Lely Resort Master Property Owners Association, Inc.

Minutes

The meeting was held on April 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 1:04pm 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

Paul Snyder

Robert Priestley

Gabe Choquette

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

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

4. Report of officers:

a. President – Vicedomini discussed the new FEMA flood maps and procedures to mitigate against having to purchase flood insurance. She also reported that Freddie Mac and Fannie Mae have new procedures for buying mortgages from COA owners, which require membership in a club. The project to paint the entrance signs was completed on April 19. She reported that the lights illuminating the Sussex community entrance were stolen, and she notified the Lely community presidents to be aware. The Lely patrol will take notice. There is a resident of Sequoia Drive who borders on the preserve that has dead trees threatening his lanai. We need to address this. Vicedomini and Glassman met with Commissioner LoCastro to discuss road and other issues related to Lely including a right turn lane on Grand Lely leading to Collier. The brought to the Commissioner’s attention our concerns about the lack of progress with the commercial property at Celeste and Triangle. Developer financial issues are causing the delay.

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

c. Treasurer – March income was $34K. We have a favorable budget balance because drainage and preserve maintenance, and legal fees are well below budget expectations. This will change as the drainage and preserve projects proceed, and as the 558 legal process moves forward. We have very few delinquencies on fees ($1,000 approximately), mostly attributable to one owner.

5. Manager’s Report. – no report.

6. Committee reports:

a. Documentation – No report

b. Turnover – Legal action in the 558 proceeds slowly. Stock has not as yet responded to our legal filing.

c. Engineering – The drainage projects (13) began today in Lakoya. They will proceed for the next few weeks. A list of projects for next year is being prepared by ORCO, and we recommended bidding our preserve maintenance needs for next year.

e. MARC – The clapboard house issue is ongoing.

d. Traffic – No report.

7. Old/Unfinished Business

 a. Choquette wondered when the light stanchion replacement project would begin. Carter will check on it.

 b. There was a brief discussion of owners already moving and removing preserve designation signs we just paid to have installed.

 c. An owner reported that some of the trees along Celeste Drive need attention. He was directed to the CDD.

8. New Business:

b. Next meeting is May 20, 2024, at 1:00PM in Ole Theater and via Zoom.

9. Adjournment: On a motion by Priestley, seconded by Snyder we voted to adjourn at 2:00pm