

Lely Civic Association, Inc. (Lely Golf Estates)c/o Anchor Associates, Inc.
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Maya-Ashley Francois, CAM, Anchor Associates Inc. – for Lely Civic Association, Inc.

Date: Tuesday, July 18, 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 July 18, 2023	Lisa McGarity	President Forest Hills	Present
	Charles Schnell	Vice President Pinehurst Estates	Present
	Tillie Mihalovich	Treasurer Unit 1	Present
	Ellen Clifford	Secretary St Andrews West	Present
	Linda Jorgensen	Forest Hills	Present
	Joyce Erickson	Forest Hills	Present
	Nancy Wojcik	Saint Andrews East	Present
	Tom Connolly	Saint Andrews East	Present
	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: President (President)
- Minutes of Prior Meetings (Secretary): Lisa asked for a motion to accept the minutes of the prior meeting, Chuck moved, Joyce seconded, all board members present in favor, motion passed.
- Reports of Officers
 - President's Report

- Flood pump update: Lisa reported that the workers renovating the Hibiscus Country Club broke a line of the flood pump. A damage survey was conducted by Bay Electric who discovered a second break, and they are submitting a bid to address these issues. Lely Country Club has agreed to split the proposed costs which include physically moving the pump to keep it clear from possible interference from nearby vegetation roots. Work needs to be completed before the rainy season.
- MSTU signage: audit required by MSTU, Lisa solicited multiple bids with costs ranging from 5K, \$4800, and \$1500. Lisa suggested the Board accept a bid from an independent CPA to do the work for \$1500. Ellen moved to select the bid, Tom seconded, all board members present in favor, motion passed.
- MSTU - Amendment Drafts update: St Andrews East & St Andrews West submitted changes to the proposed language. Pinehurst is excluded as their new documents contain the correct language. No other sections have submitted changes to the proposed new easement language. Discussion was held to confirm all Board Member's commitment to notify their constituents of the proposed move of responsibility for the signs to the MTSU and the easement language change, if applicable. The changes require 51% of those present at the meeting to vote. Lisa suggested that we hold a Special meeting during a regularly scheduled HOA Board meeting to vote on each section that's being updated. Tilly moved to add a Special meeting to a future HOA Board meeting to decide the issue, Dan Denis seconded; all board members present in favor, motion passed.
 - Chuck & Laura abstained as Pinehurst is not required to vote.
- Vice President's Report. None
- Secretary's Report
 - New Residents - there were 5 purchases and 1 lease application this month.
 - Email communications consent form: Ellen asked that all Board members reach out to their constituents to request they submit a new "Owner Information Update" form and emphasize consent to receive information via email. This will allow us to spread information faster and to save costs.
 - Board Certificate status: all Board members need to send (via mail or email) to Ellen/Maya their signed Board Certificate before the deadline of August 7, 2023.
- Treasurer's Report
 - Finance Report – (year to date performance): Tillie reported income and expenses status. There is currently \$15,000 in delinquent assessments with fines of \$2000. There was discussion as to cause with the conclusion that owners may need a notice resent as the late budget approval process might have caused confusion. Tillie recommended that invoices be sent after August 1 to delinquent owners giving them 10 business days to pay.
- Committee Reports
 - ARC – Laura Mann: lots of roofing, storm windows, paint color requests, no major issues.
 - Nominating – Tillie Mihalovich: no activity
 - Public Relations – Lisa McGarity: no additional information outside of MTSU work.

- Publicity – Ellen Clifford: website is being updated; all board members were asked to make sure their information is correct. The next newsletter is under construction and expected to be out at the end of the summer.
- Violations – Laura Mann: there are 33 listed violations currently open. In the past it was up to the homeowner to request a hearing, as of July 1, FL law mandates that HOA must hold hearings within 14 days of levying a fine, if we end up fining someone. Suggestion for process, currently: 1st letter – time to remedy – 2nd letter additionally time – 3rd letter is the fine and date of hearing. Proposal was made to remove the 2nd letter. Tom made the motion to implement this process, Chuck seconded, all board members present in favor, motion passed.
 - 224 Pine Valley Circle: The owner passed away and the responsible party is now a reverse mortgage company (Compulink). The County is also involved. Jason Packard is the County violation code enforcer; the County is going through the steps to send someone to mow lawns once a month. Bushes and tree maintenance require the HOA to send a letter to the Mortgage Company (Compulink) to give them an opportunity to pay to clean up or they will get fined. Palm rat infestation is also an issue. Laura and Anchor remain diligent in pursuing closure on the issue. 169 Doral issues – fence in back not approved, falling down; green pool. Laura stated we would now be fining the owner. 113 Warwick Hill, fence not in documents, working with owner to update ARC request.

- Old Business

- Update on Pinehurst Re-vote – Laura stated that the new docs passed, revote was required as there was one house that changed hands in the middle of the process, so the new owner was solicited for their vote.

- New Business – Board: NONE

- New Business – Resident speakers: NONE

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

*Items on the meeting agenda are subject to time constraints and may be tabled until the next meeting. Speakers are limited to 3 minutes.