

LELY RESORT MPOA

Minutes of the Meeting of the Board Meeting

December 16, 2024

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, December 16, 2024 at the Ole Theater and via Zoom. Participating in the meeting were Susan Vicedomini, Robert Priestley, Jan Face Glassman, Gabriel Choquette, Timothy Allen. Absent from the meeting were Kenneth Harr and Paul Snyder. This being a majority of the LRMOAP Board of Directors, 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, kept the minutes of the meeting.

Ms. Vicedomini as President called the meeting to order at 1:00 PM EST and reviewed the agenda for the meeting.

A motion was made by Mr. Allen to approve the prior meeting minutes without reading and seconded by Mr. Priestley. The motion passed unanimously.

Ms. Vicedomini provided the President's Report. The highlights of the report were:

- Provided an update on fire hydrants and ownership.
- Notified the three existing Board Directors up for re-election ran unopposed.
- Informed membership will be voting on document changes at the annual meeting.
- The Corporate Transparency Act is on hold due to court ruling.
- No financial report this meeting

Ms. Glassman provided the Document Committee Report. A discussion was had about the document changes proposed for Association member approval. A motion was made by Mr. Choquette to accept the changes to the Association documents proposed by the Board with additional changes and editorial corrections proposed by Mr. Choquette and to submit those changes for approval to the Association membership at the annual meeting. The motion was seconded by Mr. Priestley. After discussion the motion was unanimously approved.

Mr. Allen provided the Engineering Committee Report. Brief discussion was had about the drainage interconnect cleaning.

Mr. Allen provided the Architectural Review Committee Report. The highlights of the report were:

- Drainage concerns with the proposed development at the corner of Grand Lely and Collier.
- A large home being proposed in Lely Island Estates.
- Coordinating a community meeting with the proposed developers of the Twelve Oaks property.

Mr. Priestley provided the Turnover Committee Report. A brief discussion ensued about the 558 submission.

Mr. Choquette raised the suggestion of providing a "History of Lely" presentation for the benefit of the Association membership. It was decided to perform this presentation immediately prior to the January 27th 1:00 PM Board Meeting, starting at 11:30 AM in the Ole Theater.

Ms. Vicedomini opened the floor for discussion. Two concerns were raised by members of the floor:

- The condition of Lely Island mailboxes.
- Yellow curb painting.

There being no further business to come before the LRMOAP at that time, upon motion duly made by Mr. Priestley and seconded by Mr. Allen, it was unanimously:

RESOLVED: To adjourn.

Adjourned accordingly at 2:10 PM EST

Respectfully submitted,

Timothy Allen, Director