

LELY RESORT MASTER PROPERTY OWNERS' ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS

The meeting was held on December 20, 2021, 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 December 20, 2021, at 1:02 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.

Also, Present:

- Philippe Gabart CAM - Vesta Property Services.

Directors Absents:

- Tim Allen.
- Jan Face Glassman.

2. Roll call and establish quorum:

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

3. Approval of the Minutes:

Motion to approve the minutes of 11/22/2021 was made by Paul Snyder, seconded by Gabe Choquette, and approved by all as corrected.

4. Presidents Report:

Susan Vicedomini reported:

- CDD has agreed to meet with a representation of the Lely Resort Master to discuss pending matters.
- Collier County FDP is still assessing the situation with the fire hydrants and ownership.

5. Treasurer's Report:

Paul Snyder reported:

a. November 2021 financial review:

- Based on the balance sheet POA had another good month.
- Equity increased by \$14,000.00 (does not include \$13,000.00 from the capital contributions).
- The only negative aspect are the delinquencies.
- Income statement is favorable by \$64,000 in dues to some budgeted items not finalized.

b. Delinquencies:

- As of November 31, delinquencies were \$31,644.00.
- As of December 20, delinquencies were \$15,203.00.
- Sub-Associations have been notified in writing of the payment procedures and penalties for quarterly dues.
- Invoice deliveries to some management companies seem to be a problem.

6. Manager's Report:

- Review of the Christmas decoration process and payment (as per contract).

7. Committees Report:

a. Engineering:

Ken Haar reported:

- Engineering firm is working on the survey of the preserves and lakes.
- Work provided is excellent.
- GPS locations will be used extensively for the project.
- Chris Hagan is also working closely with SFLWD.
- The work will not be completed by 12/31/2021 and an extension of the agreement will be needed.

Motion to approve to extend the agreement with Chris Hagan to 2/28/2022 was made by Ken Haar, seconded by Gabe Choquette, and approved by all.

b. Governing Documents Review:

Jan Face Glassman reported:

- No update at this time.

c. Turnover:

Robert Priestley reported

- No update until the results from the engineering study are available.

8. Old Business:

a. Storm Drains – Shenandoah – Update:

- Canwick Cove storm drain has been cleaned and very little debris found.
- This is the only community in Lely with a littoral pond designed by Stock Community and assigned to the Master Association to maintain.

8. New Business:

a. Deck the Hall agreement:

- Increase noted as per 2021 quote.
- Quote to be revised to include additional palms decorated at the entrance of Rattlesnake.

Motion to approve the proposed agreement from Deck The Hall for \$30,000.00 was made by Ken Haar, seconded by Gabe Choquette, and approved by all.

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