

**Lely Civic Association, Inc.
d/b/a Lely Golf Estates
2022 Annual Members Meeting Minutes
Tuesday, March 8, 2022**

CALL MEETING TO ORDER

Meeting was called to order at 6:01 by Lisa McGarity.

PROOF OF NOTICE OF MEETING

Notice of the 2022 Annual Meeting was mailed in accordance with the governing documents and Florida Statute.

CERTIFYING OF QUORUM

The following Board Members were present: Lisa McGarity, Michael Turner, Laura Mann, Gerry Cusack, Tom Weger, Linda Jorgensen, Teddy Collins, Gino Cretella, Brenda Hamilton, and Brian Smith. Board Members absent: Todd Schilling, Nancy Wojcik, Daniel Denis, and Sheldon Gofberg.

APPROVAL OF MINUTES

Linda made a motion to waive the reading of the minutes and approve the 2021 Annual Meeting minutes. Laura seconded the motion, and all were in favor. Motion passed.

PRESIDENT'S REPORT

- Management Company is Anchor Associates, not American Property Management.
- Lisa congratulated team for hard work this year.
- Thank you to Anchor for their efforts and helping to save money.
- On the verge of completing the document re-write. Goal is to complete by next month.
- Due to issues with APM as recently reported, Kathy Frost, discussed financial process and controls for Anchor Communities.
- Vacation rentals were banned in June 2021. Minimum now is 6 months for all sections of Lely.
- Dogs: Please make sure you are picking up and ensure dogs are leashed at all times.
- Lisa is meeting new buyers and outlining rules and regulations.
- Sewage lift station update.
- Speeding on St. Andrews Blvd and Forest Hills Blvd. discussed.
 - Speed radars
 - Speed humps
 - Traffic calming

TREASURER'S REPORT

- Kathy Frost from Anchor presented and discussed current financials.
- Collection process.

Michelle Zambelli, CAM

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

2022 BUDGET APPROVAL

Laura Mann made the motion to approve the proposed 2022 Budget for \$100 per unit annual assessment as prepared and presented. Brenda Hamilton seconded the motion, and all were in favor. Motion passed.

PROXY RESULTS

Should any excess amount of funds collected for the operation of the Association in fiscal year 2022 be rolled over for use to pay operating expenses in the fiscal year 2023? *(A yes vote will make these funds non-taxable by the IRS.)*

YES 72

NO 1

ANNOUNCEMENT OF BOARD

Introduction of the 2022 Board of Directors:

Forest Hills	Term
Linda Jorgensen	2022-2024
Lisa McGarity	2021-2023
Open Seat	2021-2023
Saint Andrews West	Term
Daniel Denis	2021-2023
Todd Schilling	2022-2024
Open Seat	2021-2023

Unit One	Term
Gino Cretella	2022-2024
Theodore Collins	2021-2023
Brian Smith	2021-2023
Unit Two	Term
Sheldon Gofberg	2021-2023
Brenda Hamilton	2021-2023
Open Seat	2022-2024

Saint Andrews East	Term
Gerry Cusack	2021-2023
Nancy Wojcik	2021-2023
Open Seat	2022-2024

Pinehurst Estates	Term
Laura Mann	2022-2024
Michael Turner	2021-2023
Thomas Weger	2021-2023

DISCUSSION

There were brief discussions and general Q&A with homeowners and the Board.

ADJOURNMENT

Laura made a motion to adjourn the meeting. Brenda seconded the motion, and all were in favor. Meeting adjourned at 6:41 PM.