

LELY RESORT MASTER PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF JANUARY 24, 2022

MEETING OF THE BOARD OF DIRECTORS

The meeting was held on January 24, 2022, at 1:00 p.m. at Olé at Lely Resort Condo Association Movie Theater, 9075 Celeste Dr, Naples, FL 34113.

1. Call to order and proof of notice of meeting.

The Meeting of the Board of Lely Resort Master Property Owners' Association was called to order by President Susan Vicedomini on January 24, 2022, at 1:03 p.m.

Susan Vicedomini gave proof that the meeting notice had been posted in accordance with Florida State Statutes and Association By-Laws.

Directors Present:

- Susan Vicedomini
- Kenneth Haar
- Gabe Choquette
- Paul Snyder
- Robert Priestley. Via Zoom
- Tim Allen.
- Jan Face Glassman.

Also, Present:

- Philippe Gabart CAM - Vesta Property Services.
- Donn Brown – Earth Tech Environmental.

Roll call and establish quorum:

A quorum was present, and notice was posted based on statutory requirements.

2. Approval of the Minutes:

Motion to approve the minutes of 12/20/2021 was made by Tim Allen, seconded by Gabe Choquette, and approved by all.

3. Presidents Report:

Susan Vicedomini reported:

- FDP is still working on the identification of all fire hydrants at Lely Resort.
- The first report and update on the project is expected by the first week of February.
- Most HOAs have County approved and maintained fire Hydrants.

- Once the inventory of all hydrants is completed a complete colored map will be generated with the GPS location of all hydrants.

4. Treasurer's Report:

Paul Snyder reported:

a. December 2021 financial review:

- On the balance sheet, the assets are up compared to November due to pre-payment by some communities.
- Bad debt reserve is less than reported at the end of November. An adjustment of the current collection policy was requested for some accounts such as the Classics. Delinquent accounts will be charged a flat fee of \$25 instead of 5% and also added will be an 18% per annum interest.
- Current delinquent accounts will be revised and new notice will be sent to Board of Directors.
- Capital contributions increased by \$7,500 for the month of December.
- Equity dropped by \$15,000 compared to November due to first installment for engineering.
- On the income statement, a profit of \$71,000 exists primarily due to projects not completed, such as landscaping and lake restoration.
- Legal expenses, storm drains expenses are also higher.

b. Delinquencies:

- Delinquencies have dropped to \$7,200 compared to November.
- Several delinquent accounts are currently at the attorney for collection.

5. Manager's Report:

a. 2022 Annual meeting update:

- Annual meeting is scheduled for March 7, 2022.
- Notice and proxy will be mailed 30 days prior.

b. Christmas Decorations:

- Trimmers partially removed the existing decorations.
- Deck the Hall received the \$15,000.00 deposit as per contract.

6. Committees Report:

a. Engineering:

Kenneth Haar reported:

A review of draft environmental report (ORCO Lakoya Report for Preserve 1&2):

“Sonny Backes described his procedure and process noting the GPS location links and photos in the assessment of the two larger preserves within the Lakoya Area. We reviewed these documents and noted that there has been preserve maintenance work where some items had been missed and/or not been done recently. The next report draft will include a budget to get the preserves back into compliance. We also discussed what continuing treatments were necessary to maintain compliance. Based on our assessment it was determined that we would price out a remediation treatment along with tri-annual maintenance treatments (one to be done in the wet season and two in the dry season) going forward. Sonny Backes noted that there was some climbing Cassius, nut rush, and other items that seemed to be missed by the current maintenance program. After considerable discussion it was determined that the first two preserve reports should be finalized with cost estimates for remediation and maintenance to be reviewed for the team before proceeding. Future preserve assessments will be based on the mapping in the ETE attached agreement (ETE contracts and invoices 2010) with the red circled preserve areas to be done starting with the next group to be done in The Classics.”

Draft Lake exhibit:

“We reviewed the findings and discussed lake bank issues with regards to the CDD maintenance program of using the geo tube per the attached Landshore agreement (Sections 5 and 6 Contract Landshore LeLy Master POA 2020. These have been utilized by the CDD.

Our experience is that this program does not have a long lifespan. These tend to fail quickly, and I would suggest that we utilize regrading and replanting of the slope consistent with the original permits as a remediation. This would bring the lakes back into full compliance with the original design. In support of this it was asked that an updated report with recommendations regarding remediation be provided by ORCO to the Engineering Committee for regrading and littoral planting of the lake banks. This will be done under separate cover.

The committee directed the ORCO team to begin work on evaluating the lakes on the south end of the project near the US 41 entry and the blue/yellow lake mapping (attached2a. Land tract gage i). There was then discussion regarding construction practices and procedures associated with the Lakoya lakes. In particular there are concerns that these may have been constructed with a rock saw leaving lake wall slopes that exceed the allowable 1 to 2 slopes below the low season water level.

Concerns regarding this led to authorization to request the excavation permits and certifications from Collier County for review as to the lakes within the project. This will be done to determine if the lakes are constructed per plan. Additional research may need to be done and detailed cross sections made to determine the condition of these lakes. This would be determined at a future date based on review of preliminary findings by the engineering committee.”

c. Turnover:

- No update until engineering report is ready.

d. ARB Committee Approval:

- Formation of an ARB Committee was discussed.
- Definition of the ARB role within the Master.
- It was agreed to create an ARB Committee to approve the immediate projects.

Motion to approve the creation of the ARB Committee headed by Tim Allen was made by Kenneth Haar, seconded by Jan Face Glassman, and approved by all.

5. Old Business:

a. Preserves maintenance renewal proposal:

- Review of the Preserves report prepared by ORCO Engineering.
- Donn Brown reported several errors within the report.
- Donn stated that Lely Resort follows all requirements of compliance set by the State Division, except for the Ole preserves.
- Review of the preserve's maintenance proposal from Earth Tech for 2022.
- Current schedule is set for twice a year.
- It was suggested to have Earth Tech prepare an addendum to the existing agreement to collect trash and other debris within the preserves.

Motion to approve Earth Tech renewal agreement for 2022 was made by Kenneth Haar, seconded by Gabe Choquette, and approved by all.

6. Old Business:

a. Lely Resort sign issue:

- Review of Lely monument sign at the entrance of Lely on Wildflower. Discussion ensued.
- It was agreed that the project would not be a priority, but some primary research should be acquired.

7. Adjournment:

Susan Vicedomini made the motion to adjourn the meeting at 2:15 p.m. and this was seconded by Paul Snyder. The motion passed unanimously.

Respectfully submitted by

Philippe Gabart, CAM