

# Lely Civic Association

## Board of Directors Meeting Minutes

Tuesday, June 8, 2021

Via Zoom

### CALL MEETING TO ORDER:

Meeting was conducted via Zoom, called to order at 6:03 P.M. by Lisa McGarity.

### ESTABLISH QUORUM:

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

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

Some homeowners and Michelle Zambelli from Anchor Associates, Inc. were present.

### CERTIFICATION OF THE PRESENCE OF A QUORUM AND PROOF OF NOTICE:

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

**MEETING MINUTES:** Nancy made a motion to waive the reading of the May 11, 2021, meeting minutes and accept as written, with minor corrections. Linda seconded, all in favor.

### PRESIDENT REPORT:

- Rules and Regulations: The Association will not worry about this right now but will put in declaration.
- Laura stated 90% of what Kyla wrote relates to Condominiums.
- The Special Meeting will only be about leasing, as it needs to be filed with the Circuit Court no later than 7/1/21.
- Each section will vote, and each section must receive 51% in person or by proxy. Since meeting will be via Zoom, all votes must be by Proxy.
- Special Meeting date: June 28, 2021.
- Attorney will need results by 6/28 or 6/29, and Lisa will hand deliver to the court to ensure it is stamped prior to July 1<sup>st</sup>.
- If this does not get approved, the Association will have no control over rentals.
- Further discussion regarding the amendments, as written. Gerry and Nancy will not agree to paragraph 7 and believe homeowners will not vote for that provision. Teddy and Laura also had issues with this paragraph.
- Brian is still having a problem with people renting rooms, and there is currently no solution.
- Lisa wants to ensure we are doing background checks on lessees. Anchor does perform background checks.

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- Recommendation was made that we get the amendments done and we can update the language at a later date so the Association can move forward.
- Paragraph 5 Review: Board would like to see a 7-year limit on non-violent crimes and lifetime ban on any sexual crimes or moral turpitude.
  - Motion made by Lisa to accept this provision, as stated above. Sheldon seconded. Gino, yay, Teddy, yay, Brian, yay, Laura, yay, Michael, yay, Brenda, yay, Gerry, yay, Nancy, yay, Linda, yay, and Daniel, yay. No nay, all in favor.
- Paragraph 2: Motion to Approve by Laura, Brenda seconded.
  - Gino, yay, Teddy, yay, Brian, yay, Lisa, yay, Michael, yay, Sheldon, yay, Gerry, yay, Nancy, yay, Linda, yay, and Daniel, yay. No nay, all in favor.
- Paragraph 3: Motion to Approve by Brenda, seconded by Lisa.
  - Gino, yay, Teddy, yay, Brian, yay, Laura, yay, Michael, yay, Sheldon, yay, Gerry, yay, Nancy, yay, Linda, yay, and Daniel, yay. No nay, all in favor.
- Paragraph 4: Motion to Approve by Nancy, seconded by Sheldon.
  - Gino, yay, Teddy, yay, Brian, yay, Laura, yay, Michael, yay, Brenda, yay, Gerry, yay, Lisa yay, Linda, yay, and Daniel, yay. No nay, all in favor.
- Paragraph 5: Motion to Approve by Brenda, Brian seconded.
  - Gino, yay, Teddy, yay, Sheldon, yay, Laura, yay, Michael, yay, Nancy, yay, Gerry, yay, Lisa yay, Linda, yay, and Daniel, yay. No nay, all in favor.
- Paragraph 6: Motion to Approve by Nancy, seconded by Michael.
  - Gino, yay, Teddy, yay, Sheldon, yay, Laura, yay, Brenda, yay, Brian, yay, Gerry, yay, Lisa yay, Linda, yay, and Daniel, yay. No nay, all in favor.
- Paragraph 7: Much discussion regarding this paragraph. Some units agreed, others did not. It was decided to make changes to this paragraph depending upon a vote by each unit.
  - Unit 1: Yay
  - Unit 2: Yay
  - Pinehurst: Nay
  - St Andrews West – Yay
  - St Andrews East – Nay
  - Forest Hills was a tie, however, Lisa changed her vote to nay, to break the tie, and amend later as necessary, if possible.
  - Votes by Board were as follows: Yay, Sheldon, Brian, Teddy, Daniel, and Brenda. Nay, Laura, Michael, Gino, Lisa, Nancy, Linda, and Gerry.
  - Motion was made by Lisa and seconded by Brian to remove paragraph 7 from Pinehurst, Forest Hills, and St Andrews East. Yay, Laura, Brenda, Michael, Nancy, Linda, Gerry, Sheldon, Teddy, and Daniel. Gino, abstained.
- Letters for Special Meeting will go out to homeowners. Sheldon made a motion to record the documents and discussed cost of filing. Nancy, seconded. All were in favor.
- Special Meeting will be held on June 28, 2021, at 6:00 P.M.
- Lighting Initiative: Lisa would like to do a petition for the lighting.

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- Due to the length of time in the meeting, all other agenda items were tabled.

**ADJOURNMENT:**

Laura made a motion to adjourn, Michael 2<sup>nd</sup> and all were in favor. Motion passed. Meeting adjourned at 7:56 P.M.