

**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**

Belinda Janes, CAM, Anchor Associates Inc. – for Lely Civic Association, Inc.

Date: Tuesday March 24, 2026

Time: 6:00 pm

Place: Kemp Hall at Lely Presbyterian Church, 110 St. Andrews Blvd, Naples, FL 34113
Association

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 the community more than 3 days prior to date of meeting, and it was placed on the website 5 days prior.

Board members Present:

Lisa McGarity, Joyce Erickson, John Clifford via zoom, Tillie Mihalovich, Carolyn Messere, Sheldon Gofberg, Carolyn Roth, Ellen Clifford, Chuck Schnell

Absent:

Linda Jorgensen, Laura Mann, Nancy Wojcik, Galena Ivanov and Belinda Janes- Cam
Quorum was established

Also attending were Brad Phelps, Anchor Associates Inc. – for Lely Civic Association, Inc and homeowners Diane Taylor and Pat McCabe via zoom

• **Call Meeting to Order:** Lisa called the meeting to order at 6:07 pm

• **Approval of Minutes of Prior Meetings;** Ellen presents the January Board Meeting and the February Annual meeting minutes. Ellen asked if there were any issues with the January 20, 2026 minutes. No response, Ellen motioned to accept the January 20, 2026 minutes as written, Carolyn Messere 2nd.

Vote: Lisa McGarity-Yes, Joyce Erickson-Yes, John Clifford via zoom- Yes, Tillie Mihalovich-Yes, Carolyn Messere- Yes, Sheldon Gofberg-Yes, Carolyn Roth-Yes, Ellen Clifford-Yes, Chuck Schnell- yes ~ All in favor, motion carried.

February 17, 2026 Annual members meeting minutes, an amendment to the minutes was to correct the address on the lot on St Andrews Blvd. Chuck made a motion to accept the Annual Member meeting minutes as amended, Tillie seconded,

Vote: Lisa McGarity-Yes, Joyce Erickson-Yes, John Clifford via zoom- Yes, Tillie Mihalovich-Yes, Carolyn Messere- Yes, Sheldon Gofberg-Yes, Carolyn Roth-Yes, Ellen Clifford-Yes,

Chuck Schnell- Yes ~ All in favor.

Presidents report: Lisa thanked John and Ellen for their dedicated effort as Secretary and Treasurer. Lisa then introduced the 2026-2027 Board members, Unit 1~ John Clifford, Tillie Mihalovich, Carolyn Messere Unit 2~ Sheldon Gofberg, Carolyn Roth, 1 open seat, Pinehurst~ Laura Man, Chuck Schnell, 1 open seat, St Andrews West~ Ellen Clifford. Galena Ivanoff, 1 open seat, St Andrews East~ Nancy Wojcik, 2 open seats, Forest Hills~ Lisa McGarity, Joyce Erickson, Linda Jorgensen. Executive Board~ Lisa McGarity/ President. Chuck Schnell/VP, Laura Mann/Secretary, Tillie Mihalovich/ Treasurer

Goals for this year:

- Keeping the communication open with the new owner of the golf course.
- Keeping up to date on the County owned property and holding a strategic meeting on how best to address the lot the County owns and their future plans for that lot.
- Get delinquency down. Making sure Anchor creates a notation on financials to indicate who has gone to collection. Plus having the Board come up with another method on how to lower our delinquency without using a lot of money. Example: placing notices on door. Roughly 45 owners delinquent.
- Suggested getting name tags for Board members so when we knock on doors owners realize we are from the HOA.

Discussion followed Brad stated that there are only 23 owners are over two years plus. The other people are not considered delinquent until June. John reminded the Board of the policy that anyone who is \$200 or more need to go to collection. Brad explained how we can identify who has gone to collection on financials.

• **Vice President's Report.** No report.

• **Secretary's Report**

Update our Forms;

To make our PDF forms online fillable. This process will make it easier for applicants to complete the forms online. It will also make it easier for us to view accurate information.

Leasing form: to update form to include that the applicant must provide a photo of the vehicle(s). The Leasing application already has a section for vehicle information which includes make, model, year and license plate info.

Brad and Laura are working on a plan to save the cost of printing. One way would be to email blast the agenda for upcoming meetings. Instead of printing minutes for Board meetings displaying them on the TV monitor. We will implement this next month. Discussion was had about posting a draft of the minutes on the website prior to approval. Ellen pointed out our attorney advised against that.

• **Treasurer's Report:** Our general ledger banking account is \$37,005. The Capitol fund on hand is 11,026. That gives us an actual cash on hand operating cost of \$48,556. I did not count

the CD's because they are still maturing. One of the CD's expires in April 22nd and would like to discuss about renewing it and the other CD expires on August 1. Current total on the CD's is \$20,759. Total cash is \$69,315.34

We did have a deficit of \$8963 mainly because of legal fees and insurer fees. We have received \$8,190 in legal fees reimbursements, income from sales, leases. CD and fines. This has lowered the deficit. Currently we have 172 owners who still need to pay their dues. With annual dues coming in, our monthly income will look better.

- **Committee Reports**

- **ARC – Lisa McGarity:** 2 requests that are still pending.

396 Bay Meadows, want to add more concrete around the house. Need to check if they are within the County impermeable surface code. The owner is putting it on hold.

407 Forest Hills. Exterior painting, just waiting on contractor information

Approval of the following ARC:

140 Forest Hills: New roof and pool solar panels

181 Forest Hills: install new front door with sidelight

11 Pebble Beach; new windows

161 Big Springs: remove asphalt driveway with concrete

233 Pinehurst; Stain concrete driveway

325 Pinehurst; Exterior Paint

106 Doral; install new sliding glass doors

Chuck Schnell made a motion to accept the ARC recommendation of approvals, Joyce Erickson 2nd. All in favor

Public Safety: Lisa is going to contact the County again to see if they will install temporary speed bumps on St Andrews Blvd.

- **Nominating – Tillie Mihalovich:** No report

- **Public Relations** – Lisa reported MSTU is purchasing 4 new radar speed signs. Replacing the two on ST. Andrews and adding two on Forest Hills.

- **Publicity:** Chuck reported that Laura looked into getting new signs. Cost is around \$24 per sign printed on both sides.

Belinda and Laura will be working on the website

Newsletter will be going out at the beginning of April.

- **Violations** – Chuck reported about 106 Willow Creek owner reached out to Laura about any assistance of his fine assessment. Will put discussion off till next meeting

224 Bay Meadow Tiki Hut; Lisa report that he was fined \$1,000 and he paid but he still has not removed it. She is working with Anchor to send him another letter of this violation. Code enforcement has been notified.

Manager report: No report

- **Unfinished Business:** Chuck reported that there was supposed to be a townhall meeting in April in regards to the Golf course. The meeting was canceled due to the new owner and county staff not being available at that time. We are looking at June and we will offer zoom for those who cannot be in person. The owner Clay says they are still in the planning stage. County officials stated no permits have been submitted and nothing has been approved.

- **New Business:** No

Adjournment: Joy made a motion to adjourn. Tillie 2nd all in favor. Meeting adjourns at 7:04pm

Final