

Lely Civic Assn., Inc. d/b/a Lely Golf Estates

c/o Anchor Associates, Inc.
2340 Stanford Court, Naples, FL 34112
(239) 649-6357 office

NOTICE OF 2026 ANNUAL ELECTION & MEETING OF THE MEMBERS

An Annual Election is to be held on **Tuesday, February 17, 2026**. Terms are for two years. If there are still open seats available after the election in your section at the Annual meeting and you are interested in a Board of Directors position, please let Tillie Mihalovich, the Chair of Nominations, know after the Annual Meeting.

Board of Directors Listing:

Forest Hill	Term
Linda R. Jorgensen	2026-2028
Joyce Erickson	2025-2027
Lisa McGarity	2025-2027

Saint Andrews West	Term
Open Seat	2026-2028
Ellen Clifford	2025-2027
Galina Ivanov	2025-2027

Unit Two	Term
Open Seat	2025-2027
Sheldon Gofberg	2026-2028
Carolyn Roth	2025-2027

Saint Andrews East	Term
Open Seat	2025-2027
Open Seat	2026-2028
Nancy Wojcik	2025-2027

Unit One	Term
Tillie Mihalovich	2026-2028
John Clifford	2025-2027
Carolyn Messere	2025-2027

Pinehurst Estates	Term
Open Seat	2025-2027
Laura Mann	2026-2028
Chuck Schnell	2025-2027

720.3033 Officers and directors. —

(1)(a) Within 90 days after being elected or appointed to the board, each director must submit a certificate of having satisfactorily completed the educational curriculum administered by a department-approved education provider.

1. The newly elected or appointed director must complete the department-approved education for newly elected or appointed directors within 90 days after being elected or appointed.
2. The certificate of completion is valid for up to 4 years.
3. A director must complete the education specific to newly elected or appointed directors at least every 4 years.
4. The department-approved educational curriculum specific to newly elected or appointed directors must include training relating to financial literacy and transparency, recordkeeping, levying of fines, and notice and meeting requirements.
5. In addition to the educational curriculum specific to newly elected or appointed directors:
 - a. A director of an association that has fewer than 2,500 parcels must complete at least 4 hours of continuing education annually.

(b) A director who does not timely file the educational certificate is suspended from the board until he or she complies with the requirement. The board may temporarily fill the vacancy during the period of suspension.

Brad A. Phelps, CAM

Anchor Associates, Inc. – for Lely Civic Assn., Inc. d/b/a Lely Golf Estates

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NOTICE OF 2026 ELECTION OF DIRECTORS & ANNUAL MEMBERS MEETING & 2026 BUDGET ADOPTION MEETING

DATE: Tuesday, February 17, 2026
TIME: 6:00 PM
PLACE: Lely Presbyterian Church in the Sanctuary, 110 St. Andrews Blvd., Naples, FL 34113, & Via Zoom (*Instructions Below*)

MEETING AGENDA

1. Call Meeting to Order
2. Certify Proxies and Establish a Quorum
3. Certification of Mailings
4. Reading of 2025 Annual Meeting Minutes
5. Officers' Report – President & Treasurer's
6. 2026-2027 Budget Adoption (Board Vote)
7. Results of Proxy Vote (Membership Vote)
8. Introduction of the 2026-2027 Board of Directors
9. Member Comments, if any
10. Adjournment

ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS

(Shall be held immediately after the Annual Meeting.)

MEETING AGENDA

1. Call Meeting to Order
2. Establish a Quorum
3. New Business
 - Election of Officers
 - Set Board of Directors Meeting Date
4. Member Comments, if any
5. Adjournment

Join Zoom Meeting: <https://zoom.us/join>

Meeting ID: 954 347 4258

Passcode: anchor

Dial by your location: 305 224 1968 US

Meeting ID: 954 347 4258

Passcode: 365993

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LIMITED PROXY

The undersigned owner or designated voter at address _____ (house #) and street name) of Lely Civic Assn., Inc. (the "Association") hereby appoints:

(Please print your name or name of proxy holder, who must be at the meeting to vote in your place.)

