

Lely Civic Association
Board of Directors
Meeting Minutes
Tuesday, January 18, 2022
Board Room and Via Zoom

CALL MEETING TO ORDER:

Meeting was conducted via Zoom, called to order at 6:02 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.

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

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.

APPROVAL OF PRIOR MEETING MINUTES:

- Laura made a motion to waive the reading and approve the minutes with minor revisions of the August 10, 2021, Michael seconded, all in favor, except Brenda Hamilton, who abstained.

Michelle Zambelli discussed the right to speak for the meeting as written in the Florida Statute.

TREASURERS REPORT:

- Review of Delinquency Report. Three (3) are still with Alliance.
- Anchor will send a certified letter to 146 Dorale Cir regarding foreclosure. No response, the Association agrees to proceed with Foreclosure. Laura made the motion, Michael seconded, all in favor.
- Three homes not at Alliance yet. Anchor will send letters to those homeowners prior to sending them to collections. Laura made the motion, Brenda seconded, all in favor.
- There are some items that are changed in the documents, and others in the Rules and Regulations, because you need a member vote to change the documents, and the Board votes on Rules changes.

VICE PRESIDENTS REPORT: None at this time. Will do at the next meeting in person.

PRESIDENTS REPORT:

- Lisa and Laura have been working with attorney regarding the documents.

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- Current covenants allow for \$100.00 per day up to \$1000.00, as the current remedies. Laura is proposing an increase in the amount up to \$2500.00. Motion made by Laura to allow the increase, seconded by Tommy, all in favor, except Todd, Brian and Teddy, who were a nay.
- Motion by Laura to add the Right to Speak in the Bylaws, seconded by Brenda, all in favor.
- For all upcoming violations, the Association will need to contact the Hearing Committee members.
- Motion by Laura to allow notices to be posted 48 hours in advance, using the signs, and notification on the website, are the only requirements, seconded by Tommy, all in favor.

COMMITTEE REPORT: None at this time.

MANAGEMENT REPORT:

- Working on violations and assisting Board with documents.

OPEN DISCUSSION:

- Laura, things are improving, and they are continuing to work on the documents with the attorney.
- Discussion about the commercial vehicle and other issues with regards to 102 Doral Cir and Chris Lorenzo. Discussion on civil matter vs association matter. Lisa will work with Chris to assist.
- Documents discussion regarding the length of time to complete the new documents. The new attorney was just brought in October 2021. Tommy made a motion to get a date from the attorney, Michael seconded, all in favor.
- Discussion on violations and the process.
- Discussion on fence at Rattlesnake Hammock. Estimated cost to replace is \$40K.

ADJOURNMENT:

Laura made a motion to adjourn, Brenda seconded, and all were in favor. Motion passed. Meeting adjourned at 7:21 P.M.