



## **LELY RESORT MPOA**

### **Minutes of the Meeting of the MARC**

**September 19, 2024**

Pursuant to notice duly given, a meeting of the Architectural Review Committee (the "MARC") of Lely Resort Master Property Owners Association (the "MPOA"), was held at 10:00 AM EDT on Thursday, September 19, 2024 via a Zoom Meeting. Participating in the meeting were Timothy Allen (chair), David Mann, Norman Tardif, Kenneth Harr and Gabriel Choquette. Absent from the meeting was Paul Lumnitzer. This being a majority of the committee members of the MARC, a quorum was determined to be present for the conduct of business. All participants confirmed that they could hear and be heard by the other participants. Mr. Allen, as Chair, kept the minutes of the meeting.

Mr. Allen as chair called the meeting to order at 10:00 AM EDT and reviewed the agenda for the meeting.

As the first order of business, a motion was made and seconded to approve the prior meeting minutes without reading, the motion was unanimously passed.

As the next order of business, a motion was made by Mr. Allen and seconded by Mr. Choquette to approve the plans for the property located at 8915 Lely Island Circle and the clapboard looking siding. It being determine the Board of Directors of the Lely Island Estate Homeowners Association properly approved the construction in a posted open meeting and the fact an addition home exists in the community with very similar construction. After some discussion the motion was approved by a majority of the committee members, Mr. Harr casting the single nay vote.

As the next order of business, a motion was made by Mr. Allen and seconded by Mr. Choquette to provide the requested guidance to the Board of Directors of the Lely Island Estate Homeowners Association for material changes to the property located at 8310 Tulip Tree. This not being an official request for MARC approval from the homeowner but a request for review by the MARC for guidance by the Board of Directors of the Lely Island Estate Homeowners Association a vote to approve was taken before providing the guidance which passed unanimously. Discussion was had and the guidance to be given is the MARC prefers the lanai cage but if the lanai cage is removed the pool area would need to properly fenced and approved by the Association BOD; however, an official request for MARC approval still needs to be completed and submitted after this BOD approval. Additionally, the homeowner is requesting a change to a metal roof. The Board of Directors would need to approve metal roofs in a properly posted meeting of the Association BOD as they are not currently on the approved list of building materials for this association. If the Association BOD approves metal roofs, the Association BOD need only provide the MARC with notice metal roofs were properly approved in a posted open meeting, and the MARC would accept the decision of the Association Board of Directors, without further need for individual MARC approval for this or future metal roofs.

As the next order of business, a motion was made by Mr. Choquette and seconded by Mr. Mann to update the MARC Guidelines to further define restrictions on construction and submit to the Master Board of Directors for approval. After discussion the motion was unanimously approved.

As the next order of business, a motion was made by Mr. Choquette and seconded by Mr. Harr to notify the developers of the Davis Apartment Project at the corner of Grand Lely and Collier Blvd. of their need for MARC Approval before beginning construction. After discussion the motion was unanimously approved.

As the next order of business, a motion was made by Mr. Allen and seconded by Mr. Harr to approve the 8141 Twelve Oaks Circle Townhouse Project. After much discussion a motion was made by Mr. Allen and seconded by Mr. Harr to amend the motion to be conducted. A motion was made and seconded to notify the developers of the 8141 Twelve Oaks Circle Townhouse Project of the issues the MARC noted with the plans and to discuss the need meeting between the developer and the adjacent communities to address concerns. After discussion the amended motion was unanimously approved.

As the next order of business, a motion was made by Mr. Allen and seconded by Mr. Choquette to provide the requested guidance to the Board of Directors of the Lely Island Estate Homeowners Association concerning the material changes to the roofing of the property located at 8902 Lely Island Circle to use metal roofing. This not being an official request for MARC approval from the homeowner but a request for review by the MARC for guidance by the Board of Directors of the Lely Island Estate Homeowners Association a vote to approve was taken before providing the guidance which passed unanimously. Discussion was had and the guidance to be given was if the Association BOD approves metal roofs, the Association BOD need only provide the MARC with notice metal roofs were properly approved in a posted open meeting, and the MARC would accept the decision of the Association Board of Directors, without further need for individual MARC approval for this or future metal roofs.

As the next order of business, a motion was made by Mr. Allen and seconded by Mr. Choquette to approve the request for the painting of the Signature Fountain. After brief discussion the motion was unanimously approved.

The motion to approve the project at 9113 Pinnacle Court remains tabled. Still waiting on the prior request to get us details on their garage and paint selection before putting the motion to vote.

There being no further business to come before the MARC at that time, upon motion duly made and seconded, it was unanimously:

**RESOLVED:** To adjourn.

Adjourned accordingly at 11:55 AM EDT

Respectfully submitted,

Timothy Allen, Chair