, and all in favor.

MANAGER'S REPORT

A. Utility Rate Adjustment

Mr. Dorrill reviewed the Board's prior direction to reduce the bimonthly utility base charge by $56, from $256 to $200. He presented an updated comparison of ten major public utility systems in Southwest Florida. Under the proposed reduction, an average bill based on 5,000 gallons of usage would be approximately $155.75 per month, or approximately $300 on the District's bimonthly billing cycle. The proposed rate would place the District approximately sixth among the ten systems surveyed. Mr. Dorrill noted that the lower-cost systems were older municipal systems, including Naples, Bonita Springs, and the City of Fort Myers, that had benefited from historic public investment and grant funding.

B. Utility Impact Fee/Methodology Updates

Mr. Dorrill reviewed the proposed utility connection fee, also described as an ERC or impact fee, developed from the consultant's analysis. The proposed total charge is $15,223.70, consisting of a water connection fee of $6,084.64, a wastewater connection fee of $7,483.05, and an irrigation/fire-supply connection fee of $1,656.01. Mr. Dorrill advised that the water and wastewater components were generally comparable to Collier County charges. Collier County does not impose a comparable residential irrigation connection charge because it generally serves large wholesale irrigation customers rather than individual residential customers.

Mr. Dorrill reported continued work with Florida Utility Solutions, the Hotel Condominium Association, and the Marina Condominium Association to reconcile the number of units associated with the large meters serving those properties. The Hotel Condominium has three 2-inch meters, and staff was not yet certain how all portions of the property were historically plumbed. Florida Utility Solutions prepared an aerial showing meter locations, meter serial numbers, and related accounts. A fourth large meter serves the hotel building. Additional inactive or specialized meters include an irrigation meter and a smaller meter associated with the former sales center. A separate 2-inch meter serves the Marina Condominium. Other accounts are generally served by smaller individual meters.

Ms. Hansen reported meeting with the engineer to develop a document tying tax folio numbers to meter numbers so the District could evaluate the billing structure from a consistent factual baseline. She stated that the objective was to identify the properties, meters, and units accurately before deciding what rate structure would be fair and equitable.

Mr. Kish questioned bills that reflected very large water or wastewater charges and stated that certain invoices appeared inconsistent with actual usage or meter configuration. He cited examples of bills in the tens of thousands of dollars and stated that customers were unlikely to pay amounts they believed were unsupported. Mr. Dorrill explained that the policy adopted by the Board in the prior year was intended to charge the actual number of units served when that number exceeded the standard meter-size equivalency. He noted that, under the consultant's original methodology, a 2-inch meter would generally carry an equivalency of approximately seven units, which the District had already reduced to five base units before the Board adopted a further policy based on actual units served.

The Board discussed the purpose of the base charge and the distinction between a meter-equivalency approach and the District policy adopted in the prior year. Mr. Dorrill reiterated that the District had historically subsidized utility operations through assessments and that the base-charge structure was designed to replace that revenue when the assessment subsidy was removed. The current review was intended to preserve required utility revenue while addressing fairness concerns identified by condominium customers.

Mr. Dorrill advised that the proposed base-rate reduction had been incorporated into the developing utility budget. The Board discussed the implementation schedule. Mr. Lombardo later clarified that the base-rate reduction could become effective July 1, with formal action occurring in conjunction with the upcoming rate and budget process.

The Board discussed the proposed final adoption of the connection fee structure at the July meeting. Mr. Dorrill advised that the developing fiscal year 2027 budget had already been adjusted to reflect the Board's prior direction regarding utility revenues.

Mr. Dorrill explained that the practical result could be materially different depending on ownership. A single commercial owner behind a 2-inch meter would ordinarily be charged by meter equivalency, while a condominiumized property with many separately owned units had been charged based on the number of units served because those same owners previously contributed individually through the assessment subsidy. He acknowledged that whether that distinction remained equitable was the policy issue now before the Board.

