

Lely Civic Assn., Inc. d/b/a Lely Golf Estates  
 2026 Annual Members' Meeting Minutes  
 Tuesday, February 17, 2026  
**Place: Sanctuary at Lely Presbyterian Church**  
**110 St. Andrews Blvd, Naples, FL 34113**

**MEETING MINUTES**

**Call for speaker sign-up:** Prior to the start of the meeting members had an opportunity to sign up to speak regarding any item on the agenda. There's a maximum of three minutes per item raised.

**Certification of the Presence of a Quorum & Proof of Notice** – Quorum was achieved. Signs were displayed throughout the community more than 15 days prior to the meeting, and it was placed on the website 15 days prior to the meeting. Roll call showed a quorum.

Name	Position	Status
Laura Mann	President Pinehurst Estates	Present
Charles Schnell	Vice President Pinehurst Estates	Present
John Clifford	Treasurer Unit I	Present
Ellen Clifford	Secretary St Andrews West	Present via Zoom
Galina Ivanov	St Andrews West	Absent
Jamie Tennison	St Andrews West	Absent
Linda Jorgensen	Forest Hills	Present
Lisa McGarity	Forest Hills	Present
Joyce Erickson	Forest Hills	Present
Nancy Wojcik	Saint Andrews East	Present
Carolyn Messere	Unit 1	Present
Tillie Mihalovich	Unit 1	Present
Thomas Smith	Unit 2	Present
Carolyn Roth	Unit 2	Present
Sheldon Gofberg	Unit 2	Present
Brad Phelps, Belinda Janes	Anchor Associates	Present

**Call Meeting to Order:** Laura called the meeting to order at 6:10 and moved to move the President's report after the review of the quorum and proxies by Anchor. Chuck 2nded the motion, all voted in favor, motion passed. Brad and Belinda certified the quorum with 155 proxies received, 154 agreeing to roll over unspent funds to the next fiscal year. Anchor also provided a certification of notice via mailings.

**Minutes of Prior Meetings:** Reading of the 2025 Annual meeting minutes were waived. Ellen moved for ratification of the minutes; the board confirmed.

• Reports of Officers

- President’s Report –
  - Laura reviewed the past year’s events and welcomed Sheldon Gofberg from Unit II as the HOA Board’s newest member. She invited residents to consider joining the board as there are several vacancies.
  - New fiber optic lines installation: efforts are underway within Lely Golf Estates to lay new fiber optic lines along the county right of way in lots across our community. Several service vendors are interested in supplying services (Blue Stream, etc.). Work has started in Unit II and will be followed by Pinehurst, St Andrews East then West, Forest Hills and Unit I.
  - Street Signs: the County is moving forward with the project and has selected a vendor to supply the new signs. Work will be done in phases with first and 2<sup>nd</sup> phases to be completed in 2026. Unit I will have all signs replaced first with all missing signs addressed second and followed by the replacement of the rest of signs in the community.
  - Hibiscus Golf Course has been sold to a private group, the Lantern Club. Laura had posted information from the owners on OurLely.com about the plans to start construction in the spring of 2027. We’ve been told that there will be significant changes to the course, including installation of plantings and berms to provide privacy for its members. Laura has met with the management of the club to relay concerns about the course, electrical and pump infrastructure and review water flow and flooding issues. The owner says he wants to be a good neighbor and will attend a future meeting to answer questions. Laura suggested members contact her if they have questions.
  - Nominating Committee report: Tillie introduced the 2026-2027 board to the members and reviewed openings.
  - Speed bumps: last February the Board kicked off a renewed effort to address the speeding problems on St Andrews Blvd. John successfully led the project team, working with the County and the MSTU to get the commitment for speed tables on St Andrews Blvd between Warren St west to Highway 41 once the final phase of the PUR project is completed.
  - Lisa related that she had contacted the county about the lot at 343 St. Andrews Blvd – it was to have been sold per an agreement with the county in 2019. After being informed that it wasn’t being sold, she contacted county commissioner LoCastro who said the county intends to keep the lot in case they need to “modernize” the sewer system and build a sewage pump station in the future. Lisa stated that she didn’t think the community would want the station and offered to lead a committee to fight this plan.
- Vice President’s Report - None
- Secretary’s Report - None
- Treasurer’s Report – Adoption of 2026-2027 budget. January update and 2025-‘26 review.

