**Lely Resort MPOA**

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

**May 19, 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, May 19, 2025 at the Ole Theater. The meeting was called to order at1:00 PM by President Susan Vicedomini. A quorum of directors, both in person and via phone was confirmed.

1. Attendance—Directors present

Susan Vicedomini

Paul Snyder

Gabe Choquette

By phone:

Tim Allen

Robert Priestley

Ken Haar

Jan Glassman

Others present: A representative of Cardinal Management, representing Stewart Carter, Senior Vice President of Cardinal

2.Approval of the minutes of the “Organizational Meeting” of March 24, 2025.(Snyder, Choquette, unanimously approved). There had been no April meeting.

3. Report of Officers:

a. President—Mettauer, recently engaged for Preserve Maintenance, has completed all of the required maintenance. Two owners within the Majors have been identified as encroaching on preserves and they have been notified with the Majors HOA President asked to enforce compliance. Mettauer also reported that work that was supposed to have been completed by the previous vendor, Earth Tech, on Preserve #9 had not been done as required. Earth Tech will be notified to complete the work.

President Vicedomini reported that the County Commissioners have put a new ordinance in place regarding “e bikes” in communities that have specific bike lanes. Since Lely has no designated bike lanes, Lely is not affected by the ordinance.

b. Treasurer—Mr. Snyder reported that the April financial statements had not yet been received but as of March, the LMRPOA had generated$27.5K in income, $37.4 K favorable to budget. However $60.0K of expense YTD related to new direction signs for all of Lely so Cardinal will be asked to capitalize that expense , using a 10 year life. This will improve the reported YTD income. Mr. Snyder reported that liquidity and cash reserves continued to be more that adequate to meet the year’s expected expenditures.

c. Engineering Committee—Mr. Haar reported that the scheduled and approved drainage projects were expected to start by the end of May. Each affected neighborhood will be notified before construction starts. Also, the Davis Project is “on hold”, awaiting certain plans requested by the SW Florida Water Authority that will not issue permits until they receive these additional plans.

d. MARC—Mr. Allen reported that there has been no activity related to the planned new home in Tiger Island.

e. Government affairs—Mrs. Glassman reported that sidewalks have been repaired by the County and Mustang Villas has been repaved. There was some discussion about the requested “crosswalk” on Grand Lely Blvd but the County indicated that it needs more data on amount of actual usage (number of walkers) before anything can be done.

f. Turnover—Mr. Priestly reported that members of the Board and our outside counsel have been involved in extensive discovery related to the 558 litigation with Stock. The mediation planned for September had to be postponed because of Orca’s unavailability so the mediation is now planned for November 6, 2025.

4. New business—The Baord received an estimate from Paradise Lighting for Christmas lighting for $35, 575. Motion to approve by Snyder, Choquette. Unanimous approval.

President Vicedomini discussed a Property License Agreement from both the Collier County Sheriff’s Office and the vendor Flock Hardware. The license would allow Flock to install software to monitor license plates of all cars entering or leaving Lely. After some discussion among the Board and involving homeowners present at the meeting, the request for approval of the license was “tabled” until the June meeting until we can get more information on the exact purpose and use of the data, who will have access as well as how long it will be maintained.

President Vicedomini also reported that the new restricted portion of our LRMPOA website is now available and all HOA presidents will be notified of the user name and password to get access.

The next meeting is scheduled for June 23, 2025.

There being no further business to come before the Board, the meeting was adjourned (Choquette, Priestley, unanimous) at approximately 2:20 PM.

Respectfully submitted,

Paul H. Snyder, Secretary and Treasurer