

Lely Civic Association Newsletter

Fall 2024



2024-2025 Lely Golf Estates

President's Corner

I would like to welcome all our new owners. There have been 15 sales throughout our community and 16 yearly leases since January. Just a friendly reminder that we hold our Board meetings on the third Tuesday of the month at 6 p.m. in Kemp Hall located at the Presbyterian Church on Sait Andrews Blvd. All are welcome. Notices of all meetings are posted throughout the community and also posted with the agenda on our website Ourlely.com.

The Board is very busy preparing for the 2025 Member's Annual meeting, the 2025-2026 proposed budget and Board of Director elections. Notices for the Annual meeting will be sent out on or before January 13, 2025. It is imperative that all members, even if attending in person return their proxy before January 27, 2025. So, if you do not receive an Annual Meeting notice within that time frame, please contact Anchor or your area rep so they can get you one ASAP. We will also be posting the Annual meeting Notice on our Association website: Ourlely.com

Last year we were informed that many members never received their notices or they arrived after the fact. Anything the Association sends email or by U.S. mail is sent to the addresses the Association has on record. It is up to the homeowner to inform the board secretary and/or Anchor of any changes in their contact information. Attached to the newsletter is a new contact form we are asking everyone to fill out so we can update our records, so no member is left in the dark.

Treasurer's Report

I'm happy to report that the HOA remains financially sound despite the significant flood pump repair expense. We've recovered some funds from our Lely Country Club neighbors and are seeking more reimbursement from Hibiscus Golf Course. Spending is tracking closely to projections, and we will end the year with a small surplus.

One change we've made as we continue to look for ways to extend our funds is to generate interest. Recently, we've arranged to put excess operating funds to work, which should provide \$800 in additional interest by March 1. This will help the HOA provide services without increasing dues. As of October 31, we still have about 10% of members who have not paid their 2024 dues! Paying your dues on time helps the

Board Officers

President: Laura Mann

Vice President: Chuck Schnell

Secretary: Ellen Clifford

Treasurer: John Clifford

**Property Manager
(Anchor Associates)
Maya Ashley Francois
239-649-6357**

maya@anchormanagers.com

Board Meeting Dates

December 17, 2024

January 21, 2025

February 18, 2025 – **Annual Meeting**

**All are welcome to attend Meeting location is at the Lely Presbyterian Church
110 St Andrews Blvd
Naples, FL 34113**

All are welcome to attend Meeting notices are on the website, Ourlely.com, a week in advance. Signs are posted at least 48 hours prior to each meeting throughout the community.

HOA provide essential services, without special assessments or increase in dues.

We're in good shape at the present time and getting better. The Board and its officers are focused on the future. If you have any questions about our budget, what we spend money on, or how much money we spend on a specific issue or category, please feel free to reach out to me.

Annual Meeting – Get your signed proxies in ASAP!

One of the things that is so attractive about living in Lely Golf Estates is the community the residents have created here. The homes are beautiful and well maintained, neighbors are friendly and supportive, and the HOA functions as a low touch organization that seeks to serve our neighbors with minimal guidelines to make our community beautiful, safe and stable.

Every year, usually in February, we hold our annual meeting, which is mandated by our covenants. The annual meeting is where we elect new board members, confirm our annual budget, inform the membership of any major projects and decide on any material changes we want to make to how we operate. According to the Florida Homeowner's Association Act, the following are the minimum requirements for the annual meeting:

- An Annual meeting must be held for members.
- Special meetings may be held, if necessary, outside of the annual meetings.
- Notice when the Annual meeting is happening must be given at least 14 days before the meeting by mail delivery or electronic transmission.
- Members have the right to vote for issues by proxy unless otherwise outlined in the HOAs guidelines.
- Unless stated in the HOAs bylaws, 30 percent of the total voting interests must be present in person or by proxy to meet a quorum; members in person and by proxy count towards a quorum.

Every time the HOA holds our Annual meeting or a Special meeting, it costs us almost \$2000 – over 4% of our annual budget. In the last year, we incurred almost \$6000 in expense for 2 Annual meetings and one Special meeting because we did not have a quorum - enough members didn't show up to the meeting or send in their signed proxies. As you all know, we operate on an extremely low budget and it's the Boards intent to keep our spending to a minimum. But we need your help! Proxies will be sent out by mail the first week in January – please sign and return them as soon as you get them! If you have any questions, please contact any board member for help. Let's do this!

Our community website is:

www.OurLely.com

- Contact Information
- Important Notices
- Board Meeting Minutes
- All sections' covenants and our By-laws
- Forms
- Information for Realtors/ Buying and Selling
- Newsletters and more

You're invited – come be part of the action!

Every year, we install new board members to support our community. Lely Golf Estates prides itself on being an independent area of beautiful Collier County and volunteers help us keep it that way. Being a board member is a straightforward way to contribute. Duties include attendance at regular monthly hour-long meetings (3rd Tuesdays at 6-7 pm), either in person or online via Zoom, and lending your wisdom and care for the community to the conversations around maintaining our lovely neighborhood. It's also a great way to meet your neighbors.

