

LELY RESORT MASTER PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF JUNE 21, 2021

MEETING OF THE BOARD OF DIRECTORS

The meeting was held on June 21, 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 May 24, 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
 - Robert Priestley
 - Paul Snyder
 - Kenneth Haar
 - Jan Face Glassman
 - Tim Allen
- Via Conference call
Via Conference call
Via Conference call
Via Conference call

Also, Present:

- Philippe Gabart CAM Vesta Property Services.
- Troy Rodriguez CAM Vesta Property Services

2. Roll call and establish quorum:

- A quorum was present.

3. Approval of the Minutes:

Motion to approve Minutes for 05/24/2021 Made by Robert Priestley, 2nd by Kenneth Haar, approved by all.

4. Presidents Report:

- Discussed with CDD about Confidence of service agreement and Settlement between CDD and Master. Legal conflict of definition, in process of getting resolved.

5. Treasurer's Report:

Paul Snyder reported:

a. May 2021 Financials:

- i. Position quite strong, equity up \$66,819.
- ii. Went over in signage, preserve maintenance impacted by payment to Earth Tech.
- iii. Over Budget on accounting fees, office expenses, legal expenses.

b. Delinquencies:

- i. Total Delinquencies dropped by \$3,573 from April to \$20,548, Cottessmore being the largest delinquency at \$12,446 because of billing issues. Follow Up with Vesta accounting shows it has now been paid.
- ii. Five delinquency letters going out this month.

6. Manager's Report:

- i. Continue Follow up on signage and day to day operations.

7. Committees Report:

a. Document re-writing:

- i. Documents been sent to the three committee members for review and will get together within the next month.

b. Engineering:

- i. Still in process of reviewing permits.
- ii. RFP has been put out awaiting approval of board so engineering firm can be hired.
- iii. Still tracking down who has responsibility for 5 parcels.
- iv. RFP draft has all the components wanted to focus on by engineering firm.

Motion to approve proposal from engineering committee turnover engagement request and to have it amended to the following revisions under section D capital reserves change from wishes to establish to investigate the establishment of. Under the schedule it would be an August 1st, 2021, date notify with intent to respond, proposals will be due on September 15th instead of July 2nd, the engineer/turnover committee intentions to engage/affirm by mid-October instead of August and the final report issued no later than December 31, 2021. Made by Robert Priestly, 2nd by Tim Allen and approved by all.

- a. Turnover: Added Language to RFP for Turnover committee.**

8. Old Business:

- a. Street & Directional sign update:** being completed, Follow up w/spelling issues on Moorgate sign.
- b. Storm Drain Update:**
 - i. Ole' Catch basin repair cost proposal \$3420, need to remove two Ficus trees prior to repairs. Proposal tabled till next board meeting when trees are removed.
 - ii. Proposal from Shenandoah for Trento Storm Drain at cost of \$21,880, to clear the end of out fall and install airbags.

Motion to approve contract with Shenandoah for \$21,880 for the Trento storm drain, made by Kenneth Haar, 2nd by Tim Allen and approved by all.

- iii. Proposal from Shenandoah for Costa Circle and Carema Lane storm drains for \$10,130.

Motion to approve contract with Shenandoah for \$10,130 to clear the Costa Circle and Kalema Lane storm drains made by, Paul Snyder, 2nd by Kenneth Haar, approved by all.

9. New Business:

- a. Royal Palms planting along Celeste Drive discussed with CDD and sent before board for approval. Ole' has to approve, buy and install, Lely Resort Master has no objection nor obligation but will support.
- b. Proposal to increase Capital Assessment increase from \$30 to \$500 effective post August 2021.

Motion to approve increase Capital Assessments from \$30 to \$500 effective post August 2021 made by Kenneth Haar, 2nd by Robert Priestley approved by all.

- c. Delinquency collection policy.

Motion to approve the Lely Resort Master Property Owners Association delinquency and collecting late fees and interest for delinquent accounts policies, made by Kenneth Haar, 2nd by Robert Priestley approved by all.

10. Adjournment.

Susan Vicedomini made the motion to adjourn the meeting at 2:15 p.m., which was seconded by Robert Priestley. The motion passed unanimously.

Respectfully submitted by
Philippe Gabart, CAM