Lely Resort Master Property Owners Association, Inc.

Minutes

The meeting was held on June 26, 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 1:00pm by President Susan Vicedomini

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: None

3. Minutes of the April 23rd and May 21st meeting were approved (Motion: Priestley, Second: Allen)

4. Report of officers:

a. President – Stock Plaza maintenance issues were discussed. We have made inquiries from the management. This is a work in progress.

Classics dead pine tree in the preserve will have its top cut off to protect owners from it potentially falling on their homes.

A two-acre parcel on Grand Lely Blvd is currently going through the development process with potential for eight residential units being built. There are many complications.

County has sent “Permission to pick up debris” forms to Lely in case a hurricane strikes. Susan has forwarded these forms to the HOA and COA presidents for their use.

Drainage project request for bids have been sent to three vendors.

Alden Woods drainage project is complete. LMPOA received a $3000 credit toward the repair.

Susan is gathering information from the Lely HOAs and COAs concerning procedures and fees associated with the sale of property in their communities. She will share this information with local realtors.

b. Vice President – No Report

c. Treasurer – May financials were reported. We showed a slight loss for the month but are positive year to date. Sales of units within Lely generated $15K in income for the last month. We have a large number of dues delinquencies due to the transition from Vesta to Cardinal. 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 will meet after today’s board meeting to discuss easement encroachments.

b. Engineering – Preserve maintenance projects are next on our agenda. The committee will review the 558 recommendations and prioritize projects to be completed within the next week. Cardinal will send out requests for bids to three vendors. We will not work on preserves that are the subject of dispute over responsibility for maintenance and let the 558 processes clarify their status.

c. Documentation – no new news, waiting on ARC for final changes to that documentation. Congressman has scheduled local visits the second Tuesday of each month at the library.

d. Turnover – Met with Becker and they are moving forward. There are a number of issues that need to be resolved before we can expect their analysis and strategy to move forward. Gabe’s research has helped us by saving money we don’t have to pay Becker for doing that same job.

6. Old Business: Insurance policy options were discussed.

7. New Business: We need to prune 67 royal palms to ensure that lights used for the trimming of the trees during the holidays aren’t damaged by falling debris.

8: Public Comment: There was a discussion of flags for display from Memorial Day to the Fourth of July which is done by the Community Development District.

9. Next Meeting July 24 at 1pm in Ole Theater and via Zoom

10. Adjournment: at 2:30pm