

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 December 19, 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 October 17, 2023	Lisa McGarity	President Forest Hills	Present
	Charles Schnell	Vice President Pinehurst Estates	Present via Zoom
	Tillie Mihalovich	Treasurer Unit 1	Present
	Ellen Clifford	Secretary St Andrews West	Absent
	Linda Jorgensen	Forest Hills	Absent
	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	Absent
	Todd Schilling	St Andrews West	Present
	Frank Mazza	Unit 1	Absent
	John Clifford	Unit 1	Present

Present: Maya-Ashley Francois, CAM, Anchor Associates Inc. – for Lely Civic Association, Inc.

- Call Meeting to Order: Lisa called the meeting to order at 6:00 pm
- Minutes of Prior Meetings: Lisa asked for a motion to accept the minutes of the November Special Meeting. Nancy mentioned a correction needed to be made in the minutes; Tom Connolly was marked as present when he was absent. Joyce made the motion to accept the minutes with the correction, Tillie seconded, all board members present voted in favor with the correction, motion passed. A motion was made by Laura Mann to accept minutes with the correction of attendance at the November Board meeting. Joyce second, all board members present voted in favor with the corrections, motion passed.

- Reports of Officers

- President's Report –

- MTSU signage –Lisa has forwarded the amendments to the MSTU. Toni Branco will put a resolution to the Board of County Commissioners to have MSTU take over the responsibilities of the signs throughout our community. Lisa does not see this transaction of ownership being denied by the commissioners. Lisa will attend the meeting to answer any questions.
- Lisa decorated the Lely sign on Forest Hills. She placed a garland with solar power lights and a wreath which is now missing. There have been high winds/storms but the wreath is missing while the garland wasn't disturbed. It was relayed that Unit 1 had an issue of possible vandalism of their sign and decorations. We also had one of our new board signs taken. There was a conversation about deploying trail cameras with lack of a power source noted as an issue. John suggested we might want to ask homeowners near the areas if we could put cameras on their property. Lisa will put out an email to Board members to get a committee together to investigate possible solutions with cameras.

- Vice President's Report - None

- Secretary's Report

- Laura reported for Ellen. Fall newsletter went out. If anyone is interested in a certain subject or would like to write an article for the next newsletter, please contact Ellen. Positive feedback from John's article on "What is a Quorum." If you want to advertise your business, please contact Ellen.
- Meeting dates: Next meeting is January 16th at 6pm at the church. The Annual meeting date needs to be held the 3rd week in February, Board is considering February 20th. Lisa will confirm that the sanctuary is available for that day. We need to emphasize the need for a quorum. All board members are encouraged to get their neighbor to fill in the proxy. Todd questioned if you attend via Zoom does it count toward the quorum. Laura said yes because it would count as in person, but it is hard to make sure that those on Zoom are heard and their votes are counted. That is why we want to encourage members to fill out the proxy even if they are in person. Anchor has the license to conduct a large group via Zoom. John mentioned writing an article about conduct on Zoom and volunteered to write an article for the next newsletter. A resident asked about holding the meeting at Royal Palms Golf Club where she heard we could use it for free. It was explained that it is no longer available for rent.

- Treasurer's Report (year to date performance): Tillie reported that the beginning balance in November was \$ 56,280. There was \$400 in deposits, \$2,674 in payment: Anchor Associates, FPL, and the church rental and the amendment filing to the state. Ending balance is \$54,006.

- Delinquencies: \$5,500. One homeowner has \$2,000 in fines and \$400 in assessments. Laura explained that he will go to collection for the \$400 but we need to check about the fine assessment because during that time he filed for bankruptcy and we are not sure if they included that \$2000 as part of his bankruptcy. If he did, we cannot collect. Laura suggested that Meredith include the \$2000 in the collection and let the owner prove he does not owe us that amount.

- Committee Reports

- ARC – Laura Mann: several requests for generators and solar panels have been received.
- Nominating – Tillie has only received a few applications for Board members whose terms will expire. Laura mentions that she can email forms plus there was an announcement with the candidate form in the newsletter. The committee asked Maya to send out an email blast. Maya stated she could not send the email. The original deadline was January 1.
- Because it was not sent out earlier the Board extended the deadline to January 15, 2024. All forms to be sent to Maya who will also forward to Tillie the committee chair.
- Public Relations – Lisa McGarity: no report.
- Publicity – Laura reiterated the new articles for the next newsletter.
- Violations – Laura Mann: 19 violations, 7 have complied, another 7 are rentals that are currently empty. One violation concerns a sprinter van parked in violation to our documents. The vehicle in question has been parked in the driveway for several days. A letter was sent and the Homeowner responded explaining it is being used to transport her very ill husband to and from the doctors. She claims it is needed to accommodate oxygen and other medical equipment needed. She stated it would be a burden at this time to go back and forth to retrieve the vehicle from storage place every time she needs to get him to appointments. Nancy confirmed it is just for medical use. The owner also stated that once it is no longer needed, she will remove it from the driveway. Tom made a motion to allow the Sprinter van to stay until it is no longer needed for medical use. Joyce seconded; all Board members present vote in favor, motion passed. It was agreed that Maya will send a letter to the owner with notification that the board has granted an exception with the expectation that the van will be removed once it is no longer needed for medical transportation. 224 Pine Valley: lawn was recently mowed but the other landscaping is still out of control. We need to send one more letter to the estate of the owner as well as to the property management regarding this violation with 14 days to cure. Todd stated that a bear has been spotted in the yard. 169 Dora: John asked for an update. A hearing has been set for January.
- Old Business: none
- New Business
 - Laura stated that Anchor’s contract ends in March 2024. She sent the Board contract proposals for property managements from 3 companies to review. Prior to next Board meeting, a closed meeting to discuss the proposals will be held.
 - Laura has been inundated with emails, calls about solicitation going on throughout the neighborhoods, sometimes this involves doorbells at 8pm. Some don’t have county permits or company IDs . Laura called one company and has told the solicitors that the police will be called if they come back without the proper paperwork. Lisa said we can order “No Solicitation” signs to be placed throughout the community. Laura suggested we talk to the County as we would need to place the signs on the county right of way.
 - Violation flow Chart: John made a chart for violations based on the resolution. He will send it to the Board for review.
 - Adjournment: Laura made a motion to adjourn and Todd second. All Board members present voted in favor. Meeting adjourned at 6:45pm.