**Current Balances and Monthly Changes**

Month	Checking	Savings	CDs	Total	\$ Change	% Change	\$ Cumulative Change	% Cumulative Change
Feb-25	\$ 39,740.74	\$ 10,820.04	\$ 20,265.56	\$ 70,826.34	--	--	--	--
Mar-25	\$ 54,112.73	\$ 10,839.33	\$ 20,266.56	\$ 85,218.62	\$ 14,392.28	16.9%	\$ 14,392.28	16.9%
Apr-25	\$ 54,314.90	\$ 10,857.16	\$ 20,266.56	\$ 85,438.62	\$ 220.00	0.3%	\$ 14,612.28	17.1%
May-25	\$ 53,619.29	\$ 10,875.61	\$ 20,349.16	\$ 84,844.06	\$ (594.56)	-0.7%	\$ 14,017.72	16.4%
Jun-25	\$ 47,535.22	\$ 10,893.50	\$ 20,349.16	\$ 78,777.88	\$ (6,066.18)	-7.7%	\$ 7,951.54	9.3%
Jul-25	\$ 45,724.05	\$ 10,912.01	\$ 20,349.16	\$ 76,985.22	\$ (1,792.66)	-2.3%	\$ 6,158.88	7.2%
Aug-25	\$ 37,230.57	\$ 10,930.56	\$ 20,349.16	\$ 68,510.29	\$ (8,474.93)	-12.4%	\$ (2,316.05)	-2.7%
Sep-25	\$ 36,859.63	\$ 10,948.54	\$ 20,564.75	\$ 68,372.92	\$ (137.37)	-0.2%	\$ (2,453.42)	-2.9%
Oct-25	\$ 35,768.30	\$ 10,967.35	\$ 20,564.75	\$ 67,300.40	\$ (1,072.52)	-1.6%	\$ (3,525.94)	-4.1%
Nov-25	\$ 34,597.47	\$ 10,982.93	\$ 20,564.75	\$ 66,145.15	\$ (1,155.25)	-1.7%	\$ (4,681.19)	-5.5%
Dec-25	\$ 32,126.83	\$ 10,999.26	\$ 20,759.08	\$ 63,885.17	\$ (2,259.98)	-3.5%	\$ (6,941.17)	-8.1%
Jan-26	\$ 27,845.69	\$ 11,013.65	\$ 20,759.08	\$ 59,618.42	\$ (4,266.75)	-7.2%	\$ (11,207.92)	-13.1%

- As of the end of January 2026, the Lely Civic Association remains in solid financial condition. For the month of January, we were approximately \$1,747 over budget on expenses, primarily due to annual insurance premiums (the higher cost is the fallout from the covenant issue and will linger for a few years). Monthly income exceeded budget by \$200 from a sales/lease application fee. Year-to-date, the association has generated \$4,600 in application fees (sales/purchase and lease applications combined), plus \$687 in savings and CD interest income and in owner interest income, resulting in \$5,287 of passive and fee-

based income - increasing our income by 11%. We're tracking as predicted and will end the fiscal year with around \$24,000 +/- in our operating account without touching our savings.

- The most significant budget variances year-to-date include legal expenses (\$9,917 over budget), office expenses (\$3,143 over budget), and insurance costs (\$1,977 over budget). Anchor Associates, our PMA, is our largest single expense at more than half our annual budget, but as a volunteer board with no employees we need a PMA. The operating expense budget overruns look to be mostly accounting issues, and should be addressed with Anchor so we have better visibility into the true costs of meetings, mailings, etc. The key to minimizing all of these avoidable expenses in the future is within the Board's control.
- The full FY2026 Treasurer's report will be completed in early March once we receive full financial information from Anchor Associates.
- FY 2025-'26 year end summary: policies to build passive income and maintain our financial health at current dues levels were implemented, which have generated \$5,600 in additional income since inception and should continue adding several thousand dollars annually going forward. The board finally completed the transfer of maintenance responsibilities for all street signs in our neighborhoods to the Lely MSTU, removing any financial responsibilities. Our one remaining infrastructure liability is the storm water pump system located on the Hibiscus golf course property (now The Lantern Club). The pump dates to 2004 and even though we share responsibility for it with Lely Country Club, if it needs replacing it will require significant expenditure.
- Members vote on moving excess budget funds collected in FY 2025-2026 to pay operating expenses in 2026-2027. Vote was 154 to move, 1 to not roll over. 2026-2027 budget was adopted via a board vote.

Meeting was adjourned at 6:50 pm

**MOTIONS:**

**VOTE LOG February 17, 2026 Lely Civic Association Board Meeting:**

Motion 1	Name	Vote
Motion to move the president's report after certification of the quorum. Raised by Laura and 2nd by Chuck.	Laura Mann	Yes
	Charles Schnell	Yes
	John Clifford	Yes
	Ellen Clifford	Yes
	Galina Ivanov	Absent
	Jamie Tennison	Absent
	Linda Jorgensen	Yes
	Lisa McGarity	Yes
	Joyce Erickson	Yes
	Nancy Wojcik	Yes
	Carolyn Messere	Yes
	Tillie Mihalovich	Yes
	Thomas Smith	Yes

	Carolyn Roth	Yes
	Sheldon Gofberg	Yes

Motion 2	Name	Vote
To adopt the 2026-'27 budget. Raised by Ellen and 2nd by Carolyn Roth.	Laura Mann	Yes
	Charles Schnell	Yes
	John Clifford	Yes
	Ellen Clifford	Yes
	Galina Ivanov	Absent
	Jamie Tennison	Absent
	Linda Jorgensen	Yes
	Lisa McGarity	Yes
	Joyce Erickson	Yes
	Nancy Wojcik	Yes
	Carolyn Messere	Yes
	Tillie Mihalovich	Yes
	Thomas Smith	Yes
	Carolyn Roth	Yes
	Sheldon Gofberg	Yes