

**Lely Civic Association**  
**Board of Directors Meeting Minutes**  
**April 12, 2022**  
**Board Room and Via Zoom**

**CALL MEETING TO ORDER:**

Meeting was conducted in person for Board, and via Zoom for all members, was called to order at 6:03 P.M. by Michael Turner.

**ESTABLISH QUORUM:**

A quorum was established with the following Board members present, in person or via Zoom. Notices were posted as per Florida Statutes.

- |                          |                 |                         |
|--------------------------|-----------------|-------------------------|
| • Michael Turner         | Laura Mann      | Todd Schilling - Absent |
| • Lisa McGarity          | Nancy Wojcik    | Brenda Hamilton         |
| • Linda Jorgensen        | Sheldon Gofberg |                         |
| • Teddy Collins - Absent | Brian Smith     |                         |
| • Daniel Denis           | Gino Cretella   |                         |
| • Tom Weger              | Gerry Cusack    |                         |

Michelle Zambelli from Anchor Associates, Inc. was present.

**CERTIFICATION OF THE PRESENCE OF A QUORUM AND PROFF OF NOTICE:**

Quorum was established notice of meeting was sent via email, on website, Nextdoor.com and signs posted.

**APPROVAL OF PRIOR MEETING MINUTES:**

- Michael made a motion to waive the reading and approve the minutes of the February 8, 2022, Linda seconded, all in favor.

**PRESIDENTS REPORT:**

- Michael addressed the follow items:
  - Discussed the goals of the Board for 2022, streamline and move forward.
  - Michael would like to see a full Board – Reach out if you know anyone.
  - Any changes Board Members would like to make, please let Michael know.
  - Legal Document Deadline: Each section should submit their changes and notes to Michael by 4/19/22, to attorney on 4/20/22, and would like to have back by 5/3/22 from attorney. Documents need to be completed.
  - Area Representatives are responsible for their section. Send violations to Laura and Michael and they will send to Michelle.
  - Brian and Tom will send rental violations to Michelle.
  - Rentals: Gino, Laura and Tom discussion on Air BNB, process, and informing homeowners.
  - Lisa was going over the rental process with buyers during their interview.

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**VICE PRESIDENTS REPORT:** None at this time.

**SECRETARY REPORT:**

- Laura reported the following:
  - Website: Doing some updating to site. Reviewing sales and leasing packages.
  - Newsletter: Tom Weger is in charge. If you want to add something, please let him know.
    - Review of newsletter, motion to approve by Brian, Brenda seconded, all in favor.
  - Insurance Update: All insurance has been renewed and paid.
  - Violation Letters, process, spreadsheet, and hearing committee needed.

**TREASURER REPORT:**

- Laura reviewed financials and aged delinquency. Board would like to issue 30-day notices, to all on the list after June 1<sup>st</sup>, and then to Alliance.
  - Motion was made by Michael, anyone who owes over \$200.00 will receive a 30-day notice and be sent to Alliance immediately following. Brenda seconded, all in favor.

**COMMITTEE REPORT:** None at this time.

**MANAGEMENT REPORT:**

- None at this time.

**OPEN DISCUSSION:**

- Brief discussions with a couple of homeowner's regarding newsletters and some owner violations.

**ADJOURNMENT:**

Laura made a motion to adjourn, Brenda seconded, and all were in favor. Motion passed. Meeting adjourned at 7:04 P.M.