Lely Civic Assn., Inc., a/k/a Lely Golf Estates
Board of Directors Meeting Minutes
Tuesday, September 15, 2026

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.

CALL MEETING TO ORDER - Lisa called the meeting to order after technical difficulties at 5:01 pm.

ESTABLISH QUORUM & PROOF OF NOTICE- Signs were displayed throughout the community more than 3 days prior to the date of the meeting, and it was posted on the website 5 days prior and sent out to the owner 4 days prior via email.

BOARD MEMBER	AREA REPRESENTED	STATUS
Ellen Clifford	St. Andrews West	Not Present
John G Clifford, Jr	Unit 1	Zoom
Joyce Erickson	Forest Hills	Not Present
Sheldon Gofberg	Unit 2	Present
Galina Ivanov	St Andrews West	Not Present
Linda Jorgensen	Forest Hills	Present
Laura Mann	Pinehurst Estates	Present
Lisa McGarity	Forest Hills	Present
Carolyn Messere	Unit 1	Present
Tillie Mihalovich	Unit 1	Present
Carolyn Roth	Unit 2	Present
Charles Schnell	Pinehurst Estates	Zoom
Nancy Wojcik	St Andrews East	Present

Also attending: Belinda Janes -Cam from Anchor Associates Inc., and several homeowners in attendance.

APPROVAL OF PRIOR MEETING MINUTES – Board of Directors' Minutes from August 25, 2026: Tillie Mihalovich made a motion to approve the minutes. Linda Jorgensen 2nd.
Vote: Lisa McGarity-Yes, Sheldon Gofberg-Yes, Carolyn Roth-Yes, Chuck Schnell via Zoom-Yes, Laura Mann- Yes, John Clifford via Zoom-Yes, Carolyn Messere- Yes, Tillie Mihalovich- Yes, Nancy Wojcik- Yes, and Linda Jorgensen – Yes. All in favor; motion carried.

PRESIDENT'S REPORT – Lisa proposed that we should look into getting name tags, especially to identify Board members when we need to go door to door. Discussion was had, and decided to table till the October Board meeting.

VICE PRESIDENT'S REPORT - No Report.

SECRETARY'S REPORT – Laura Mann sent the Board members a copy of the updated Homeowners reference guide, which is attached to the Sales and lease applications. Several Board member's request more time to review for any concerns or additional input.

TREASURER'S REPORT – Tillie Mihalovich reported that, as of August 31, 2026, the Association's bank statement reflected a cash balance of $46,516.79 and a balance of $11, 109.60 in Capital Funds, for total available cash/operating funds of $57,626.39. The Association currently holds two CDs totaling $21,101.95. One CD matures on May 22, 2027, and the second matures on September 4, 2027. There are currently 71 delinquent owners in their assessments.

COMMITTEE REPORTS

- **ARC –** Lisa McGarity made a motion to ratify the following ARC requests that were approved by the ARC Committee:
    - **245 Baltusrol Drive – Window Replacement - Approved**

Laura Mann made a motion to accept the ARC recommendation of approvals; Sheldon Gofberg 2nd.
Vote: Lisa McGarity-Yes, Sheldon Gofberg-Yes, Carolyn Roth-Yes, Chuck Schnell via Zoom - Yes, Laura Mann- Yes, John Clifford via Zoom- Yes, Carolyn Messere- Yes, Tillie Mihalovich- Yes, Nancy Wojcik- Yes, and Linda Jorgensen – Yes. All in favor; motion carried.

- **Public Relations: County Right-of-Way Inspections:** Laura Mann explained that the County is conducting inspections within our community regarding homeowners installing planting within the County right-of-way. The County is requiring homeowners to remove any planting that has been placed within the County right-of-way, no matter how long they have been there.
- **Public Safety:** No Report.
- **Publicity:** Tabled until next meeting.

VIOLATIONS *(Laura Mann & Belinda Janes)* – Discussion regarding Lot Maintenance violations.

- Sheldon Gofberg made a motion to fine the owner of **174 Pinehurst Circle,** Pinehurst Covenant Article 4.2 (a) (staining), proposed fine: ***$100 per day up to $2500 quarterly.*** Linda Jorgensen 2nd.

Vote: Lisa McGarity-Yes, Sheldon Gofberg-Yes, Carolyn Roth-Yes, Chuck Schnell via Zoom - Yes, Laura Mann- Yes, John Clifford via Zoom- Yes, Carolyn Messere- Yes, Tillie Mihalovich- Yes, Nancy Wojcik- Yes, and Linda Jorgensen – Yes. All in favor; motion carried.

- Lisa McGarity made a motion to fine the owner of **234 Pinehurst Circle,** Pinehurst Covenant Article 4.2 (a) (staining), proposed fine: ***$100 per day up to $2500 quarterly.*** Linda Jorgensen 2nd.

Vote: Lisa McGarity-Yes, Sheldon Gofberg-Yes, Carolyn Roth-Yes, Chuck Schnell via Zoom - Yes, Laura Mann- Yes, John Clifford via Zoom- Yes, Carolyn Messere- Yes, Tillie Mihalovich- Yes, Nancy Wojcik- Yes, and Linda Jorgensen – Yes. All in favor; motion carried.

MANAGER'S REPORT *(Belinda Janes)* – No Report.

UNFINISHED BUSINESS – Follow-up on 106 Willow Creek. Laura Man asked Belinda to confirm whether a letter was sent to the homeowner regarding the Board decision on his violation payment request and, if so, whether payment has been received. Belinda will follow up with the Board once she has confirmed the status. Board discussed whether we should send a reminder letter or send to collections.

NEW BUSINESS – None.

MEMBER COMMENTS: None.

ADJOURNMENT: Meeting adjourned at 5:39 pm.

DRAFT