

LELY RESORT MASTER PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF APRIL 26, 2021

MEETING OF THE BOARD OF DIRECTORS

The meeting was held on May 4, 2021 at 4:30 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 April 26, 2021 at 1:00 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 President
- Robert Priestley Vice President
- Paul Snyder Treasurer
- Kenneth Haar Secretary
- Gabe Choquette
- Jan Face Glassman
- Tim Allen

Also, Present:

- Philippe Gabart from Vesta Property Services
- Troy Rodriguez from Vesta Property Services
- CDD Rep. Terry Cole
- 10 Homeowners
- Thomas Conrecorde – Forge Engineering

Via Telephone Conference call

2. Roll call and establish quorum:

- A quorum was present.

3. Approval of the Minutes:

Motion to approve Minutes for 03/22/2021 Made by Robert Priestley, 2nd by Kenneth Haar, approved by all.

4. Presidents Report:

- Flash drive consisting of all documents and maps of Lely Resort master given to all board members.
- Talked to Vesta Property Services James Tanigawa, agreed to have Philippe Gabart as Lely Master Manager.
- Proposal made by Susan Vicedomini to make Paul Snyder Treasurer.

Motion to make Paul Snyder the Treasurer made by Susan Vicedomini, 2nd by Robert Priestley and approved by all.

5. Treasurer's Report:

- March 2021 Financials:
 - i. Discussed changing Balance sheet, referred question to Vesta.
- Delinquencies:
 - i. Will sit down with Attorney and start collection process.
 - ii. Discussed Hawthorn collection policies.

6. Committees Report:

- a. Nomination of Committees and Chair
 - i. Financial Committee – Paul Snyder
 - ii. Engineer Committee – Kenneth Haar
 - iii. Turnover Committee – Robert Priestley
- b. Landscaping – Hold on all landscaping projects till after engineering report.
- c. Turnover:
 - i. Forge Engineering update – Perform a record search to find permits to find out what belongs to Lely Master and CDD.
 - ii. Discussed cleaning and repairing drainage pipes but must find out who is responsible for what.
 - iii. Reserve study would be included in work.

7. Old Business:

- a. Holiday Decorating – Deck the Halls proposal.

Motion to approve Deck the Halls contract for \$21,500 made by Robert Priestley, 2nd by Gabe Choquette and approved by all.

- b. Posting Board – NGS quote \$475.

Motion to approve NGS quote for posting board made by Robert Priestley, 2nd by Tim Allen and approved by all.

- c. Insurance renewal – proposal to add 4 million dollars more of umbrella insurance.

Motion made to increase umbrella insurance from \$1 million to \$5 million made by Robert Priestley, 2nd by Paul Snyder and approved by all.

8. New Business:

- a. Lake banks Restoration – awaiting engineering report and permit search outcome to figure who is responsible for what lakes and if Stock has any responsibility.
- b. Appointment of Treasure:

9. Adjournment.

Susan Vicedomini made the motion to adjourn the meeting at 2:43 p.m., which was seconded by Robert Priestley. The motion passed unanimously.

Respectfully submitted by
Philippe Gabart, CAM