The Board discussed examples involving buildings with multiple condominium units behind a single 2-inch meter. Mr. Dorrill explained that the previous Board action was designed in part to replace revenue that had formerly been collected through the tax bill to subsidize the utility system. Mr. Kish compared District charges with Collier County and City of Naples billing approaches and argued that the District should develop a uniform and defensible system that did not place a disproportionate burden on small condominium units. He stated that Collier County and Naples generally begin with the applicable meter charge and then apply additional unit or usage components rather than multiplying the full District base charge by every small unit. He referenced projected increases at the County, including approximately 4% annual increases for potable water and 9% annual increases for wastewater and reclaimed water over the next three years, and stated that the District should expect consumption charges to require periodic adjustment as well.

Mr. Kish stated that he had reviewed Collier County billing and regulatory standards and wanted the District to adopt a clear, uniform structure that could be explained to every customer. He emphasized that the objective was not to avoid necessary utility revenue but to ensure that a small studio unit was not effectively treated the same as a larger residence with materially greater potential water demand unless the methodology supported that result.

Ms. Hansen stated that the engineer's factual analysis should be completed first and proposed a separate work session in August, approximately two weeks before the regular meeting, so the Board could review meter configurations, unit counts, folio numbers, and alternative billing methods before considering further policy changes.

Mr. Dorrill advised that the District's utility system requires approximately $1,568,300 in annual revenue and that the Board retains discretion to determine how that revenue is allocated among base charges and consumption charges, provided the resulting structure is lawful and supported. He stated that the Hotel and Marina condominium customers could make payment under protest and reserve a claim for credit, or make a partial payment based on their position while the matter was being reviewed. He had not yet received a final response from either association.

C. CID Building Update

Mr. Dorrill presented a special report on the CID building. Costs incurred to date totaled $54,924.01. The Board had previously authorized expenditures up to $62,000. Mr. Dorrill explained that the costs would be credited against lease payments otherwise due during the three-year lease term. Work included the air-conditioning system, roof-related repairs, removal and reinstallation of kitchen cabinetry, plumbing and electrical work, and related repairs and improvements.

Mr. Dorrill reported that a resident contacted Collier County regarding permitting requirements and the County issued a stop-work notice while it evaluated the project. The District retained JBE Enterprises, a state-licensed general contractor, to prepare and submit the necessary application and coordinate the process. The contractor fee is $3,000 and up to an additional $3,000 for engineering drawings and the completion of the application. The contractor completed dimensioned floor plan drawings and intended to submit the application promptly.

Mr. Lombardo is in direct communication with code enforcement and they are fully aware with where the District is in this process. The typical resolution is to get a permit which the District is doing so there should be no significant results from any code enforcement action.

Financials – April 2026

Mr. Dorrill presented the financials as of April 30, 2026. The District had approximately $5,537,000 in cash on hand. Mr. Dorrill also noted interfund due-to and due-from activity as funds were moved between the general and utility funds. Fixed assets net of depreciation were approximately $6,900,000, representing the utility system and associated streets, lighting, drainage, and other infrastructure. Total assets were approximately $12,824,000. Outstanding payables were approximately $200,000.

Mr. Dorrill reported continued strong interest earnings, although he expected the District to finish somewhat below the original annual forecast because interest rates had declined after preparation of the budget. He projected annual interest earnings of approximately $135,000 to $140,000 compared with the $160,000 budget.

The District received $34,343 in non-ad valorem assessments during April. Mr. Dorrill advised that an additional $98,562 was received in May from delinquent taxes paid before or through the tax certificate sale process. Year-to-date assessments were approximately $790,000, representing approximately 97% of the anticipated amount and exceeding the normal collection percentage because late fees and interest accompanied delinquent payments.

Mr. Dorrill identified the new R&M Buildings line item used to track CID building expenditures. Approximately $47,000 was charged during April and approximately $52,000 year to date. Repair and maintenance grounds reflected entrance median and signage work. Utility revenues continued to reflect the bimonthly billing cycle and timing of collections.

Mr. Dorrill explained that the first three utility billings of the fiscal year had been issued but that timing differences remained because the District bills bimonthly and in arrears. Some amounts shown as billed were not yet due until the following collection date. He stated that the next reporting cycle would provide a clearer midyear comparison of actual utility receipts against the budget.

