Lely Resort Master Property Owners Association, Inc.

Minutes

The meeting was held on June 24, 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 1:01pm 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

Jan Face Glassman

Tim Allen

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

3. Report of officers:

a. President – Vicedomini 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. Another suit has been filed against us for a trip and fall incident on a Celeste Drive sidewalk. We have indicated to the plaintiff’s attorney that we are not responsible for that sidewalk either. The large bowls at the entrance to Lely have been painted and have new plants. Encroachments into the preserves by homeowners in the Classics have been addressed. The county will pick up hurricane debris in our communities. Associations or owners must register with the county, however. The governor has signed off on the new laws regulating COAs and HOAs. There are new rules and regulations in regard to association rules and regs, professional development for managers and boards, and hurricane window policies. Vicedomini is setting up a meeting with our attorney to discuss the changes in these new laws. Stock has been invited to view the drainage project as it progresses.

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

c. Treasurer – We ran a $45K deficit for April entirely due to paying the bills for the drainage cleaning project we are doing. Snyder reported $15 in capital contributions in the past month, and a $17.8K in positive income YTD, $22K variance to budget. This will change as the drainage and preserve projects proceed, and as the 558 legal process moves forward. We have a one month delinquency on fees attributable to Aster which is late with their payment.

4. Manager’s Report. – no report.

5. Committee reports:

a. Documentation – Glassman will be meeting with Rep. Rommel to discuss the new laws concerning HOAs and COAs and their effect on our association.

b. Turnover – Legal action in the 558 proceeds slowly. Stock has filed to dismiss the 558 case. Our attorney is preparing a response. We are preparing to meet with CDD and their attorney concerning the 558 process.

c. Engineering – The drainage projects are proceeding with all but 2 of the 13 pipe runs addressed. Pipe run cleaning should be complete by the end of the week. Next week the contractor will make repairs to the minor damage caused by the pipe cleaning project. A mitigation/repair plan is being drawn up for Pipe run L and an estimate for the repair costs will be forthcoming. 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.

e. MARC – The clapboard house issue is ongoing and will be addressed in the MARC meeting following this meeting. There was discussion about how to respond to the new laws.

d. Traffic – The county is surveying on the painting of curbs that has been completed. Sidewalks that were marked for repair within Lely are being fixed.

6. Old/Unfinished Business

a. A car accident took out a lamp post and directional sign (that we own) in Lely. Driver identified and will be charged for the damage.

b. There was a discussion about the parcel by 12 Oaks that recently sold. 12 Condos in 2 buildings have been approved for the site. There are concerns about access to the site.

c. There was a further discussion about the responsibility for repairing the dog park/CDD road. The huge pothole has been filled in by the Players Club.

7. New Business:

a. Next meeting is July 22, 2024, at 1:00PM in Ole Theater and via Zoom.

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