Lely Resort Master Property Owners Association, Inc.

Minutes

The meeting was held on September 25, 2023, 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 1:00pm 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

Gabe Choquette

Paul Snyder

Robert Priestley

Jan Face Glassman

Tim Allen

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

3. Minutes of the August 28th meeting were approved (Motion: Haar, Second: Snyder)

4. Report of officers:

a. President – Preserve Property on Grand Lely and Rattlesnake is being transferred to the county.

Tree Care trimmed 67 palms in preparation for holiday lights being installed by Paradise Lighting.

FEMA has designated part of Lely as a “resilience zone”. Susan is researching this with our Congressman and FEMA. There may be grant opportunities to help fund infrastructure resilience projects.

On a motion by Snyder, seconded by Priestley the 2024 budget was approved (Amended 1/22/24).

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

c. Treasurer – August financials were reported. Revenue exceeds expenses by $30K. We are positive year to date due to Engineering projects not yet accomplished. Sales of units within Lely generated $10K in August. We have delinquencies, primarily from Alden Woods and Calumet. We will begin charging late fees and interest starting September 1. We currently have $900K invested.

d. Secretary – No Report

e. Manager – No Report

5. Committee Reports

a. Architectural Review Committee – Documents are being re-written to move most approvals to the HOAs.

b. Engineering – On a motion by Haar, seconded by Snyder the board voted to approve an $880.

expenditure to survey preserve boundaries in the Classics.

On a motion by Haar, seconded by Snyder the board voted unanimously to approve spending $15K to have ORCO provide onsite oversite of the upcoming drainage projects (Section 3 of their drainage projects proposal).

On a motion by Haar, seconded by Synder the board voted unanimously to approve an expenditure of $5,465 to repair the planter structures at Grand Lely and Rattlesnake.

c. Documentation – waiting on ARC for final changes to that documentation.

d. Turnover – On a motion by Choquette seconded by Priestley, the board voted unanimously to proceed Pursuant to Section 720.303(1), Florida Statutes, the Master Association Board is authorized to serve demand letters and Chapter 558 Notices of claim against Stock Development, LLC and any other persons or entities the Board of Directors deems necessary for construction defects and other claims related to the development of Lely Resort and the operation of Lely Resort Master Property Owners Association.

6. Old Business:

a. The annual meeting will be on March 25, 2024.

b. Jan is working with the county on various road repair projects.

7. New Business

a. The replacement of signposts project that was included in next year’s budget was discussed.

8. Next Meeting October 23 at 1pm in Ole Theater and via Zoom

9. Adjournment: at 2:05pm