

**Lely Civic Association
Board of Directors
Special Meeting Minutes
Tuesday, April 13, 2021
Via Zoom**

CALL MEETING TO ORDER:

Meeting was conducted via Zoom, called to order at 6:00 P.M. by Lisa McGarity.

ESTABLISH QUORUM:

A quorum was established with the following Board members present and Notices were posted as per Florida Statutes.

- Lisa McGarity
- Linda Jorgensen
- Brian Smith
- Teddy Collins
- Daniel Denis
- Tom Wegar
- Laura Mann
- Nancy Wojcik
- Sheldon Gofberg
- Michael Turner
- Gino Cretella

Gerry Cusack, Todd Schilling, and Brenda Hamilton were not in attendance. Some homeowners and Michelle Zambelli from Anchor Associates, Inc. were 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.

DISCUSSIONS AND REPORTING:

Members of the Board of Directors attended the HOA Conference focusing on the Florida Legislative changes. Vacation rentals have been a problem for the Association and the new legislature may prevent HOA's from denying owners the right to use their home as a vacation rental. To prevent this, Lisa would like the Board to adopt the rule of disallowing vacation rentals, and recording it with the Circuit Court, ahead of time.

Chris Lorenze noted that people are turning their garages into rentals and will send the information to Michelle. We should also check to see if they received a permit to convert the garages.

Tom Wegar noted a lot of Air Bnb's and VRBO. He will send a list to the Board and Michelle.

Discussion on people stating they are family or friends staying there. The Board held a discussion on the occupants listed on the application when they purchase or rent. Michelle noted anyone 18 or above should be listed and have the background check done. Board also discussed having a guest registration form for anyone coming to stay in the home for 5 days or more.

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There is a county ordinance on the number of people living in the home. Michelle will look up the information and provide it to the Board at the next meeting.

The new rule regarding leasing must go through the attorney and the amendment must be done. The draft will go to Michelle so the attorney can review and advise.

ADJOURNMENT:

Laura made a motion to adjourn, Nancy 2nd and all were in favor. Motion passed. Meeting adjourned at 7:06 P.M.