Lely Resort Master Property Owners Association, Inc.

Minutes

The meeting was held on October 23, 2023, 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 Vice President Robert Prestley

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

2. Attendance - Directors Present:

Kenneth Haar

Gabe Choquette

Paul Snyder

Robert Priestley

Jan Face Glassman

Tim Allen

Directors Absent:

Susan Vicedomini

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

3. Minutes of the September 25th meeting were approved (Motion: Snyder, Second: Allen)

4. Report of officers:

a. President – No report.

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

c. Treasurer – September financials were reported. We continue to significantly underspend our budget except in Legal Fees and Infrastructure maintenance. As a result we are in a very solid cash position plus we are over achieving the revenue budget because of the additional interest income being generated on our capital deposits. We have delinquencies, but the amount has dropped from around $30K to around $6K. We currently have $900K invested.

d. Secretary – No Report

e. Manager – No Report

5. Committee Reports

a. Architectural Review Committee – Documents are being re-written to move most approvals to the HOAs (see new business).

b. Engineering – Engineering committee is meeting with ORCO and Stewart Carter to review the 5 bids we’ve received to clean the identified drainage pipes in ORCO’s report. The committee will make a recommendation to the board once ORCO has reviewed the bids with us.

c. Documentation – waiting on ARC for final changes to that documentation.

d. Turnover –No report.

6. Old Business:

7. New Business

a. Additional repairs to the Rattlesnake entrance features to Lely was discussed. After the discussion a motion was made (Snyder, Allen) to appove an expenditure of no more than $9K to repair those features under the condition that the vendor would offer a warrantee on their work, would provide us with long term maintenance options for the entrance features at the Rattlesnake, Rt 41 and Collier Blvd entrances to Lely, and would retain the concrete molds for the features repaired.

b. The replacement of signposts project that was included in next year’s budget was discussed.

c. There was a long discussion on the process and particulars of the changes in the ARC language in our documents that will be approved after review by the presidents of the HOAs and COAs in Lely at our November meeting so they can be placed on the ballot for the Annual Meeting in March.

8. Next Meeting November 27 at 1pm in Ole Theater and via Zoom

9. Adjournment: at 2:17pm