

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 October 17, 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	Absent
	Charles Schnell	Vice President Pinehurst Estates	Present via Zoom
	Tillie Mihalovich	Treasurer Unit 1	Present
	Ellen Clifford	Secretary St Andrews West	Present
	Linda Jorgensen	Forest Hills	Present
	Joyce Erickson	Forest Hills	Absent
	Nancy Wojcik	Saint Andrews East	Present
	Tom Connolly	Saint Andrews East	Absent
	Stephanie Earnhart	Pinehurst Estates	Present
	Laura Mann	Pinehurst Estates	Present
	Daniel Denis	St Andrews West	Present via Zoom
	Todd Schilling	St Andrews West	Present
	Frank Mazza	Unit 1	Present
	Sheldon Gofberg	Unit 2	Absent

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

- Call Meeting to Order: Chuck called the meeting to order at 6:03 pm
- Minutes of Prior Meetings: Chuck asked for a motion to waive the reading of the minutes for acceptance, Todd 2nded, all board members present voted in favor, motion passed. Chuck asked for a motion to accept the minutes of the March special meeting and the August 18 meeting minutes, Todd seconded, all board members present voted in favor, motion passed.
- Reports of Officers

- President's Report – no report.
  - MTSU signage – Amendment Proxy status update was requested; Maya sent the latest status to Ellen who will distribute to the board via email after the meeting.
- Vice President's Report. None
- Secretary's Report
  - New Residents - there were 2 purchases and 1 lease application in August, 2 purchases and 3 lease applications in September through October's board meeting. Members will receive the actual addresses in the report going forward.
  - Board Certificate status: there are still outstanding Board Certificates. Maya was asked to present a written report before the next board meeting. Laura reminded the board that state code mandates compliance within 90 days of election and board privileges will be suspended until the certificate is received.
- Treasurer's Report
  - Finance Report – (year to date performance): Tille reported an operating balance of \$58,293.54 with year-to-date income on budget at \$27,663.31. Owner accounts are at \$6,900 in delinquent assessments. There was discussion about the delinquent owner dues, how to collect, and the various methods to deploy. Todd made the motion to turn collections over to the Board attorney when they get to \$200; Stephanie seconded, all board members present voted in favor, motion passed. There was discussion about liens for unpaid fines/assessments. Todd made a motion to table the issue until a written proposal was presented to the board, Ellen seconded, 9 board members voted to table, Linda abstained, motion passed. Laura took the action to work on the proposal.
- Committee Reports
  - ARC – Laura Mann: roof replacements are becoming more common as insurers are requiring any roof over 15 years old be replaced.
  - Nominating – Tillie Mihalovich: Unit 1 has nominated new owner John Clifford to the board to fill a currently vacant seat. Tillie made the motion to add John to the Board, Laura seconded, all board members voted to add John to the board representing Unit 1. St Andrews East has an open seat; Unit 2 has two open seats. Board members are encouraged to nominate neighbors for these positions.
  - Public Relations – Lisa McGarity: no report.
  - Publicity – the committee is recommending that the current meeting signs are updated and presented 3 options for new signs with a formal recommendation. Todd made the motion to accept the committee's recommendation to purchase new signs; Tillie seconded, all board members present voted in favor, motion passed. The next newsletter is under construction and the committee is targeting the first full week in December for issuance.
  - Violations – Laura Mann: documents referring to fines for violations are mixed across the association with recent adoption in some units of new fine guidelines so there's a lack of cohesiveness which makes fining violators challenging. Laura presented a solution and the board discussed. John made a motion to table the solution at this time, Stephanie seconded, all board members present voted in favor, motion passed.
    - Continuing violations: 27 Pebble Beach Blvd: house is being rented on a short-term basis, owner notified, no correction as of yet. Discussion of notifying county as ordinances are being violated. Suggested to request direction from HOA attorney

before issuing fines.

169 Doral Circle: still noncompliant with trash, etc. Laura made the motion to fine \$200, Tillie seconded, all board members present voted in favor, motion passed.

113 Warwick Hill – Unit 1 has voted to change the covenants to allow the fencing.

- Old Business

- Update on Unit 1 covenants – 2 amendments have been approved.

- New Business – Board confirmed the next meeting will be November 21<sup>st</sup>, as scheduled.

- New Business – Resident speakers: none

Adjournment at 7:08 PM with Laura moving to adjourn, Stephanie seconded, all board members present in favor, motion passed.

DRAFT