

Lely Civic Association Board Meeting Minutes

Date: June 17, 2025

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 – Board 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.

| Name | Position | Status |
|----------------------|-------------------------------------|-------------------------------|
| Laura Mann | President Pinehurst Estates | Present |
| Charles Schnell | Vice President Pinehurst Estates | Present via Zoom from 6:35 pm |
| John Clifford | Treasurer Unit I | Present |
| Ellen Clifford | Secretary St Andrews West | Present |
| Galina Ivanov | St Andrews West | Present via Zoom |
| Linda Jorgensen | Forest Hills | Present |
| Lisa McGarity | Forest Hills | Present |
| Joyce Erickson | Forest Hills | Present |
| Nancy Wojcik | Saint Andrews East | Present |
| Tom Connolly | Saint Andrews East | Absent |
| Carolyn Messere | Unit 1 | Present |
| Tillie Mihalovich | Unit 1 | Present |
| Thomas Smith | Unit 2 | Present |
| Carolyn Roth | Unit 2 | Present |
| Maya-Ashley Francois | CAM, Anchor Associates | Present |

Call Meeting to Order: Laura called the meeting to order at 6:03 PM

• **Minutes of Prior Meetings:** Ellen raised the May 20, 2025, HOA Board Meeting Minutes, and amended February Organizational Meeting Minutes for a motion to accept. John raised the motion, Tom Smith seconded, motion carried unanimously. Ellen raised the April Closed Meeting Minutes. Lisa said the board had amended and accepted the April closed meeting minutes in the May closed meeting. – Ellen and John challenged the legality of the closed meeting as to whether it was properly noticed and an agenda published, and whether it dealt with the legally allowed topics for a closed meeting. The question of a proper quorum for this closed meeting was also challenged. Laura said she would check with the attorney on these issues and let the board know. Ellen requested any meeting minutes from this closed meeting be sent to her, Laura and Maya agreed to forward them. After discussion amongst the board, Lisa moved to table the motion to accept the closed meeting minutes, Joyce seconded, motion passed unanimously.

- Reports of Officers:

- President Report:

- Laura announced we are down a member as Todd Schilling is off the board due to nonpayment of dues. All board members required to submit certification have done so. Laura revisited the motion passed in May requiring posting of draft minutes on the website. She noted that Ellen had objected, stating that was not required by law and was not good practice. After consulting the board's attorney, Laura replied that the attorney agreed this was not a legal requirement and not good practice. Ellen raised the motion to rescind the motion passed at the May meeting and thus no longer requiring the posting of draft minutes. John moved, motion passed unanimously.

- Vice President's Report: None

- Secretary's Report:

- Newsletter status: the Spring newsletter was released today. Ellen stated that it would be her last newsletter. Laura agreed to take responsibility for the newsletter. Lisa and Joyce stated they would help.

- Treasury report:

- Given the current trend for interest income and application fee income we should earn around \$4,000 total... or about 10% of our annual budget. As of the end of May 2025, the Lely Civic Association is in sound financial condition and should remain so for the indefinite future. We are just starting the second quarter of our fiscal year, with about 70% of our annual dues payments received (dues are late after May 31), and we have 108 outstanding homeowners with 22 members owing dues for two or more years in arrears. John took the action to follow up with Anchor to confirm the date of final notices sent this year.

Committee Reports:

- **ARC:** Lisa- McGarity: requests have slowed, expecting some requests for generators as we move into Hurricane season.
 - **Nominating** – Tillie Mihalovich: there are still Board openings in Pinehurst – 1, Unit 2 – 1, St Andrews East - and St Andrews West -1. Board agreed to continue to look for new candidates.
 - **Public Relations** –MSTU: The next meeting is Thursday at 2:00PM at the Collier Regional Library.
 - **Public Safety** – John said he has made significant progress on collecting signatures from St Andrews Blvd residents to support the placement of speed tables. The signatures are necessary to clear the way for the installation after the PUR project is completed.
 - **Publicity** – Ellen Clifford resigned from the Publicity committee. Laura raised the motion to accept Joyce and Lisa as new members to the committee, Ellen seconded, the motion passed unanimously.
 - **Violations** – Maya-Ashley/Laura: Maya-Ashley stated the violation fining committee is in place and had achieve a quorum so that hearings can continue. The committee recently approved the Board's recommendations for fining 102 Doral Circle and the fine has been collected, and the issue was solved. The next hearing will address the ATV parked at 384 Forest Hills and the Board's recommendation of \$100 a day fine. Two other violations – second notice for 224 Bay Meadows and 106 Willow Creek -were voted on - John raised the motion which was seconded by Tillie to levy a fine of \$100 for each property's violations. The motion carried by unanimous consent. Maya-Ashley said she'd raise them at the next hearing. Laura updated the board on the abandoned property at 224 Pine Valley Circle. The house has changed status, and she is trying to find the new responsible parties.

Unfinished Business:

- HOA member Astrid DiGrazia again raised that mailbox lights are off on Forest Hills and it's creating a danger in the community. The Board agreed to send a reminder by mail and email addressing the rules around having operational mailbox lights from dusk to dawn.

New Business:

- Lely Presbyterian has a new pastor, Reverend Dr. Jonas Hayes, who introduced himself to the Board. He asked that we inform the HOA of a couple of upcoming events; Ellen took the action to follow up.

VOTE LOG:

| Motion | Name | Vote |
|---|-------------------|------|
| To table the motion to accept the April 15, 2025 closed meeting minutes | Laura Mann | Yes |
| . | Charles Schnell | Yes |
| | John Clifford | Yes |
| | Ellen Clifford | Yes |
| | Galina Ivanov | Yes |
| | Linda Jorgensen | Yes |
| | Lisa McGarity | Yes |
| | Joyce Erickson | Yes |
| | Nancy Wojcik | Yes |
| | Carolyn Messere | Yes |
| | Tillie Mihalovich | Yes |
| | Thomas Smith | Yes |
| | Carolyn Roth | Yes |

Adjournment: Motion to adjourn was made by Laura and seconded by Lisa; meeting adjourned at 7:15 pm.