Lely Resort Master Property Owners Association, Inc.

Minutes

The meeting was held on May 16, 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

Tim Allen

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

3. Minutes of the April 22nd meeting were approved (Motion: Allen, Second: Snyder)

4. Report of officers:

a. President – Vicedomini reported that 2 dead pine trees in the preserve by Lakoya have been taken care of. She also discussed a suit filed against us for a fall that took place on Ole property, A letter was sent to the victim of the fall indicating that we should not be party to the suit. There was a further discussion about the responsibility for repairing the dog park/CDD road. It was reported that Stock (the owner of the dog park) does not have an easement to use the road.

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

c. Treasurer – We ran a $4,600 loss for April. Snyder reported that once again our monthly statements arrived too late for careful analysis before the meeting. Hopefully this will change. Snyder reported $19 in capital contributions in the past 2 months, and a $63K in positive income YTD. This will change as the drainage and preserve projects proceed, and as the 558 legal process moves forward. We have approximately $38K delinquencies on fees mostly attributable to Aster and Ole which are late with their payments for this past month.

5. Manager’s Report. – no report.

6. Committee reports:

a. Documentation – No report

b. Turnover – Legal action in the 558 proceeds slowly. Stock has filed to dismiss the 558 case. Our attorney is preparing a response.

c. Engineering – The drainage projects are proceeding with 4 of 13 pipe runs attended to. Pipe run L caused a 10 day delay and caused a change order. On a motion by Haar, seconded by Snyder we voted to spend $38,500 on the change order for Pipe run L. A mitigation/repair plan is being drawn up for Pipe run L. They will proceed with further pipe run projects for the next few weeks. A list of projects for next year is being prepared by ORCO, and we will be bidding our preserve maintenance needs for next year. The sign stanchion replacement project has not begun yet. Haar asked when the newly painted bowls at the entrances would be filled with flowers. They are in progress. We discussed the large urns with flowers at the Rt. 41 entrance to Lely and decided to paint them. On a motion by Haar, seconded by Allen, we agreed to pay Northern Contracting $1,375 to paint the urns.

e. MARC – The clapboard house issue is ongoing. The committee met to discuss changes in the new law concerning HOAs and COAs. It appears that COAs now have to also follow HOA rules. The committee decided to not change our documents at this time, and to deal with issues brought up by the new law as they come up. The committee approved the repainting of the Cotesmore sign. A new storage shed proposed by the Majors is being studied.

d. Traffic – No report.

7. Old/Unfinished Business

 a.None.

8. New Business:

a. Budget issues for next year were discussed.

b.. Next meeting is June 24, 2024, at 1:00PM in Ole Theater and via Zoom.

9. Adjournment: On a motion by Allen, seconded by Snyder we voted to adjourn at 2:39pm