Lely Resort Master Property Owners Association, Inc.

Minutes

The meeting was held on January 27, 2025, at 1:00 PM at the Ole Theater on Celeste Drive in Naples, FL 34113 and via Zoom. The meeting was preceded by a workshop at 11:30am conducted by Gabe Choquette on the history of Lely’s various preserves.

1. Call to Order:

The meeting was called to order at 1:00 pm by President Susan Vicedomini

A quorum of directors was confirmed, and posting of the meeting was verified.

2. Attendance - Directors Present:

Susan Vicedomini

Gabe Choquette

Jan Face Glassman

Tim Allen

Paul Snyder

Ken Haar

Rob Priestley

Others Present: Stewart Carter, CAM, CMCA, AMS, Senior Vice President, Cardinal Management Group

3. Approval of the minutes of the December 12, 2024, meeting (Snyder, Allen, unanimous)

4. Report of Officers:

 a. President – The refurbishing of directional signs throughout Lely will begin on Feb 10 and should take about 3 weeks to complete. Ballots have been received from 3 communities for the annual meeting on March 24th, 2025. All of the Lely communities must cast their ballots before that date. There are 3 board seats up for election, and only the 3 incumbents submitted papers to run for those seats. At 10am on February 7 there will be an all-Presidents meeting in the Ole Theater. On February 13th there will be a program on Lake Management at the South Regional Library. Federal anti-money laundering agency FinCen requires us to register by July 1, 2025. Florida Power and Light does not collect sales taxes from COAs and HOAs. COAs and HOAs that have been paying taxes should apply to FPL for a refund. Freddie and Fannie Mae were not servicing mortgages for homes that had amendments to their deeds that included things like Stock’s required membership to the Player’s Club. Owners are encouraged to apply for a review by Fannie Mae to see if Stocks amendment to exempt Player’s Club membership will allow them to obtain a mortgage.

b. Treasurer – We did not get the December financials until about an hour before today’s meeting. Year to date, our operating balance was negative $59K at the end of November, which was reduced to $36K by the end of December, with the most significant cause being our payments for the storm drain system and payments to ORCO for oversight of the storm drain work. In spite of the negative results this year to date, our liquidity remains more than adequate to meet our continuing needs with $30-$40K in our operating account, $250K in a 4.5% money market account, and over $1million in investments and reserves.

 c. Engineering- Ken Haar discussed drainage issues. The cleaning out of the next set of drainage runs will begin in March. The Ole and Chase Preserve outflow pipes and swale structures were studied by both Orco and the Engineering Committee. And we came away with a list of issues that need to be addressed that may include grading, constructing new structures, and on-going maintenance. We resolved to do an elevation survey of the areas we walked and Preserve 11 to ascertain the best way to facilitate drainage of surface water to the lakes leading to the weir. Orco also reported to the Engineering Committee that it did not find the drainage structure that was supposed to be in Preserve 11. The Engineering Committee on their walking tour of the swale behind Ole and Chase Preserve also could not find a number of drainage facilities that were located on original plans for the construction of the system. Preserve Maintenance specifications have been drawn up by Orco, and bids have been solicited from 5 potential vendors. A review of the drainage for the Davis project has been initiated. Orco raised concerns that the county approved plans were inadequate and would end up causing downstream problems in the drainage system. Meetings are being held between Orco, the CDD (which has responsibility for some of the downstream lakes), and Davis to work on mitigation options to head off potential problems.

 d. MARC – Tim Allen reported reaching out to the developers who are attempting to build on property near 12 Oaks. The developer has not responded, but previously expressed support for a community meeting to discuss the project. In the meantime, the MARC has “rejected” the proposal for various reasons. Tim Allen has also been in contact with the Davis corporation about the project they hope to start building in February on the corner of Celeste and Grand Lely. Because the county would not let Davis create a turn lane and entrance to property from Collier Blvd, Davis will use the Celeste entrance (due to be closed to traffic once the project is completed), and a soon to be constructed in-out entrance (to become and in-only entrance) on Grand Lely until they are able to build the main Collier Blvd entrance/exit from the site. There was quite a bit of discussion about the problems that could develop with heavy trucks and traffic trying to negotiate the Celeste/Grand Lely intersection during the construction.

 e. Docs & Traffic - Jan Face Glassman reported that the docs have been retyped to include clean-up of such things as the mention of non-existing companies and substituting original language with amendments that have been approved. On a motion by Snyder, seconded by Allen, we voted to approve the Articles of Incorporation and Bylaw Changes, as well as the Revisions to the MARC Guidelines. The Articles of Incorporation and Bylaw Changes will be voted on at the annual meeting. There is a scheduled March 7 meeting with the county to discuss fixing the Celeste/Grand Lely intersection, and to push for the repaving of Grand Lely and curb repainting in Lely that was supposed to begin after hurricane Milton. Given the concerns about the potential traffic problems that the Davis project due to start in February could create, Jan Glassman and Susan Vicedomini intend to set up an earlier meeting with County Commissioner LoCastro.as soon as possible.

 f. 558 – Rob Priestley reported that the legal process was proceeding slowly. There was some discussion about the status of the “Deep Lake” issue as Orco needs to know if they need to do more lake studies. The inclusion of the CDD in the legal proceedings as a third party may cause the process to be even slower.

6. Old/Unfinished Business.

7. New Business:

a. Next meeting is February 24, 2025, at 1:00PM in Ole Theater and via Zoom.

8. Adjournment: On a motion by Priestley, seconded by Allen, the board unanimously adjourned at 2:08pm.