

Lely Civic Association Board Meeting Minutes

Date: January 20, 2026

Place: Kemp Hall 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 – Board quorum was achieved. Signs were displayed throughout the community more than 3 days prior to the meeting, and it was placed on the website 48 hours 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 |
| 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 6:04 PM.

Minutes of Prior Meetings: Ellen raised minutes from the December 16 meeting for approval. Motion to approve minutes raised by Laura, 2nded by Carolyn Messere; all in favor, motion carried.

Officer's reports

- **President's Report:** Laura thanked the board for their support and well wishes for her mom. Maya-Ashley has left Anchor Management, Belinda, with Brad's support, will take on the CAM role. The board welcomed Belinda. John & Laura met earlier this month with Anchor to review mailing list and email addresses and make updates before the mailing last week for the Annual Meeting. With Belinda's help, the goal is to stay on top of any corrections.

- Vice President’s Report: none.
- Secretary’s Report: Annual Meeting
 - Annual meeting package sent out by Anchor on January 16;
 - Email reminders with links to an online proxy form will be sent regularly. It will contain an annual meeting notice, relay mailing dates, links to web page and remind people to pay their outstanding dues.
 - Belinda to provide list of proxy counts starting February 9
- Treasurer’s report:

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% |

- As of December 31 2025, we remain in solid financial condition. The sales and lease application fees added another \$800 to monthly income (\$4,400 to date), and one of our CDs reached maturity to return \$194.33, and was rolled over again, resulting in almost \$1,000 of passive income. We were approximately \$600 over budget on expenses. The \$658 bill for our insurer’s legal fees was paid, putting us very near the deductible (\$1,000). We’re tracking us to finish the fiscal year with approximately \$25,000 in our operating account, and do not anticipate any need to draw from our contingent funds. We are owed \$6,800 in delinquent dues from 54 homeowners, down four from last month’s 58 delinquencies, with eight homeowners remaining two or more years behind. As interest rates lower, we will see a drop in interest income to below \$1,000 this fiscal year from our contingency account and the two CDs we renew on alternating three-month cycles. Despite lower rates, this additional income, the result of changes John made since becoming Treasurer, will exceed \$5,000 this fiscal year (11% of our budget).

Laura questioned Brad and John as to the status of a lien on 231 Pine Valley Circle as the owner is in arrears in the amount of \$2600. Both will research the issue and supply an update to the board.

Committee Reports:

- ARC: Lisa McGarity: there is a restructuring on how ARC requests will be handled. The committee will review requests and determine the appropriate decision and will come to the board with recommendations and request the Board to sustain their recommendations. Status of current ARC requests reviewed: 230 Pine Valley -landscaping, 437 Forest Hills Blvd - roof, 374 Pinehurst Circle - replacement windows. Lisa asked the board to ratify the ARC’s recommendations, Ellen 2nded, all approved. Discussion about whether the ARC (and Violations committee meetings) need to be open to the public. Lisa said the ARC did, but not the violations. Laura said she posts the last ARC meeting and the Violations meeting on the IMPORTANT Notices page of OurLely.com. Laura stated going forward, each Board meeting agenda will list all submitted requests. This provides proper notice and keeps the process open to the public. At each Board meeting, the Chair will report the decision for each request so that it is recorded in the minutes.

- Nominating: Tillie Mihalovich:
 - 2026 Election status.
 - Sheldon, Linda, Laura and Tillie are running unopposed in their sections.
 - Open seats for each section:
 - 1 in Pinehurst, 2 in St. Andrews East, 1 in St. Andrews West, 1 in Unit 2
- Public Relations: MSTU street signs will be updated in the following order: add missing, replace damaged, paint/clean up. No timeframe for this exercise. We should have a better idea in the next 2 months. MSTU are replacing the irrigation controls with automation by Motorola. Speed signs are being updated to more feature-rich versions. 2 speed signs to be added to Forest Hills BLVD.
- Publicity: Laura Mann: there are more businesses who want to advertise, including Mela's café.
- Public Safety: John Clifford: no updates.
- Violations: Laura: 56 open, 148 closed. Most of those open deal with lamp post/mailboxes. 224 Pine Valley has been maintained. Laura discovered that the mortgage was purchased a year ago and now we have the owner's contact details. 260 Forest Hills pool maintenance violation. 224 Bay Meadows tiki hut violation, they have paid \$1000 and are still in violation. Laura will file a code enforcement complaint for the 260 Forest Hills and 224 Bay Meadows properties. Car under cover at 115 St Andrews in violation, Laura will add it to complaints the county.
- **Unfinished:** Laura said she would discuss the neighborhood landscape committee at the next meeting (March).
- **New business:** John proposed that board set up a technology committee and buy telephone and conferencing equipment and our own Zoom account. After board discussion, John withdrew his recommendation

Adjournment: Laura adjourned the meeting at 7:04 pm

MOTIONS:

VOTE LOG January 20, 2026 Lely Civic Association Board Meeting:

| Motion 1 | Name | Vote |
|---|-------------------|--------|
| To accept the December 16, 2025 meeting minutes raised by Laura and 2nd by Carolyn Messere. | 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 |
|---|-------------------|--------|
| Lisa asked the board to ratify the ARC's recommendations, Ellen 2nded | 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 |

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