

1 **LELY RESORT MASTER PROPERTY OWNERS' ASSOCIATION, INC.**
2 **BOARD OF DIRECTORS MEETING MINUTES**
3 **Ole at Lely Resort Condo Association Movie Theater**
4 **9075 Celeste Drive**
5 **Naples, Fl. 34113**
6 **March 23, 2026**

7 *Attendance was also available via Zoom*

8 **DRAFT**

9 **BOARD MEMBERS:**

10 **Susan Vicedomini, President**
11 **Ken Haar, Vice President**
12 **Paul Snyder, Treasurer**
13 **Rob Priestly, Secretary**
14 **Tim Allen, Director at Large (Excused)**
15 **Gabe Choquette, Director at Large**
16 **Jan Face Glassman, Director at Large**

17
18 **Also Present: Stewart Carter, Cardinal Management Group, a RealManage Company**

19
20 **1. Call to Order, Verify Quorum, and Confirm Proper Notice of Meeting**

21 Ms. Vicedomini called the meeting to order at 1:36pm, a quorum was established and the Board
22 recognized the meeting was properly noticed.

23
24 **2. Approval of Prior Meeting Minutes**

25 *Mr. Snyder moved to approve the minutes of the February 23, 2026 Board of Directors meeting as*
26 *presented. Second by Mr. Priestly. Carried unanimously 6 – 0.*

27
28 **3. Report of Officers**

29 Mr. Haar reported:

- 30
 - The Board is undertaking measures to address the invasive species in Preserve #9.
 - An estimate in the amount of \$95,000 was obtained to remove the vegetation however upon
32 further investigation it was determined it could be killed in place at a cost of \$9,500 by
33 Mettauer Environmental, the new vendor in charge of maintenance.
 - Earth Tech Enterprises, Inc., the prior vendor was contacted regarding a concern on the lack
35 of maintenance however they asserted the area was not under the scope of their contract and
36 pursuing the matter was not financially feasible for the Association.
 - The proposed work at the cost of \$9,500 will be considered at the next Board meeting and
38 following the treatment of the invasive, the area will be part of routine maintenance.

39
40 Mr. Haar reported:

- 41
 - Certain storm drain lines in the community were cleaned and inspection revealed some
42 require major repairs.
 - Additional drains require cleaning however indications are the work is minor as the worst
44 situations have already been addressed.

45
46 Board discussion occurred noting the goal is to turn the system over to the Community
47 Development District (CDD) and it would be advantageous to complete the repairs to the system
48 prior to cleaning the lines. The system will be inspected to determine the infrastructure in need
49 of repair, the cost of the work and the areas prioritized.

50 **4. Treasurer**

51 Mr. Snyder reported the February financial statements are not available however expenditures are
52 monitored on an ongoing basis by the Board. Indications are expenses are favorable to budget
53 through February given there has been no charges for drainage system repairs or legal costs.
54

55 **5. Committee's Report**

56 None
57

58 **6. Old/Unfinished Business**

59 None
60

61 **7. New Business**

62 **a. New Business By law Revision – Removal of Term Limits**

63 Ms. Glassman reported consideration should be given to removing the language in the
64 Association's bylaws in reference to Board Member term limits which restricts an individual
65 only being allowed to serve 2 consecutive 4 year terms before taking a hiatus. The action only
66 requires a majority vote by the Board of Directors.
67

68 Board discussion occurred noting the change is beneficial given the state of the 558 lawsuit the
69 Association is involved in to ensure a majority of the Board does not become ineligible to serve
70 due to term limits. If the Board chooses, the language may be added back into the document in
71 the future
72

73 Mr. Haar expressed concern on allowing Board Members to serve indefinitely as change in seats
74 is beneficial to an organization. He recommended the limit be extended from 2 to 3 consecutive
75 terms.
76

77 *Ms. Glassman moved to remove the following language from the Association's bylaws: "No*
78 *director may serve more than two consecutive four-year terms, and thereafter must take a*
79 *hiatus of at least two years before being eligible to serve on the board again." Second by Mr.*
80 *Snyder. Motion carried 5 "yes" – 1 "no." Mr. Haar voted "no."*
81

82 **b. Insurance Proposal and Vote** *(this item was heard before Item 7.a)*

83 Mr. Snyder reported:

- 84 • The Association's insurance policies renew on March 25th for a year and there is an
85 increase in the premiums from \$42,000 to \$64,000 for the year.
- 86 • The increase is due to general liability (\$23,000 to \$33,000), umbrella (\$5,800 to \$19,000
87 for \$15M of coverage).
- 88 • One issue which may have impacted the General Liability premium was a claim paid for
89 a slip and fall this past year in the amount of \$10,000.
- 90 • The Directors & Officers portion of the policy is \$11,000 for \$1M of coverage.
- 91 • The Board budgeted \$43,000 for the renewal however additional funds should be
92 available from the Capital Account to cover the overage.
- 93 • The broker shopped rates and presented the most favorable policy premiums to the
94 Association.
95

96 *Mr. Snyder moved to renew the Association's insurance policy for 2026/2027 as proposed by*
97 *the insurance broker in the total amount of \$64,000+/-.* *Second by Mr. Priestly. Carried 5*
98 *"yes" – 1 "no." Mr. Haar voted "no."*

99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129

Owner Comments

During discussion with owners, the following was noted:

- Fiber optic cable services are being installed for individual or bulk services in the various neighborhoods in development and by different providers. They are utilizing existing utility easements to install the infrastructure and the contractor is responsible to repair any damage caused during the work.
- There is not standard document identifying the responsibilities of the various entities in the development (CDD, Master Association, individual Associations, etc.) and the Board continues to investigate the matter in an effort to determine the responsibilities. The endeavor is difficult due to the lack of historical records associated with the entities.
- The “558 Report” (in reference to FSA Section 558) and associated legal action (“558 lawsuit”) stems from turnover of the Association to the Membership by Stock Development in March of 2021 whereby an engineer for the Association undertook a study to determine any deficiencies needing to be addressed by the developer. The report identified \$13M in deficiencies and Stock Development did not assume responsibility to address the matter so a lawsuit was initiated by the Association.

8. Adjournment

The next meeting will be held on April 27, 2026.

Being no further business, the meeting was adjourned at 2:27pm.

Lely Resort Master Property Owners’ Association, Inc.

These Minutes were approved by the Board of Directors on _____ as presented _____,
or as amended _____.