

**Lely Civic Association Board Meeting Minutes  
Tuesday, December 8, 2020  
Via Zoom**

**CALL MEETING TO ORDER:**

Meeting was conducted via Zoom, called to order at 6:01pm by Lisa McGarity.

**ESTABLISH QUORUM:**

A quorum was established with the following Board members present and Notices were posted as per Florida Statues.

- Lisa McGarity                      Mary Hustead
- Linda Jorgensen                  Nancy Wojcik
- Gino Cretella                      Laura Mann
- Todd Shilling                      Sheldon Gofberg
- Gerry Cusak and Joe Marino were not in attendance. 8 homeowners and Michelle Zimbelli from Anchor Associates, INC were present.

**CERTIFICATION OF THE PRESENCE OF A QUORUM AND PROFF OF NOTICE:**

Quorum was established notice of meeting was sent via email, on website, Nextdoor.com and signs posted.

**PRESIDENT REPORT:**

**Minutes:** Lisa made a motion to accept the November 10, 2020 Board meeting minutes. Sheldon Gofberg 2<sup>nd</sup> the motion. All in favor.

Our guest speaker from Alliance was not present. The Board discussed issues we have with Alliance. We will send letter/email asking them that we want a monthly report on the status of any of our delinquent accounts that they have. Also, we want more detailed information on their monthly reports then in the past and before they place a lien on a home to let us know before they proceed.

**Elections:** Lisa McGarity made a motion to allow two Candidates for the 2021 Election be allowed to run even though they missed the deadline. Nancy Wojcik 2<sup>nd</sup>. Laura Mann explained that the Nominating Committee (Article III section 5) sent Candidate forms out by mail or hand delivered to all members on October 30-November 1<sup>st</sup>. They also posted it on Nextdoor.com and on our website. Deadline was December 1<sup>st</sup>. It has been done this way for years. She also explained that any application that comes in after the deadline are ineligible for the Election. However, if an open seat in that applicant's section is available after the Election, then the late applicant may apply to take that open seat at the Annual Meeting. A vote was made to allow them to run: **Yes**, Lisa, Nancy, Linda, Sheldon, Mary, Sheldon. **No**: Laura, Gino, Todd. The Nominating Committee received 5 new candidates plus returning Board members whose term expired. Due to this vote Pinehurst will be the only section that will have an election.

**Hearing Committee;** The board is looking for volunteers who are not related to a Board member or on the Board to be on the Committee. Will send notices out on Nextdoor.com, e-mail, website under Notice and send an email looking for volunteers.

**New Owners/renter** must meet with one of us before they move in so we can welcome them to our community answer any question they might have and to ensure they are aware of our Documents.

**Violation Procedure:** We discussed to have a set protocol on how to handle Violation. Current procedure is sending a notice about violation. Give 7 days to remedy if not \$100 a day up to a \$1,000. We discussed Violations must be documented by picture and dates especially when Anchor is not available. They need to be addressed immediately. The Board needs to establish a time line to correct violation and dollar amount. Board needs to establish how many letters need to be sent before fining takes place. (Article XXII Remedies). We also ask Anchor to update us on the status of violations.

**ARC Forms:** A motion was made to fine any member \$100.00 without an ARC form and give them five days to get an Arc form to the Board for approval. Todd 1<sup>st</sup> Mary 2<sup>nd</sup>. All in favor.

**VICE PRESIDENT REPORT:** No report

**SECRETARY REPORT:** We have two separate insurance Policies with two different companies and expiration dates. Laura made a motion to transfer the Crime insurance policy over to Travelers so both policies are with one company and expire at the same time. Cost different to extend this policy coverage to 3/20/2021 is a onetime \$80. Vote was had all in favor. Michelle Zimbelli will notify agent.

**TREASURER REPORT:**

Will have the proposed Budget for January Board meeting.

**MANAGEMENT REPORT:**

Several violations were discussed and letters will be sent out.

**NEW BUSINESS:**

Next Board Meeting will be January 12, 2021 at 6pm via ZOOM

**ADJOURNMENT:**

Gino made a motion to adjourn, Mary 2<sup>nd</sup> and all were in favor. Motion passed. Meeting adjourned at 7:24 pm