Mr. Dorrill reported that repair and maintenance of lift stations was over budget because two wastewater lift stations had been rebuilt during the first quarter on the recommendation of Florida Utility Solutions. Approximately $108,000 had been spent on lift station work. An offsetting budget amendment would be prepared. Despite that item, the utility fund was approximately $101,000 under budget year to date and the general fund was approximately $154,000 under budget year to date.

The financials were accepted as presented on a MOTION by Mr. Truckey, a second by Mr. Kish, and all in favor.

ATTORNEY’S REPORT

A. Prepmac Lawsuit Legal Fees

Mr. Lombardo first reported on the Prepmac matter. The District had completed a hearing regarding entitlement to reimbursement of attorney's fees. The issue had been argued and submitted, and the District was awaiting the magistrate's ruling. Mr. Lombardo advised that the ruling would be reported to the Board when received.

B. Letter from Orchid Cove

Mr. Lombardo next reviewed correspondence from counsel for Orchid Cove demanding written confirmation that the District would continue payments associated with a 2020 settlement agreement. He stated that he continued to have significant concerns regarding the validity and enforceability of the 2020 agreement, particularly any interpretation that the District had agreed in perpetuity to provide a disproportionate benefit to a subset of the District without a continuing public purpose. He recommended that the 2011 agreement, 2018 agreement, and 2020 settlement agreement be addressed together through a pre-suit negotiation aimed at establishing a clear, consistent, and lawful replacement arrangement.

Mr. Lombardo advised against responding to the demand letter by confirming perpetual performance under the current agreement. He recommended a meeting with an Orchid Cove board representative and its counsel. Mr. Baird volunteered to participate with counsel. The Board discussed the need to inventory and understand street-light ownership, upgraded fixtures, and the level of service provided throughout the community so that any revised arrangement could be fair and defensible.

Mr. Lombardo stated that the 2020 document did not contain a clear termination date and that Orchid Cove counsel appeared to interpret it as continuing indefinitely. He distinguished the District's authority to compromise a claim from an agreement to provide a permanent private benefit. His recommendation was to acknowledge the history of the dispute while negotiating a replacement agreement with defined obligations, a supportable public purpose, and terms that could be applied consistently.

On a MOTION by Ms. Hansen with a second by Mr. Truckey with all in favor, District Counsel was authorized to pursue a pre-suit meeting with Orchid Cove representatives and counsel, with Mr. Baird participating on behalf of the Board.

C. ERC Marina

Mr. Lombardo then addressed the Marina utility obligation with the site development plan. He reported that review of County records showed an active building permit associated with changes to the 2020 site plan and the prior utility availability letter. Based on the records reviewed, it was not yet clear whether all improvements requiring additional utility capacity had been completed. Mr. Lombardo recommended notifying Collier County that the applicable utility credits had not been purchased so the County could require documentation or address the open permit as appropriate.

It was questioned whether certain work and liveaboard use had already been completed. Mr. Lombardo stated that if improvements were completed without the necessary credits or permits, the District's position and potential damages could change. He recommended first notifying the County of the District's records and then investigating the timing and scope of completed work. The Board directed counsel to proceed with notifying Collier County.

ENGINEER'S REPORT

No report was given.

OLD BUSINESS

Mr. Kish brought up the undeveloped property associated with Orchid Cove. He asked whether the District could acquire County-held parcels or otherwise encourage completion of additional units so that more properties would contribute assessments and community expenses. He stated that approximately eleven undeveloped building positions appeared to remain and questioned whether completion of additional units could broaden the assessment base and increase condominium association revenue.

Mr. Dorrill advised that any development would require review of the applicable condominium documents, architectural restrictions, development approvals, and whether utility ERCs had previously been paid. He noted prior interest from a developer in constructing coach-home style units. The Board discussed whether the original construction system or architectural requirements could make redevelopment difficult and whether the association had authority to amend its standards. Staff will continue to evaluate the legal and practical constraints before any recommendation is made.

Mr. Dorrill also noted that the consultant had previously considered whether County-held parcels could be assessed while remaining undeveloped. Mr. Weyer was not optimistic about imposing O&M assessments on non-revenue-producing governmental parcels. Mr. Dorrill contrasted that situation with the County-owned marina property, which generates revenue and is assessed. Mr. Kish asked staff to continue exploring acquisition or development alternatives rather than leaving the issue unresolved.

