

4. Presidents Report:

- Review of Fire hydrant at Lely Resort.
- Most hydrants are owned by the County and maintained by FDP.
- 15 communities have private hydrants and have been contacted to review maintenance.
- Fire hydrants can be conveyed by any developer to County at a cost of \$5,000.00 per hydrant, once project is completed.

5. Treasurer's Report:

Paul Snyder reported:

"The Committee reviewed the September and year to date results with Mr. Snyder explaining the basis for various balance sheet amounts and the income statement where he explained the reasons for various budget variances. He noted that assets were higher by approximately \$117,000 over the August level because of assessments received and due on October 1. He also noted that equity also increased by approximately \$15,000 due to a continuing surplus of revenue over expenses. Not included in the equity increase was \$6,300 in Deferred Capital Contributions, driven by purchases in Lely and the new capital assessment at \$500."

a. Final Turnover Audit:

- Audit is clean with no issue.

Delinquencies:

- Several owners are at the attorney for collections.
- Other delinquents for the fourth quarter have received a final late notice.

b. Appointment of Clifton Larsen Allen LLP as auditors of the Lely Resort Master POA for 2022:

- Review of vendor performance prior to hiring for 2022.
- 2022 fees would be \$8,000.00,

Paul Snyder made the motion to approve the hiring of Clifton Larsen Allen LLP as auditor with fees of \$8,000.00 for 2022, and this was seconded by Gabe Choquette. The motion passed unanimously.

6. Manager's Report:

- Review of day-to-day activities.

7. Committees Report:

a. Engineering:

Gabe Choquette reported:

- Review of the selection process based on the 558 requests.
- Two candidates submitted a request:
 - Orco Engineering
 - Forge Engineering
- Engineering Committee recommended the selection and hiring of ORCO.
- Engineering Committee suggested that Board approve the ORCO contract agreement promptly.
- Engineering Committee is also recommending that the Master Board authorize the Committee to manage/administer the 558 project to make sure that the project is completed efficiently.
- Engineering Committee suggested that the Board approve an expenditure of \$63,600.00 to be spent by the Committee. (ORCO estimated project at \$53,000.00) for the project and not anticipated items.
- Engineering Committee is also requesting the Committee be allowed to access the Association legal counsel for minor guidance during project.
- Engineering Committee is also requesting the Chairman Committee be allowed to meet periodically with Master President for progress report.
- ORCO invoice will be based on funds drawing reviewed by the Committee.

Paul Snyder made the motion to approve the ORCO 558 turnover proposal with various elements and recommendations as presented, including a base price of \$53,000.00 and contingency to a total of \$63,600.00, all subject to the changes in the contract made by Association counsel that was seconded by Paul Snyder. The motion passed unanimously.

b. Governing Documents Review:

- Committee to meet on 11/19/2021 and focus on the election process (Master).

c. Turnover:

- No update.

8. Old Business:

a. Storm Drains – Shenandoah – Update:

- Review of request and proposal for Canwick Cove.

- Revised proposal estimated at \$15,520.00 for drain #4 into lake 11.
- POA is reaching out to party responsible for the maintenance of lake 11 for cost sharing.

Paul Snyder made the motion to approve the revised proposal from Shenandoah for Canwick Cove in the amount of \$15,520.00, and this was seconded by Gabe Choquette. The motion passed unanimously.

8. New Business:

a. 2022 proposed budget:

Paul Snyder reported:

Mr. Snyder reviewed the Proposed 2022 Budget for the Master Association, explaining that a decision had been made to keep revenues/assessments flat, given the uncertainty of required infrastructure spending before the completed engineering report and the responsibilities of the LCDD vs. the Master Association.

- Adjustment made to some line items.
- Lake berm.
- Budget will be mailed 14 days prior to next meeting in November.

9. Adjournment:

Susan Vicedomini made the motion to adjourn the meeting at 1:50 p.m., and this was seconded by Paul Snyder. The motion passed unanimously.

Respectfully submitted by

Philippe Gabart, CAM