

Lely Civic Association, Inc. (Lely Golf Estates)c/o Anchor Associates, Inc.
2340 Stanford Court, Naples, FL 34112
(239) 649-6357, office (239) 649-7495, fax

Maya-Ashley Francois, CAM, Anchor Associates Inc. – for Lely Civic Association, Inc.

Date: Tuesday August 15, 2023

Time: 6:00 pm

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. Maximum of three minutes per item.

• **Certification of the Presence of a Quorum & Proof of Notice** – Signs were displayed throughout community more than 3 days prior to date of meeting, and it was placed on website 7 days prior.

EVENT	NAME	POSITION	STATUS
Lely GE Board Meeting August 15, 2023	Lisa McGarity	President Forest Hills	Present
	Charles Schnell	Vice President Pinehurst Estates	Present via phone
	Tillie Mihalovich	Treasurer Unit 1	Absent
	Ellen Clifford	Secretary St Andrews West	Present via Zoom
	Linda Jorgensen	Forest Hills	Present
	Joyce Erickson	Forest Hills	Present
	Nancy Wojcik	Saint Andrews East	Present
	Tom Connolly	Saint Andrews East	Absent
	Stephanie Earnhart	Pinehurst Estates	Absent
	Laura Mann	Pinehurst Estates	Present
	Daniel Denis	St Andrews West	Present
	Todd Schilling	St Andrews West	Absent
	Frank Mazza	Unit 1	Present via Zoom
	Sheldon Gofberg	Unit 2	Present

Present: Maya-Ashley Francois, CAM , Anchor Associates Inc. – for Lely Civic Association, Inc.

- Call Meeting to Order: Lisa called the meeting to order at 6:05 pm
- Minutes of Prior Meetings: Lisa asked for a motion to accept the minutes of the July 18 meeting, Sheldon moved, Nancy seconded, all board members present voted in favor, motion carried. Lisa asked for a motion to accept the minutes of the Special Meeting held March 21, 2023, Nancy moved, Linda seconded, all board members present voted in favor, motion carried. There was discussion about publishing the Zoom information so that residents could attend. All agreed to include the information.

- Reports of Officers

- President's Report

- Flood pump update: Lisa reported her request to the Hibiscus Country Club to have the retention ponds retrenched had been accepted and the work had been completed. There's been no update from Bay Electric on their bid submission to address the breaks. Efforts need to be completed before the rainy season.
- MSTU signage: the audit requested by the MSTU is underway.
- MSTU - Amendment Drafts update: Lisa has sent the easement amendment changes and a document outlining the process required to approve the changes to each section's documents to the HOA's lawyers for final vetting. Once the legal team has signed off, notice will be provided to all members of an upcoming "Special Meeting" to vote on acceptance of the changes. It is the intent of the Board to use the meeting date and time for the currently scheduled September 19th Board meeting as the Special Meeting. 14 days' notice is required to hold the special meeting. There was an agreement to publicize the Special Meeting in the upcoming newsletter if timing allows and to post detailed information about the changes and a copy of the proxy for the vote on the Our Lely website for members to download.

- Vice President's Report. None

- Secretary's Report

- New Residents - there were 2 purchases and 1 lease application this month.
- Email communications consent form: Ellen thanked the board for their efforts in getting their constituents to request they submit a new "Owner Information Update" form.
- Board Certificate status: there are still outstanding Board Certificates. Lisa asked those members who haven't signed a certificate in the last 2 years to please do so.

- Treasurer's Report

- Finance Report – (year to date performance): Maya-Ashley reported an operating balance of \$58,771.09 with year-to-date income on budget at \$19,416.15. Owner accounts are at \$13,300 in delinquent assessments with fines of \$2000. Anchor will send out second notices to collect the overdue assessments.

- Committee Reports

- ARC – Laura Mann: no major issues.
- Nominating – mentioned we still have available seats, Unit 1 and St Andrews East each has an open seat; Unit 2 has two open seats. Board members are encouraged to nominate neighbors for these positions.
- Public Relations – Lisa McGarity: no additional information outside of MTSU work.
- Publicity – the committee is recommending that the current meeting signs are updated. Committee members relayed options for new signs and will present a formal recommendation at the next board meeting. The newsletter is in final edits and the committee is targeting the first full week in September for issuance.
- Violations – Laura Mann:
 - 224 Pine Valley Circle: the case is proceeding to get action from the responsible parties to address the state of the property. Florida law states that HUD is not liable for

payment of any outstanding assessments; it is very unlikely that we can collect. Laura reiterated that any lawn care provided by neighbors mitigates the liability of the property owners to be responsible for maintenance and sets the calendar back to zero for complaints. Trespassing to clean up a property is not legal, and it nullifies the complaints of negligence, so she asked that concerned citizens refrain from performing any maintenance.

169 Doral issues – the HOA has made a formal complaint to the county about the state of the property. Several residents discussed the conditions of the house and past efforts to address it. One resident had spoken to Johnathan Musse, the County Violation Code Enforcer, who had just visited the property. Jonathan said he would be raising the issue of multiple violations with his supervisor before the end of the business day.

113 Warwick Hill – owner built a non-compliant fence and did not submit an ARC. Owner would like to keep the fence and is pursuing an effort to change the covenants to include the fence; the owner has been notified that changing covenants is a lengthy process and the violation would continue to collect fines.

- Old Business

- Update on Pinehurst Documents status – the changes have been certified and are in process for filing. Once the documents are filed the link will be updated on the Our Lely website.

- New Business – Board: NONE

- New Business – Resident speakers: NONE

Adjournment at 7:00 PM with Laura moving to adjourn, Joyce seconded, all board members present in favor, motion passed.