The Board also discussed the former north hotel site. Mr. Dorrill reported that the County Commission had not limited the process exclusively to workforce or affordable housing and that the County was developing an invitation-to-negotiate process. The District was waiting for the formal solicitation and schedule. Staff will provide the materials to the Board when released so the Board can decide whether and how to participate.

NEW BUSINESS

No new business was discussed.

SUPERVISORS' REQUEST

A. Street Signs

Mr. Baird identified several street-sign and pole conditions requiring attention, including faded signage at Stella Maris South and Evening Star Cay and a deteriorated galvanized pole near the entrance to Cays Drive. Ms. Sager also requested inspection of the sign assembly at Sunset Cay because it appeared loose and rattled. Mr. Dorrill directed Mr. Sparacio to obtain the locations from Mr. Baird and coordinate inspection and replacement with the District's sign vendor or another qualified contractor.

B. Grants

Mr. Kish asked about the Florida Utility Solutions bid for the grant-funded water-line project and increased PVC costs. Mr. Dorrill advised that the existing procurement documents did not provide a contractual mechanism for a change order based solely on material inflation. Florida Utility Solutions would need either to perform the work for its bid price or advise the District that it could not proceed, in which case the work could require rebidding. Mr. Truckey stated that recent discussions suggested Florida Utility Solutions still intended to proceed and that additional grant funding might eventually be available to address eligible inflationary costs, although no commitment could yet be made.

The Board discussed the status of major grant-funded utility projects. Mr. Truckey reported that the District was waiting for formal FEMA contracts following award notices and had been advised to expect the contracts within approximately 60 to 90 days. The match grant was picked up which covers almost all the expenses that the first grant didn't. Because there are duplicate grants with money being requested from different sources some of the money may be able to be reallocated. If the anticipated $4 million is received in grants an additional project may be able to be selected. Possible projects include water lines extending toward US 41, the new 10-inch line from the well field, or the rest of the concrete asbestos line.

Mr. Kish asked about the water tank. Mr. Truckey confirmed the award notice has been received for it, but they are waiting for the contract. Mr. Dorrill explained that the FEMA funding generally covered approximately 75% of eligible project costs and that the District was also pursuing state or other match funding. They are waiting for the contract to see what the District's out of pocket expenses will exactly be.

Mr. Dorrill reported receiving Berquist invoices associated with grant work, including an invoice relating to approximately $77,000 already received from FEMA and a separate invoice of approximately $300,000. He stated that he would not process the larger invoice until the District had a clear understanding of grant reimbursements and available funding. Mr. Truckey advised Mr. Dorrill not to pay anything until the money has been received. An agreement was originally signed with them that they would receive 10%. FEMA is going to pay 5%, the other 5% would be the responsibility of the District. Mr. Dorrill mentioned that he also established contact with the finance director for the City of Everglades City, which has extensive FEMA experience, as an additional resource.

Mr. Lombardo emphasized the importance of waiting for executed grant agreements and complying strictly with FEMA requirements before proceeding. He described prior experience in which a government completed an emergency project after receiving an award indication but before the final agreement and then faced a lengthy audit and ended up not getting the money. Mr. Truckey said the agreements are coming and a 60–90-day timeframe was indicated a 60-90 day when given the award letter.

C. Property Tax Legislation

The Board discussed potential statewide changes to property taxes and the possible effects on local government services. Mr. Lombardo and Mr. Dorrill explained that the District is funded primarily through non-ad valorem assessments and user fees, so the direct impact on POICID would be limited compared with cities, counties, and fire districts that rely heavily on ad valorem revenue. They discussed potential shifts toward fee-based funding, impacts on non-homesteaded and commercial property, and possible consequences for Ochopee and Greater Naples fire service arrangements.

Mr. Lombardo explained that Ochopee remains a legal fire-control entity even though service is provided under contract through Greater Naples. He stated that a major loss of ad valorem revenue could create pressure on that arrangement, particularly if a service provider concluded that contracted funding was inadequate. Mr. Dorrill stated that local governments might respond by moving more services to non-ad-valorem assessments or other fee structures, for example solid-waste services which are already funded.

