Lely Resort Master Property Owners Association, Inc.

Minutes

The meeting was held on January 22, 2024, at 1:00 PM at the Ole Theater on Celeste Drive in Naples, FL 34113 and via Zoom.

1. Call to Order:

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

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

2. Attendance - Directors Present:

Susan Vicedomini

Kenneth Haar

Gabe Choquette

Paul Snyder

Robert Priestley

Jan Face Glassman

Tim Allen

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

3. Minutes of the December 18th meeting were approved (Motion: Snyder, Second: Allen)

4. Report of officers:

a. President – Responsibility for fire hydrants in Lely have finally been assigned.

A letter from the CDD will now allow us to turn over property at Rattlesnake and Grand Lely to the county.

The urns we have had repaired at the welcome to Lely sign at the intersection of Rattlesnake and Grand Lely will be installed on Jan 31 and Feb 1.

This year’s May and December meetings will be held on May 20 and Dec 16 due to conflicts with holidays on our normal meeting dates.

There was a board workshop on Jann 19th to discuss the changes in the MARC language to be voted on at our annual meeting in March, and to discuss block voting.

Signs at the entrances to Lely have been cleaned.

Cudos were offered to Tim Allen and Gabe Choquette for their work in getting the Greenlinks stop sign repaired.

On a motion by Snyder, seconded by Priestley, we voted unanimously to approve awarding the contract to Earth Tech for $39K.

On a motion by Haar, seconded by Synder, we voted unanimously to table the Sign Stanchion bid award pending further discussion with the low bid vendor.

On a motion by Choquette, seconded by Allen we voted unanimously to seek title searches for the parcels we are seeking to turn over to the CDD off Wildflower with the cost not to exceed $500.

. b. Vice President – No Report (See turnover committee)

c. Treasurer – December end of year financials were received this morning. We are $200K under budget due to the late start of drainage projects and preserve maintenance projects. We generated $16K in interest for the year and $5.5K in capital income in December and $122K capital year to date. We still have overdue balances from a couple of communities totaling $16.5K with Aster being the chief culprit.

On a motion by Priestley, seconded by Allen, we voted unanimously to put a lien on a Hawthorne property that is excessively in arears in their dues.

5. Manager’s Report.

a. The bulletin board where we post our meetings near the horses on 41 and Lely Resort Blvd. is being replaced.

6. Committee reports:

a. Documentation – we discussed the latest draft of ARC documentation and made a few minor typographical changes. We discussed the board workshop we held to go over this document with the president’s group.

b. Turnover – The board held an online executive session meeting with our attorney to discuss options for proceeding with our 558 claim.

c. Engineering – The engineering committee and Susan held a kickoff meeting with the vendor to discuss the upcoming drainage project on January 8 at 9:30am in the Ole Theater. The meeting was preceded by a walkthrough of the project areas at 8am by ORCO and the vendor. Gabe Choquette and Tim Allen went on the walk through. Ken Haar, Gabe Choquette and Susan Vicedomini attended the 9:30am meeting. The project is scheduled to begin in mid-March.

7. Old/Unfinished Business:

a. We discussed the broken box at Grand Lely and the Classics that has been repaired and MARC enforcement issues. Tim Allen is checking on the home that is being built with a clapboard outside surface in Tiger Island. The grass along 951 has been mowed.

b. On a motion by Snyder, seconded by Priestley, we voted unanimously to amend the September meeting minutes to include the motion that approved our 2024 budget. September’s meeting minutes have been adjusted to include that motion.

8. New Business:

b. Next meeting is February 19, 2024, at 1:00PM in Ole Theater and via Zoom.

8. Adjournment: On a motion by Haar, seconded by Allen we voted to adjourn at 2:15pm