Terms for board positions are 2 years and are staggered so that not all are up for election in the same year. For 2025, we have board openings in all sections. Please consider filling an empty seat on the board to make sure you and your neighbors have a voice on the Lely Golf Estates Board. There is information and the application attached to this newsletter.

Lely Golf Estates is one HOA that consists of 6 different sections:

Unit 1 includes the following streets: Doral Cir; Willow Creek Ln, Warwick Hills Dr & Oakland Hills Dr

Unit 2 includes # 11 thru 180 Pebble Beach Blvd, Heather Grove Ln, Briarcliff Ln, Big Springs Dr, Thorncrest Ln, #121 thru # 136 Baltusrol Dr and #'s 115 & 123 St Andrews Blvd

Forest Hills Section includes #'s 124 thru 399 Forest Hills Blvd, Bay Meadows Dr & #'s 248 thru 264 Pebble Beach Blvd

Pinehurst Estates Section includes Pinehurst Cir & #'s 169 thru 292 Baltusrol Dr

St. Andrews East includes #407 thru 562 Forest Hills Blvd, Hidden Valley Dr, #'s 340 thru 392 St Andrews Blvd & Valley Stream Ln

St. Andrews West includes Pebble Beach Cir, Pine Valley Cir & #'s 131 thru 224 St Andrews Blvd

Interested in learning more? Please contact the Chairperson of the Nominating Committee at tmihalovich@gmail.com

Lely Civic Association – Our Financial Health and Planning for the Future

Because of good stewardship over the past several years, the HOA has built up excess funds in its operating account in addition to our contingency savings account – which contains just over \$10,700. With the approval of the Board, the treasurer has worked with Anchor and our bank to increase the interest rate on this contingency savings account from 0.5% APR to 2.5% APR; that alone will increase our yearly interest income from around \$50 to over \$300. Additionally, we have moved an extra \$20,000 from our operating account into short-term CDs expiring in late February 2025 that earn over 4% APR to add close to another \$500 in interest. The net annual increase from approximately \$50 to approximately \$800 in interest earned is 16X, and we should be able to make more than \$1,000 a year in interest going forward. Why is this important?



While our community doesn't have facilities or responsibility for buildings or landscaping, we do share stewardship of a flood control pump. This year, we had a major unplanned expense to repair our flood control pump infrastructure, specifically over 600 feet of buried power and control wiring running through Hibiscus Golf Course, which was destroyed during the Hibiscus Golf Course remodel earlier this year. This occurred despite our coordination with the Course management to specifically identify and mark the locations of this wiring. The bill came to just over \$15,200. Our President and Treasurer partnered to work with the Lely Country Club Property Owners' Association (our neighboring HOA) with which we share joint responsibility for this infrastructure to get them to reimburse us for half of the total (approximately \$7,600). Our next action is to work with Hibiscus Golf Course to get them to reimburse us for the damage; our electrical contractor has informed us that none of these repairs would have been necessary absent careless action by the contractor who ignored the marked wiring locations during the golf course remodel. Hopefully, we can recover most, if not all the cost from the parties responsible.

Why is this important? Our bylaws limit our dues to a maximum of \$100 per household; this can't be increased absent a majority vote of the entire HOA membership. The pump was replaced in 2004 after 19 years of service, and we are 20 years past that. Another \$15,000 expense for the pump will make a major dent in our funds. We have three choices: keep a sustainable and growing contingency by maximizing our ability to generate income without raising our dues and managing our budget effectively, rely on the Board voting to assess members to cover unanticipated expenses or try to convince the membership to raise our dues. Lely Golf Estates is, by far, the least expensive HOA in the Lely area; our neighbors in the Lely Country Club POA pay \$215 annually and of course it's much more expensive in Lely Resort. The Board consensus is to manage our money and grow our contingent funds without having to assess the membership. Getting our money to make money is a crucial step for sustainability.

Update on the Lely Public Utilities Renewal Project (PUR)