Mr. Dorrill posed the question whether any broad property-tax reduction would simply shift burdens to non-homesteaded, seasonal, commercial, industrial, or agricultural properties. Mr. Dorrill observed that a proposal framed as lowering property taxes could be politically attractive while still creating substantial downstream funding questions. Mr. Lombardo noted that ballot language and related issues were already subject to legal challenge and that the future funding structure remained uncertain.

D. Parcel 13 Redevelopment

Mr. Dorrill noted that the Parcel 13 redevelopment item was a carryover from the prior meeting, when a prospective developer introduced a concept. No new developer presentation was made at this meeting. Mr. Kish asked how the parcel was currently assessed and whether the District could recover additional amounts after the prior development contract failed.

Mr. Lombardo explained that the current methodology review could change the parcel's going-forward O&M assessment treatment, including application of the appropriate vacant or undeveloped property methodology. The Board referenced the consultant's proposed property classifications and discussed whether a vacant residential tract should be assessed based on entitled units or a per-acre factor. Mr. Lombardo stated that the final methodology would need to be applied consistently when adopted.

Mr. Lombardo stated that the owner had paid the assessments previously imposed, so any revised assessment would generally operate prospectively. Separate damages in the pending litigation could include losses attributable to failure to purchase ERCs or other contractual obligations, and counsel would evaluate those damages within the lawsuit rather than attempting a retroactive assessment outside the adopted methodology. Mr. Truckey asked whether the District could include losses dating from the failure of the prior contract, and Mr. Lombardo confirmed that such issues could be evaluated as litigation damages if supported by the contractual history and evidence.

PUBLIC COMMENTS

Lilliana Manta - Port of the Islands - stated that she was the individual who contacted Collier County to confirm permitting requirements for the CID building project. She referred to County records from 2023 that, in her view, showed prior notice that approvals would be required before a change in use or construction. She questioned why construction activities proceeded before all approvals were secured, why District funds were committed before permitting issues were resolved, and when records responsive to her public records request would be produced. She stated that the project had resulted in a stop-work order and code-enforcement involvement after approximately $54,000 in District expenditures.

Ms. Manta also objected to prior allegations that she had harassed volunteers and stated that she had repeatedly requested identification of the alleged contacts or individuals. She referenced a prior law-enforcement contact involving individuals associated with the building and asked whether any restrictions had been placed on her access to the CID building or whether she would be prevented from entering in the future.

Mr. Lombardo responded that, until the District receives a certificate of occupancy, no one should occupy the building other than those performing authorized project work. He stated that the restriction applied to everyone and was not targeted at Ms. Manta. He advised that the District was working through licensed professionals to obtain all required permits and approvals and was not contesting the County's requirements.

Mr. Dorrill stated that the public records request had been processed and that the requester had been advised of the estimated nominal cost to review, copy, or scan approximately 1,200 pages of documents. He stated that the District had not yet received payment of the estimated authorized costs. Regarding law enforcement contacts involving private individuals, Mr. Dorrill stated that the District was not a party to those matters.

Leo Ramos - Hotel Condominium Association - asked how the base rate assigned to hotel condominium units had been determined and requested the supporting analysis. He stated that a small hotel unit with limited fixtures should not be treated the same as a larger residence with multiple bathrooms, a pool, or other water uses. Mr. Lombardo noted that the rate structure had been publicly workshopped and that the Board was actively reviewing the precise fairness concerns raised. Mr. Dorrill advised that the utility rate analysis had been posted on the District website and was available for review.

Cynthia Albergo - Port of the Islands - asked whether the base-rate reduction previously approved by the Board remained in effect or was being reconsidered. Mr. Dorrill advised that the rate reduction would be formally adopted as part of the upcoming rate and budget workshop. Mr. Lombardo clarified that the base-rate reduction was intended to become effective July 1.

ADJOURNMENT

The next meeting will be on July 16, 2026, at 9:30 a.m. **On a MOTION by Ms. Hansen and a second by Mr. Baird, with all in favor, the meeting was adjourned at 11 a.m.**