

-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: August 20, 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	Present
	Joyce Erickson	Forest Hills	Absent
	Nancy Wojcik	Saint Andrews East	Present
	Tom Connolly	Saint Andrews East	Present
	Lisa McGarity	Forest Hills	Absent
	Daniel Denis	St Andrews West	Present
	Todd Schilling	St Andrews West	Present
	Carolyn Messere	Unit 1	Present
	Tillie Mihalovich	Unit 1	Present
	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 6:06 PM
- Minutes of Prior Meetings: Nancy moved and Carolyn seconded to waive the reading of the prior meeting minutes and approve the minutes of the June 18, 2024 Board Meeting. All board members present voted in favor; motion carried.
- Reports of Officers

- President's Report:
 - Hibiscus water pump status: August 2, Bay Electric examined and repaired the pump, including 4 additional breaks, performed quarterly maintenance and left the pump up and functioning. August 5 Laura visited the site, the water line was raised, meter registered level highs. Bay Electric was notified and visited the site and discovered that the pump had been turned off. They turned the pump back on, bolted the switch in the on position and placed a padlock on the fence gate. The two adjoining neighbors were questioned and the first said the pump was off when he returned that Sunday. The second neighbor demanded the pump be gone, and his pond not be disturbed. The same neighbor has been suspected of interfering with County plantings on the site. Laura informed this person that the pump was co-owned by LCC and Lely GE and he was not to trespass. Royal Palm CC owns some of the drainage pipes, and they have been notified that they need to maintain the drain pumps – they claimed they were not aware the pipes were their property/responsibility.
 - Hurricane Debbie created lots of water, drains clogged with median mulch, too much for residents to stay on top of them. MSTU was contacted about the mulch issue with blocking drainage. Public works also contacted to make sure drains aren't blocked. Last week, PB BLVD flooded again even though the rain wasn't bad. Since the Hibiscus Golf club renovation, Baltusrol/Pebble Beach Blvd are now flooding due to changes in drainage by the developers/new ponds, causing mosquitos, etc. Laura met with the manager of Hibiscus in person as he didn't return any calls. Run-offs are going toward homes now instead of the culverts due to changed swale layouts. The Club manager was not responsive. Met with Jack McKenna at the county who encouraged her to get testimonials from residents re the issues being experienced. Discussion - Linda said draining worse than ever. Laura said she will get confirmation from the county that Hibiscus has caused the issue with the existing flooding before we formally write to Hibiscus. AP: John offered to draft a letter to Hibiscus to start paper trail; Todd made the motion to start the paper trail with a letter, Ellen 2nded, motioned passed.
 - ARC Committee Status: Laura reiterated that each sections' documents need to be referenced when considering requests. She reviewed the process: requests will go through Anchor so they can be logged, chair of the committee administers the process with committee members contacting the chair or Anchor first, turn around should be 48 hours, more complex requests 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 needs repair, spotlights causing issues.
- Vice President's Report - None
- Secretary's Report -

- New Residents(June through mid August) – Rentals: 106 Warwick Hills, 297 Bay Meadows Dr, 349 Bay Meadows Dr, 226 Pinehurst Circle, 27 Pebble Beach Blvd; Purchases: 272 Forest Hills, 245 Pine Valley Circle.
- Newsletter status: the newsletter has been produced and all our advertisers have renewed their ads. Lots of positive feedback about the newsletter.
- Email consent campaign update: please send any updates to 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	24.5%	\$ 24,447.32	32.4%
Apr-24	\$ 85,466.82	\$ 10,704.57	\$ 96,171.39	\$ (3,674.81)	-3.8%	\$ 20,772.51	27.6%
May-24	\$ 83,329.58	\$ 10,709.10	\$ 94,038.68	\$ (2,132.71)	-2.3%	\$ 18,639.80	24.7%
Jun-24	\$ 80,510.37	\$ 10,713.48	\$ 91,223.85	\$ (2,814.83)	-3.1%	\$ 15,824.97	21.0%
Jul-24	\$ 67,599.08	\$ 10,718.01	\$ 78,317.09	\$ (12,906.76)	-16.5%	\$ 2,918.21	3.9%

- June/Julys’ budget performance was reported; details will be attached to the meeting minutes.
- The HOA continues to be financially sound, \$2500 payments on outstanding items since the last meeting. Our CD is not generating sufficient interest, might want to look at doing something different with the money. We currently have 64 members with outstanding dues, the numbers are following. Requesting board members reach out to their constituents to remind them that they are in arrears – email sent out to Board members.
- Areas of concern – we have received a bill for the pump work - we need Lely CC to pay their half and need to make sure nobody messes with the pump.

● Committee Reports

- ARC – Lisa McGarity: no report. Laura mentioned that there have been lots of requests for generators and solar panels.
- Nominating – Tillie Mihalovich: 2 open seats in Unit II and an open seat in Pinehurst.
- Public Relations – Laura Mann: no report, the MTSU did not meet again. There was discussion again about the proposal for traffic calming measures on Pebble Beach BLVD at the crossing of Pine Valley Cir/Pebble Beach Cir. No agency is willing to support the effort. Laura mentioned the Lisa McGarrity is trying to collect signatures from St Andrews West to petition for a crosswalk. Ellen noted that neither she, Todd nor Daniel have been contacted by Lisa on this effort and as they represent the community it was requested that Lisa loop the St Andrews West board members in on any efforts.
- Publicity – Ellen Clifford: Newsletter has been sent, all advertisers have renewed for another 4 newsletters.
- Violations – Maya-Ashley/Laura -updates on Violations – Unit 1 is looking very good and most issues have been addressed. John – questions raised by a Unit 1 resident that if the committee doesn’t agree to the board’s meeting recommendation, what are the viable options/next step.

This will be discussed at the next Executive Committee.

- Unfinished Business – None
- New Business – None.

Adjournment: Motion was made by Carolyn, 2nded by Nancy, to adjourn the meeting, meeting adjourned at 6:56 pm.

