

## Lely Civic Association Board Meeting Minutes

Date: September 16, 2025

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 via Zoom
John Clifford	Treasurer Unit I	Present via Zoom
Ellen Clifford	Secretary St Andrews West	Present
Galina Ivanov	St Andrews West	Absent
Jamie Tennison	St Andrews West	Present
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
Maya-Ashley Francois	CAM, Anchor Associates	Present

**Call Meeting to Order:** Laura called the meeting to order at 6 PM.

- **Minutes of Prior Meetings:** Ellen raised the April 15th closed meeting minutes and the August 19<sup>th</sup> board meeting minutes for approval. Lisa made the motion to approve, Carolyn Messere 2<sup>nd</sup>, all voted in favor, motion carried.

#### Officer's reports

- **President's Report:** Laura reminded board members and members to be mindful of the speakers and stop speaking or having private conversations. Ask to speak. Rules apply to everybody. Please use respectful dialogue, even with passion, we need to speak to each other with respect. Maya-Ashley is to call point of order and only unmute Zoom participants if they are recognized to speak.
- October 7 – amended and re-stated proxies for the affected sections have been mailed, some have been returned with positive responses. We need 108 members to reach our quorum. There was a question about notification and the process – do we need to renotify that we are suspending their voting rights? Does the notice state that their rights will be suspended if they don't pay by the 30 days notice? Laura took the action to

research the issues and update the board this week. Motion made by Nancy Wojick to notify the delinquent members in the appropriate way; Joyce Erickson seconded, all voted in favor and motion passed.

- Vice President's Report: none.
- Secretary's Report: none.
- Treasury report:

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%

As of the end of August 2025, the Lely Civic Association is in sound financial condition and should remain so for the indefinite future given our current rate of incurring legal expenses comes to a stop. Our total funds are down by approximately \$8,500 since the end of August. We've received dues from 78% of our homeowners (109 delinquencies).

#### Committee Reports:

- **ARC:** Lisa McGarity: 102 Doral – the owner is contesting our request for details and permits, saying it's onerous. The ARC has rejected the owners latest request. 325 Pinehurst - follow up on the existing ARC request for generator. Laura will follow up with the owner to get the application. ARC for wood fence rejected, owner informed of materials allowed and about the easement.
- **Nominating:** Tillie Mihalovich: Sheldon Gofberg has submitted an application to fill the empty seat for Unit II on the board. Board agreed to delay his application until he rolls off the Violations committee.
- **Public Relations:** Laura Mann: MSTU – the current project manager, Dan Schumacher, has retired, expect a new one to be assigned shortly. The MSTU budget will be built next month. The county is changing rules so that the MSTU can propose spending up to \$10,000, which is a \$7000 increase.
- **Publicity:** Laura Mann: trying to get the next newsletter out. It includes an article on deploying separate meters for irrigation and household water usage.
- **Public Safety:** John Clifford: no updates.
- **Violations:** Maya-Ashley/Laura: Maya-Ashley reported that the next meeting is September 22. 169 Doral – Laura thanked Tillie for speaking to them – they are repeat offenders, we send violation letters and they cure it even though they keep repeating the same violation and asked Maya if there's anything we can do. Maya said they correct the issue, each time it is considered a new violation. 224 Bay Meadows – illegal tiki hut, Lisa moved to send to the fining committee, Ellen seconded, motion carried. 272 Bay Meadows – car with no license plates in driveway; committee to pursue after covenants vote. Laura was tasked to check the portal for it/when violation letters were sent to 272 and 283 Bay Meadows. 106 Willow creek – the owner has had several opportunities to clean up the construction mess. He asked for another extension; the Board voted to send to the Violations Committee back in June and all agreed not to give another extension and to move forward in the process.

#### Unfinished Business:

- John raised an issue around the May 20th suspensions, stating they were improper and proposed that the Board work together to create a process for verifying the correct process before taking any similar action in the future. Due to the late hour, discussion was tabled until the next Board meeting.

#### New Business:

- none

**Adjournment: Motion to adjourn was made by Lisa, meeting adjourned at 7:17 pm**

**MOTIONS:****VOTE LOG September 16 Lely Civic Association Board Meeting:**

Motion 1	Name	Vote
To accept the April 15, 2025 closed meeting minutes	Laura Mann	Yes
	Charles Schnell	Yes
	John Clifford	Yes
	Ellen Clifford	Yes
	Galina Ivanov	Absent
	Jamie Tennison	Yes
	Linda Jorgensen	Yes
	Lisa McGarity	Yes
	Joyce Erickson	Yes
	Nancy Wojcik	Yes
	Carolyn Messere	Yes
	Tillie Mihalovich	Yes
	Thomas Smith	Yes
	Carolyn Roth	Yes

Motion 2	Name	Vote
To accept the August 19, 2025 closed meeting minutes	Laura Mann	Yes
	Charles Schnell	Yes
	John Clifford	Yes
	Ellen Clifford	Yes
	Galina Ivanov	Absent
	Jamie Tennison	Yes
	Linda Jorgensen	Yes
	Lisa McGarity	Yes
	Joyce Erickson	Yes
	Nancy Wojcik	Yes
	Carolyn Messere	Yes
	Tillie Mihalovich	Yes
	Thomas Smith	Yes
	Carolyn Roth	Yes

Motion 3	Name	Vote
To notify the delinquent HOA members in the appropriate way.	Laura Mann	Yes

	Charles Schnell	Yes
	John Clifford	Yes
	Ellen Clifford	Yes
	Galina Ivanov	Absent
	Jamie Tennison	Yes
	Linda Jorgensen	Yes
	Lisa McGarity	Yes
	Joyce Erickson	Yes
	Nancy Wojcik	Yes
	Carolyn Messere	Yes
	Tillie Mihalovich	Yes
	Thomas Smith	Yes
	Carolyn Roth	Yes

Motion 4	Name	Vote
To move 224 Bay Meadows – illegal tiki hut to the violations committee for fining.	Laura Mann	Yes
	Charles Schnell	Yes
	John Clifford	Yes
	Ellen Clifford	Yes
	Galina Ivanov	Absent
	Jamie Tennison	Yes
	Linda Jorgensen	Yes
	Lisa McGarity	Yes
	Joyce Erickson	Yes
	Nancy Wojcik	Yes
	Carolyn Messere	Yes
	Tillie Mihalovich	Yes
	Thomas Smith	Yes
	Carolyn Roth	Yes