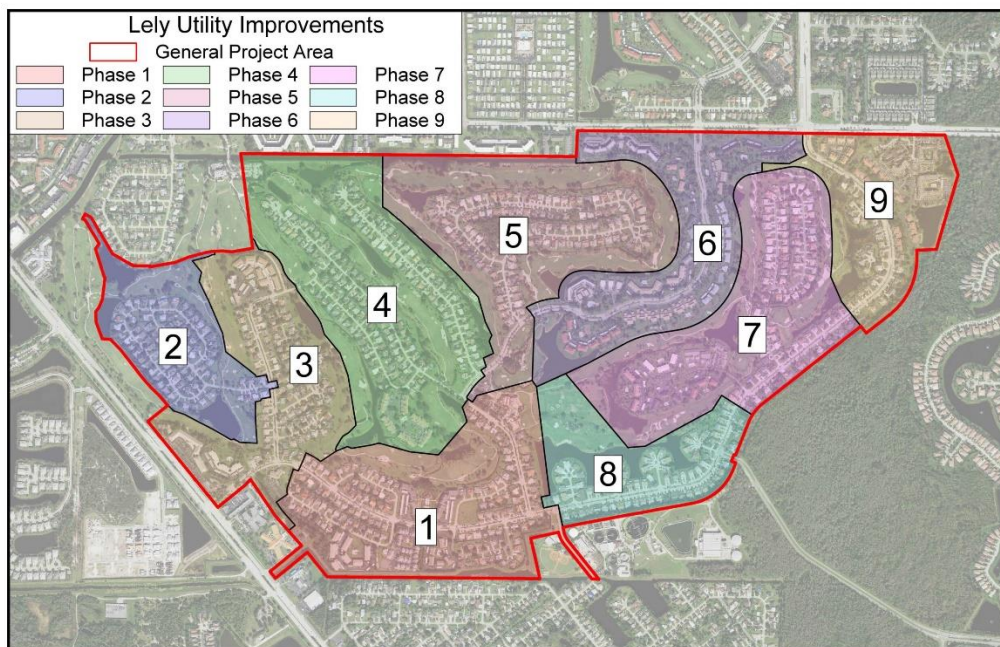
On January 11, 2022, the Collier Board of County Commissioners approved professional engineering design services to replace and improve the existing infrastructure of water, wastewater, stormwater, irrigation and sidewalks within the Lely Golf Estates Community. This project is necessary to ensure a continued important level of utility services for the community and will involve some digging and replacing of under road sewer and drainage systems throughout the community.

In 2023, Johnson Engineering started and completed field investigation activities. Field investigations included locating existing potable water mains, water meters and hydrants; sewer mains, pump stations

and cleanouts; and stormwater and irrigation quality (reuse water) mains to determine their condition. The results of this work will inform the next phase – construction.

Phasing Map

Phases 7, 8 and 9 of the project are currently under design, with an anticipated initiation date of the end of 2025. The project is anticipated to be constructed in phases, residents will be notified when construction is expected to start in their neighborhood, and any public meetings that may be scheduled before construction. Currently, construction sequence is Phase 9, 7, and then 8. Please see the phases map below.



For project-related questions, please contact: Cella Molnar & Associates, Inc. (239) 272-0065 or email info@LelyPUR.com.

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Lely Civic Association

dba Lely Golf Estates
c/o Anchor Associates, Inc. 2340 Stanford Ct.
Naples, Florida 34104 (239) 649-6357, *phone* (239) 649-7495, *fax*

December 6, 2024

Dear Lely Civic Association members:

Board of Directors 2025 Election Information

The Nominating Committee under the By-laws- (*Article VI section 5*), is looking for a slate of candidates to represent their section on the Board of Directors. Any member of the Association in good standing may run for an open seat in their section. The results of the election will be announced at our 2025 Annual Meeting. Directors will be needed for the following sections due to expiration of terms or vacancies.

Forest Hills:

Open Seat ~ 2025-2027

Open Seat ~ 2025-2027

Linda Jorgenson ~ 2024-2026

Pinehurst Estate:

Open Seat ~ 2025-2027

Open Seat ~ 2025-2027

Laura Mann ~ 2024~2026

Saint Andrews East:

Open Seat ~2025-2027

Open Seat ~2025-2027

Tom Connolly ~ 2024-2026

Saint Andrews West:

Open Seat~ 2025-2027

Open Seat ~ 2025-2027

Todd Schilling ~ 2024-2026

Unit 1:

Open Seat ~ 2025-2027

Open Seat~ 2025-2027

Tillie Mihalovich ~ 2024-2026

Unit 2:

Open Seat ~ 2025-2027

Open Seat ~ 2025-2027

Thomas Smith ~ 2024-2026

If you are interested in running for an Open Director's seat in your section, please fill out the Candidate form and mail or e-mail it to Maya-Ashley Francois before January 6, 2025.

Maya-Ashley Francois – Anchor Associates, Inc.

2340 Stanford Ct

Naples, Florida 34112

maya@anchormanagers.com

If you can't serve as a director, please consider joining one of our many committees. All our committees are a combination of Board and non-Board members.

Thank you

Tille Mihalovich ~Nominating Committee Chair

LELY CIVIC ASSOCIATION CANDIDATE INFORMATION SHEET

Section: _____

Date: _____

NAME: _____

ADDRESS: _____

PERMANENT ADDRESS: _____

PERSONAL and/or PROFESSIONAL BACKGROUND: _____

PRIOR ASSOCIATION EXPERIENCE: _____

Maya-Ashley Francois, CAM

Anchor Associates, Inc. – Lely Civic Association d/b/a Lely Golf Estates