OR, if I have not appointed a proxy holder above, then I appoint the President of the Association as my proxy holder to attend the Annual Meeting of the members of the Association, to be held on **Tuesday, February 17, 2026, at 6:00 pm, at the Lely Presbyterian Church in the Sanctuary, 110 St. Andrew Blvd., Naples, FL 34113.**

The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated below.

Limited Powers: I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters only as indicated below.

Should any excess amount of funds collected for the operation of the Association in fiscal year 2026-2027 be rolled over for use to pay operating expenses in the following fiscal year? *(A yes vote will make these funds non-taxable by the IRS.)*

YES _____

NO _____

The undersigned ratify and confirm any and all acts and things that the proxyholder may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment, or continuation of it, and revoke all proxies previously executed.

Dated: _____

Signature of owner or designated voter

Print name of owner or designated voter

THIS PROXY IS REVOCABLE AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT THEREOF. IN NO EVENT IS THIS PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

PLEASE FOLLOW THE BELOW:

- 1. FILL LELY CIVIC ADDRESS**
- 2. DESIGNATE PROXY-HOLDER (WHOM MUST BE PRESENT) OR LEAVE BLANK AND PRESIDENT WILL BE PROXY-HOLDER.**
- 3. MARK YOUR VOTE**
- 4. SIGN AND PRINT NAME and DATE**
- 5. PLACE SIGNED PROXY IN PROXY ENVELOPE AND MAIL IT.**
- 6. MAIL, FAX OR EMAIL PROXY TO ENSURE DELIVERY PRIOR TO 4:00 pm EST February 17, 2026
admin@anchormanagers.com, (888) 210-6001, fax**

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LELY CIVIC ASSN., INC. D/B/A LELY GOLF ESTATES
PROPOSED BUDGET
March 1, 2026 thru February 28, 2027

Acct. Code	DESCRIPTION	2025-2026 Budget	2025-2026 Projected	2026-2027 Budget
REVENUE:				
6110	Maintenance Fee Income	\$ 46,400	\$ 46,400	\$ 46,400
6115	Late Fees & Interest	\$ -	\$ 139	\$ -
6350	Legal Fees Reimbursement	\$ -	\$ 758	\$ -
	Application HOA Fee Income	\$ -	\$ 4,800	\$ -
6360	Owner Fine Income	\$ -	\$ 2,200	\$ -
6395	CD Interest Income	\$ -	\$ 386	\$ -
TOTAL REVENUE		\$ 46,400	\$ 54,683	\$ 46,400
EXPENSES:				
7110	Fictitious Name Filing - 2024 (every 5 years)	\$ 50	\$ -	\$ 50
7120	Corporate Filing Fee	\$ 62	\$ 82	\$ 62
7130	Insurance	\$ 5,600	\$ 5,086	\$ 6,000
7145	Office Supplies	\$ 3,000	\$ 5,200	\$ 4,500
7147	Postage	\$ 1,885	\$ 1,337	\$ 1,500
7155	Application Fees	\$ -	\$ 3,180	\$ -
7160	Accountant/Tax Return	\$ 295	\$ 393	\$ 350
7165	Legal	\$ 3,000	\$ 15,000	\$ 5,000
7166	Legal - Doc Revisions	\$ 1,500	\$ 1,269	\$ 1,500
7180	Website	\$ 200		\$ 200
7210	Management Services	\$ 22,680	\$ 21,960	\$ 22,680
7230	Meeting Space Rental	\$ 1,750	\$ 1,632	\$ 1,750
8010	Electricity	\$ 225	\$ 206	\$ 225
8410	Flood Pump	\$ 1,000	\$ 18	\$ 1,000
8415	Flood Pump Lawn	\$ 250	\$ -	\$ 250
8435	Signage	\$ 100	\$ -	\$ 100
8437	Contingency	\$ 4,803	\$ -	\$ 1,233
TOTAL EXPENSES		\$ 46,400	\$ 55,363	\$ 46,400
AMOUNT TO BUDGET		\$ 46,400		\$ 46,400
ANNUAL DUES		\$ 100		\$ 100

Please be reminded that your Annual Assessment is due on March 1st, 2026.

Proposed