**Lely Resort MPOA**

**Minutes of the Meeting of The Board of Directors**

 **August 25, 2025**

Pursuant to notice duly given and posted, a meeting of the Lely Resort Master Property Owners Association (the “LRMPOA”) Board of Directors was held at 1:00 PM, EDT on Monday, August 25, 2025 via Zoom because of the unavailability of the Ole Theater. The meeting was called to order at 1:00 PM by President Susan Vicedomini. A quorum of directors, both in person and via phone was confirmed.

1. **Attendance-Directors present**

Susan Vicedomini

Gabe Choquette

Robert Priestley

Paul Snyder

Tim Allen

Jan Glassman

Others Present: Stewart Carter, VP of Cardinal Management

1. Approval of the minutes of the meeting of June 23 (Priestley, Haar),

 unanimous)

1. Report of Officers:
2. President Vicedomini reported on the status of new requirements of continuing education for Board members of the “Master” as well as individual HOAs within Lely Resort. Becker has been approved as a vendor and is offering classes at $25 each. Other vendors are trying to get approved. All newly elected Board members must have their certification by yearend and the 4 hour certification courses will count toward the annual 8 hour requirement of Master Board members. Online reporting for Condo associations to the DBPR started in July.

She will speak at a legislative meeting on September 15 with a specific request that HOA boards be represented in any further legislative action on continuing education.

All “Master” Board members must complete 8 hours of training for calendar year 2025 by December 31.

She reported that Davis Construction has begun site work on their project and started cutting Royal Palms but were stopped by Kevin Carter of the CDD. The palms will now be moved by the CDD but none will go into non-CSA areas.

The CDD has trimmed palms in the CSA only and the Master will have to spend $2400 to have the remainder of the Royal Palms trimmed prior to the Christmas lighting installation.

We have hired a company to replace the broken bowl at Collier & Grand Lely but the cost will be paid by the insurance of the drunk driver who did the damage.

She reported that Orca had been hired to inspect 963 feet of pipe in Ole’, targeting two locations where flooding had occurred because of complete blockages. The cost from Orca for the inspection was $3611.

She asked for approval of this expense which was approved by the Board (Allen, Priestley, Unanimous)

Some further discussion ensued with Mr. Allen explaining that the pipes had been clogged primarily with mulch, even though Ole’ indicates that they have not mulched in 3 years, Part of the problem, Mr. Allen explained, is that the pipes are only 15” -18” in diameter whereas in most communities in Lely, the pipes are much wider—some as wide as 36”.

Mrs. Vicedomini indicated that she had asked for proposals for pipe cleaning of 733 linear feet from both Fischer Bros and Mettauer. Fischer’s estimate was $54,500. Because of the urgency to remediate with hurricane season open and the likelihood, based on prior experience, that Mettauer would be higher than Fischer, she asked for approval of the Fischer bid which was approved (Snyder, Allen, Unanimous).

1. Treasurer & Secretary-Mr. Snyder then reported on the current 2026 draft budget proposal that he and Mrs. Vicedomini had previously distributed to the Board. He explained that as of right now, we were showing total 2025 projected expenses of $608,300 compared to the approved budget of $561,800. However, since we had not received the July financial statements from Cardinal and we were aware of certain large invoices coming through in August, we were fairly certain that our projected expense level was understated, making projections for 2026 more difficult. Nevertheless, we had put in 2026 estimates for legal expenses ($150K), Preserve Maintenance ($150K), Engineering ($110K) and Storm Drain Cleaning ($240K) as best estimates. This brought our total projected expense to $804,061, or an increase over the 2025 approved budget of $242,261 or 43% and a “per quarter” increase of $11.24 on the previous $24.86. However, Mrs. Vicedomini recently discussed our Deferred Contributed Capital balance with outside counsel and learned that we had total flexibility to use this account for any worthwhile purpose, including operations. Accordingly, we adjusted the draft budget to reflect $150,000 being transferred from the Deferred Capital account. This brought the quarterly increase down to $4.13.

Mrs. Vicedomini then asked the Engineering Committee and the Turnover Committee (with assistance from our 558 counsel) to provide updated estimates for 2026 expense within the next two weeks. It was further decided that we would limit the increase in the quarterly assessment to $5.00 with any further projection increases to be absorbed by an increase in the amount of transfer from Deferred Capital.

Further discussion then took place among all Board members about the need to develop both an ongoing annual maintenance budget and a capital budget and to add lines in our budget to include the maintenance budget . (At some point, once we know better the outcome of the 558 litigation and we determine the lifespan of some of our key capital assets—like the pipes, we should also establish an annual capital budget)

1. Engineering –Mr. Choquette reported that Fischer Bros. had completed their originally assigned projects for 2025 but those, of course, had not included the approved expense to clean 733 feet of Ole’ piping. He also indicated that the CDD was considering installing a pipe connection between Ole’ and Chase Reserve.
2. Government—Mrs. Glassman reported that re-paving was going to be done on a portion of Grand Lely Blvd but that it would not go all of the way to Rattlesnake. She also reported that Yvette Benarroch (Florida State Rep) would be holding a “Town Hall” on November 12.
3. MARC—Mr. Allen reported that the issues with the house at 8849 in Lely Island Estates had been resolved with both their Board and ARC approving.

He also reported that Davis Construction had secured all required approvals for their project, even though Orca believed some of their numbers could still be wrong.

1. Turnover—Mr. Priestley reported that a second workshop with Becker, originally scheduled for early September, had been cancelled. Further, there is a hearing on September 2 to dismiss our case. Finally, mediation with the CDD, Stock and the “Master” is scheduled for November 6 at 9 AM, via Zoom.

Mrs. Vicedomini announced that our next Board meeting will be September 22.

There being no further business to come before the Board, the meeting was adjourned at 2:35 PM.

 Respectfully submitted,

 Paul H. Snyder

 Secretary & Treasurer