

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, June 18, 2024

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** – Quorum was achieved. Signs were displayed throughout the community more than 3 days prior to the meeting, and it was placed on the website 48 hours prior to the meeting.

EVENT	NAME	POSITION	STATUS
Lely GE Board Meeting June 18, 2024	Laura Mann	President Pinehurst Estates	Present
	Charles Schnell	Vice President Pinehurst Estates	Present
	John Clifford	Treasurer Unit 1	Present
	Ellen Clifford	Secretary St Andrews West	Present
	Linda Jorgensen	Forest Hills	Absent
	Joyce Erickson	Forest Hills	Absent
	Nancy Wojcik	Saint Andrews East	Present
	Tom Connolly	Saint Andrews East	Absent
	Stephanie Earnhart	Pinehurst Estates	Absent
	Lisa McGarity	Forest Hills	Present
	Daniel Denis	St Andrews West	Present
	Todd Schilling	St Andrews West	Absent
	Carolyn Messere	Unit 1	Present
	Tillie Mihalovich	Unit 1	Absent
	Thomas Smith	Unit II	Present

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

- Call Meeting to Order: Laura called the meeting to order at 6:03 PM
- Minutes of Prior Meetings: Caroline moved and Tom Smith seconded to waive the reading of the prior meeting minutes and approve the minutes (May 21, 2024 Board Meeting). All board members present voted in favor; motion carried.

• Reports of Officers

• President’s Report:

- Florida CS/CS/HB 1203: Homeowners' Associations Changes and impacts: before this meeting Laura sent detailed notes of changes to the statute that rules HOAs in Florida. Highlights: Board educational requirements will be enforced which include 4 hours of continuing education; felony in 3rd degree if you accept kick-backs or bribes – our bylaws prohibit board members from doing business with the board; for violations, hearing committee can take up to 30 days to hold the hearing; will include the write up of changes in the meeting notes.
- ARC Committee Status: Laura reiterated that each sections’ documents need to be referred when considering requests, requests will go through Anchor so they can be logged, chair administers the process, committee members contact the chair or Anchor first , turn around should be 48 hours, more complex, might take several forms.
- Violations Committee Status: there are 5 current committee members, 3 are required to hold a meeting; at the last meeting, the fines agreed by the board were not agreed by the committee. The violations are still in place/not corrected so the violation will be logged again. The President clarified that we have, and will continue, to enforce all covenant violations as well as report county ordinance violations to Collier County. New violations: 272 Forest Hills new violation for yard maintenance; 102 Warwick Hills junk in yard, fence repair, spotlights.

• Vice President’s Report - None

• Secretary’s Report

- New Residents –3 residences have been sold -152 St Andrews Blvd, 123 St Andrews Blvd and 396 Bay Meadows Dr; 117 Big Springs was leased.
- Newsletter status/topics: the focus will be on the statute changes for HOAs and how the violations are managed in our HOA – remind residents to clean out any drains adjacent to their properties, especially during heavy rains
- Email consent campaign update: please all to get signed forms for electronic communication from your units! Ellen will resend out via email the list of residents who have not signed up for electronic communications.

• Treasury report:

Current Balances and Monthly Changes

Month	Checking	Savings	Total	\$ Change	\$ Change2	\$ Cumulative Change	% Cumulative Change
Feb-24	\$ 64,703.22	\$ 10,695.66	\$ 75,398.88	--	--	--	--
Mar-24	\$ 89,146.01	\$ 10,700.19	\$ 99,846.20	\$ 24,447.32	32.4%	\$ 24,447.32	32.4%
Apr-24	\$ 85,466.82	\$ 10,704.57	\$ 96,171.39	\$ (3,674.81)	-3.3%	\$ 20,772.51	27.6%
May-24	\$ 83,329.58	\$ 10,709.10	\$ 94,038.68	\$ (2,132.71)	-3.3%	\$ 18,639.80	24.7%

- May’s’ budget performance was reported. We are owed \$13,395 in dues and unpaid fines as of May 31 across 116 members, or just over 25% of our members, with 10 members in arrears for 2 or more years. We need to stay on top of violations and collections to maintain good financial health.

- Only concern about our budget is the risks of increased legal costs - because of some recent mentions of additional need to seek legal advice. It doesn't take a lot of issues at \$375/hour to exceed our allocated budget of \$4,000.

- Committee Reports

- ARC – Lisa McGarity: Lisa related that there have been issues with some of the committee members not being responsive. The queue has been handled and the committee is up to date.
- Nominating – Tillie Mihalovich: no report. All board members are encouraged to solicit board members from their units.
- Public Relations – Laura Mann: no report, the MTSU did not meet.
- Publicity – Ellen Clifford: HOA changes will be reported in the next newsletter. There's also a plan to post details about the changes on the website. Other additions to the website will include the documented violations process.
- Violations – Maya-Ashley/Laura -updates on Violations – 2 new violations reported in the meeting; Laura and Ellen will do a drive by this Friday.

- Old Business – None

- New Business –

Status of flood pump on Hibiscus Country Club: Laura discovered the pump on the Hibiscus Golf Course was not working during the last rainstorm. Bay Electric claims that they were never notified last fall that the renovation was completed. Lisa stated she contacted Bay Electric last fall; Laura relayed that Bay Electric claim they never received a call. The Board agreed all interaction with Bay Electric will be in writing going forward. Laura contacted the president of Lely Country Club, Mark Bachelor about paying their half of the maintenance. Bay Electric claims Lely Country Club did not pay their portion of the latest repair. John – made a motion to get in writing from Lely Country Club an agreement to maintain the pump in partnership with us. Laura said that she's in conversation with the president of Lely Country Club, and suggested we wait until we hear from them. John withdrew his motion when Laura produced a copy of an agreement, dated from 2004, between Collier County, LCA, and LCC where the county agreed to a one-time major repair of the pump and LCA and LCC agreed to share equal responsibility for pump/system maintenance going forward, rendering the motion moot.

Adjournment: Motion was made by Lisa, 2nded by Tom Smith to adjourn the meeting, meeting adjourned at 7:18 pm.