

**Lely Resort Master
Property Owners Association, Inc.**

c/o Vesta Property Services
12250 Tamiami Trail East, Suite 207
Naples, FL 34113
Telephone: (239) 747-7227

Dear owner,

The documents establishing the Lely Resort Master Association were written over 30 years ago. Since then, there have been statutory changes as well as changes in our community as it has grown and added more HOA's that impact our documents.

In order to simplify the approval process necessary for amending these documents to bring them up to date, we are first adding an amendment to Article X of the Declaration of General Covenants, Conditions and Restrictions for Lely Resort.

This amendment establishes a requirement of a simple majority present and voting at a meeting or by proxy to approve amendments to the Declarations.

The amendment also includes a clarification of this process if a change is made in the future to allow voting by Neighborhood.

Please review the amendment and send in your proxy as soon as possible so that we can move forward with the changes to update the Master Association documents.

Philippe Gabart, CAM
For the Board of Directors.

LELY RESORT MASTER PROPERTY OWNERS ASSOCIATION, INC.

NOTICE TO ALL SUB- ASSOCIATIONS AND MEMBERS Annual Meeting 2022

Date: Monday, March 07, 2022

Olé at Lely Resort Condo Association, Movie Theater, 9075 Celeste Dr, Naples, FL 34113
Time: 1:00 p.m.

Join Zoom Meeting:

<https://accessdifference.zoom.us/j/86410176086?pwd=a1dNUHJSbXA4Smw5YVJUZFImaHBDQT09>

Meeting ID: 864 1017 6086
Passcode: 115116

Join Zoom Meeting by Phone:

877 853 5247 US Toll-free
Meeting ID: 864 1017 6086
Passcode: 115116

The Annual Meeting of the Lely Resort Master Property Owners Association, Inc. is hereby scheduled for the above date and time at the above location.

Per the Lely Resort Master Association (Article V Section 2 (a)): This notice informs all members that they are welcome to attend this meeting of the Association. In addition to this notice, each association management company within the Lely Resort Master Property Owners Association, Inc. is being asked to inform their individual Board Presidents that their attendance would be appreciated.

A proxy and proxy envelope are included for your completion and return should you not be able to attend the meeting.

Also, all members are being advised that if they wish to receive an individual copy of the year end annual financial statements for the Lely Resort Master Property Owners Association, they may do so by going to the Lely Website lelymasterpoa.com emailing pgabart@vestapropertyservices.com, phoning (239) 774-7227, or writing to the Master Association at mailing address as follows: Vesta Property Service, 12250 Tamiami Trail East, Suite 207, Naples, FL 34113.

The agenda for this meeting will be as follows:

Call to Order
Proof of Notice
Establishing a Quorum
Approval of Any Outstanding Minutes
Unfinished Business
New Business - Vote on Amendments
Owners Comments/Questions/Open Forum
Adjournment

Thank you in advance for your attention to this notice.

Philippe Gabart, CAM
For the Board of Directors Lely Resort Master
Dated: 2/4/2022

LELY RESORT MASTER PROPERTY OWNERS' ASSOCIATION, INC.

GENERAL AND LIMITED PROXY FORM

The undersigned, owner(s) or designated voter of address _____ in Lely Resort Master Property Owners Association, Inc. appoints: _____ *(Print name of Proxy holder)* or the Secretary as my Proxy Holder to attend the meeting of the members of Lely Resort Master Property Owners Association, Inc., to be held **Monday, March 07, 2022, at 1:00 p.m. at Olé at Lely Resort Condo Association, Movie Theater, 9075 Celeste Dr, Naples, FL 34113.** If you fail to write in the name of your proxy holder then the Secretary will automatically be deemed your proxy holder

The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present with general powers and with power of substitution, except that my proxy holder's authority is limited on the questions as indicated below:

I/WE SPECIFICALLY AUTHORIZE AND INSTRUCT MY/OUR PROXY HOLDER TO CAST MY/OUR VOTE IN REFERENCE TO THE FOLLOWING MATTERS, AS INDICATED BELOW: **(NOTE: THE PROXY HOLDER DOES NOT HAVE THE AUTHORITY TO CHECK "In Favor" or "Against". YOU MUST DO SO OR YOUR VOTE WILL NOT COUNT.**

1. **PROPOSED AMENDMENT:** Do you approve the enclosed amendments to Sections 10.01 and 10.03 of the Declaration. (The Board recommends voting IN FAVOR.)

_____ votes IN FAVOR of the amendment.

_____ votes AGAINST the amendment.

PLEASE SIGN AND DATE THE PROXY IN THE SPACE PROVIDED BELOW AND RETURN VIA MAIL, DROP-OFF, OR EMAIL AT: PGabart@vestapropertyservices.com

Sign: _____

Print: _____

Date: _____

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxy holder above, designates: _____ to substitute for me in voting the proxy as set forth above. _____

Signature of proxy holder

Date

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

**PROPOSED AMENDMENT OF THE DECLARATION OF GENERAL COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
LELY RESORT**

NOTE: Words being added are underlined and words being removed are ~~struck through~~.

ARTICLE X
PROTECTIVE COVENANTS RUNNING WITH THE LAND

10.01 The covenants, restrictions, and other provisions of this Declaration ~~and of~~ General ~~Protective~~ Covenants, Conditions and Restrictions shall run with and bind the properties described on Exhibit A” and shall inure to the benefit of the Declarant or any Owner subject to this Declaration, their respective heirs, successors and assigns until June 1, 2020, at which time said covenants and restrictions shall automatically be extended for successive periods of ten (10) years; ~~unless by vote of two thirds of the Members should change said covenants in whole or in part.~~ Notwithstanding anything else to the contrary contained herein or elsewhere, this Declaration of General Covenants, Conditions and Restrictions may be amended with the approval of a majority of the Members that are present and voting, in person or by proxy, at a meeting of the Members for which proper notice has been given and at which a quorum is present. If Neighborhood Voting Representative block voting for Neighborhood Associations is adopted, then this Declaration may be amended by a majority of the votes present and voting in person or by proxy at a meeting and cast by the Neighborhood Voting Representatives. The intent of this amendment to allow a majority of the actual votes cast, whether individually or via a Neighborhood Voting Representative, to approve amendments as opposed to a majority of the total voting interests in the Association.

10.03 “Amendments”. ~~Declarant may, in its sole discretion,~~The Master Property Owners Association, in accordance with Section 10.01, may, by an instrument filed of record, modify, enlarge, amend, waive or add to the covenants, conditions, restrictions and other provisions of this Declaration so long as the same do not substantially impair the Lely, A Resort Community, P.U.D., specified in Collier County Ordinance 85-17.