Lely Resort Master Property Owners Association, Inc.

Minutes

The meeting was held on April 24, 2023, at 1:00 PM at the Ole Theater on Celeste Drive in Naples, FL 34113.

1. Call to Order:

The meeting was called to order at 2:35pm by Vice President Robert Priestley

A quorum of directors was confirmed, as was posting of the meeting.

2. Attendance - Directors Present:

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

Absent:

Susan Vicedomini

3. Minutes of the March 21 organizational meeting were approved (Motion: Snyder, Second: Cochette)

4. Report of officers:

a. President (absent)

b. Vice President - Becker Law was chosen to represent us through the 558 process. Sanjay

 Kurian will be the attorney handling our case.

c. Treasurer – March financials were reported. We are gathering the documents necessary to begin our annual audit within the next few weeks. Paul is investigating obtaining a line of credit for the association.

d. Secretary – No Report

e. Manager – No Report

5. Committee Reports

a. Architectural Review Committee – Committee met after the 3/21 annual meeting to approve a number of building projects

b. Engineering – Drainage projects have been prioritized and the priority list has been sent to ORCO Engineering for review. Next steps include obtaining bids. ORCO is willing to help with identifying contractors and helping with bid specs. Ken reported that since the LCDD does this type of work regularly, we may want to propose to them that they be our general contractors on these projects.

c. Documentation – no new news, waiting on ARC for final changes to that documentation.

d. Turnover – Want to make sure 558 report is sent to Becker, along with any research that Gabe has done. Want to meet next week with Becker and the Engineering Committee.

6. Next Meeting May 22 at 1pm in Ole Theater and via Zoom

7. Adjournment: at 1:50pm