

# LELY RESORT MASTER PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF MARCH 22, 2021

MEETING OF THE BOARD OF DIRECTORS

---

## 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 March 22, 2021 at 3:01 p.m.

**DUE TO COVID-19 (CORONAVIRUS) PRECAUTIONARY MEASURES  
NO PHYSICAL ATTENDANCE WAS ALLOWED – VIDEO CONFERENCE ONLY.**

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
- Robert Priestley
- Kenneth Haar

### Also, Present:

- Philippe Gabart from Vesta Property Services
- Legal Counsel, Richard DeBoest Via Zoom Conference call
- CDD Rep. Ann Mare Bularzik
- Five Homeowners Via Zoom Conference call
- Steve Bueltel From Assured Partners

## 2. Roll call and establish quorum:

- A quorum was present.

## 3. Approval of the Minutes:

**Motion to approve Minutes for 02/01/2021 Made by Robert Priestley, 2<sup>nd</sup> by Kenneth Haar, approved by all.**

**Motion to approve Minutes for 03/15/2021 Made by Robert Priestly, 2<sup>nd</sup> by Kenneth Haar, approved by all.**

## 4. Treasurer's Report:

- General review of the latest financials between Vesta Property Services accountant, Christina Mitten and Board Members.

**Motion made by Robert Priestley to move \$6,270.50 from Lawsuit account to pay Lawyer Fees, 2<sup>nd</sup> by Kenneth Haar approved by all.**

- Philippe to have bill collection policy for next meeting.

**Motion to approve reimbursing Bill Fox for Website expenses for \$390.24 by Robert Priestley, 2<sup>nd</sup> by Kenneth Haar, approved by all.**

**5. New Business:**

**a. GADC engagement letter:**

- Review of the proposed agreement submitted by attorney DeBoest.
- Questions and answers from Board members to attorney.
- It was agreed to hire Richard DeBoest as the Association general Counsel.

**Approval of Richard DeBoest to be Association Legal Counsel Motioned made by Robert Priestley, 2<sup>nd</sup> by Kenneth Haar, approved by all.**

**b. Insurance renewal.**

- Review of insurance renewal proposal from Assured Partners and Board members.
- It was agreed to approve the proposed premium as presented.

**PREMIUMS**

LINE OF BUSINESS	COMPANY	2020 PREMIUM	2021 PREMIUM
Crime	Philadelphia Indemnity Insurance Company	\$1,408.00	\$1,408.00
General Liability	Southern-Owners Insurance Company	\$10,791.00	\$13,424.00
Directors & Officers Liability	Philadelphia Indemnity Insurance Company	\$8,994.00	\$8,994.00
Commercial Umbrella	Southern-Owners Insurance Company	\$2,403.00	\$2,483.00
Worker's Compensation	Transportation Insurance Company	\$464.00	\$456.00
Fees	Transportation Insurance Company	\$160.00	\$160.00
<b>Total Premium</b>		<b>\$24,220.00</b>	<b>\$26,925.00</b>

**Insurance renewal of 2021 of Assured Partners was approved as presented in the amount of \$26,925.00, motion made by Robert Priestley, 2<sup>nd</sup> by Kenneth Haar, approved by all.**

- Request was made to increase umbrella policy from one million to five million.
- Assured Partners will provide an estimate for review and approval at the next meeting in April.

**c. Preserves maintenance agreement for 2021.**

- Review of the proposed preserves renewal agreement for 2021.
- A meeting with the vendor will be scheduled soon to review the coverage of all preserves area at Lely Resort.

**Motion made by Robert Priestley to approve EarthTech proposal of \$34,000, 2<sup>nd</sup> by Kenneth Haar, approved by all.**

**d. Appointment of additional directors:**

Review of submitted candidates' information sheet and general discussion ensued.

Selection of candidates was made as follows:

- Gabe Choquette
- Jan Face Glassman
- Tim Allen
- Paul Snyder

**e. Trimmers Holiday Décor agreement:**

- Philippe proposed to send a termination letter to Trimmers.
- Additional quotes should be acquired to compare the rates and services provided for the holidays decorations.

**6. Adjournment.**

**Susan Vicedomini made the motion to adjourn the meeting at 4:30 p.m., which was seconded by Robert Priestley. The motion passed unanimously.**

Respectfully submitted by  
Philippe Gabart, CAM