

MEETING OF THE BOARD OF DIRECTORS

The meeting was held on June 27, 2022, 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 at 1:01 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. Via ZOOM
- Gabe Choquette.
- Robert Priestley.
- Jan Face Glassman. Via ZOOM
- Paul Snyder. Via ZOOM

Directors Present:

- Ken Haar.
- Tim Allen.

Also, Present:

- Philippe Gabart CAM - Vesta Property Services.
- Two participants onsite.
- Four participants via ZOOM.

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 5/23/2022 was made by Tim Allen, seconded by Gabe Choquette, and approved by all.

4. Presidents Report:

Susan Vicedomini reported:

- Review of fire hydrants responsibility.
- Several other Associations hydrants will be maintained by FDP.
- Master Reserves detention pond will be sprayed during the week of 7/11 to 7/16, 2022.

- Bylaws revision update:

Review of questions submitted to the Board:

Q. If the sub-association number of votes for a quorum or number required for approval differ from the Master which criteria should be used in a Master vote?

Q. If the decision is up to the HOA how they cast those votes, is that done by amending their bylaws to provide for which way they cast our votes, or can the NVR decide to do it one way one time, and then the other way the next time?

A. The quorum requirement is whatever the sub-association documents say it is, but if it is an HOA the quorum cannot be higher than 30%. HOAs need to follow their documents if their documents have a block voting procedure such as in Ole.

If their documents are silent then they either amend their documents or follow the Master protocol.

Master Protocol is President of the sub is the Voting Rep. He or she can hold a vote on the Master Association matter and:

1. The majority rules and all 100% of the votes will be cast that way.
2. The votes will be cast with the Master in the proportions they came in i.e., 60 yes and 40 no; or
3. The Board can decide how the votes are cast with the Master.

5. Treasurer's Report:

Paul Snyder reported:

May 2022 financial review:

Mr. Snyder reported that liquidity had improved in the month compared to April with cash up \$82,000, even though May was a non-collection month. The improvement was due to collection of delinquencies which were down from \$92,000 to \$9,211 as of the date of the financial Statement and, as of the meeting, down to \$3725. Additionally, there was \$25,000 in collections of the \$500 fee for new purchases in Lely.

Equity improved by \$5,000 in the month due to revenue exceeding expenses by that amount.

On the income statement, revenue was in line with budget except that the Board had authorized a reversal of \$554 of delinquent payment fines because of prior month problems with getting out invoices in a timely manner. Mr. Snyder reported that he and Mrs. Vicedomini had met with Vesta accounting management during

the month to impress on them the need to get invoices out early in the month preceding the due date and to be sure they went to the proper authorizing representative in each sub community.

Expenses were generally in line with budget in the month except for “Preserve Maintenance” where a payment had been made to Earth Tech. This was just a timing difference and Preserve Maintenance is still on budget for the year.

So, in addition to the Association being favorable in the month with revenue over expenses by \$5000 in the month, we are also favorable on a year-to-date basis by \$16,947.

6. Manager’s Report:

- Update on day-to-day activities.

7. Committees’ Report:

a) Architectural Review Committee:

None.

b) Engineering:

Gabe Choquette reported:

558 updates:

- Final engineering report draft almost ready.

Deep Lake steep slope drop offs are reported on sample study. Discussion needed on how we want to address this going forward and if we want to do any supplemental studying for permitting breakdowns. Discussion ensued on using samples data for the remainder of the lakes.

- Drainage Interconnects debris are reported at several locations where the pipes are silted in, construction plugs that have not been removed and some damaged pipes.
- Road signs. There 29 public roads in Lely Resort, 7 are in Lely Resort common areas and 22 are in the neighborhoods. To date the committee has video logged 4 of the 7 Public roads in Lely's common area and 5 of the 22 in the neighborhoods. An inventory of the traffic signs and stanchions has also been completed.

- Permits review. 59% of Lely's 191 South Florida Water Management District permits have been reviewed and the documents (plats, plans, permits and correspondence) pertaining to Storm water management, Lake management and conservation area management have been downloaded to a database. The documents are saved by designations that we currently relate to now — Alden Woods, Classics.

c) Landscaping:

- Palm trees belonging to Moorgate along Grand Lely Drive should be trimmed.

d) Documentation Committee:

- Review of current work submitted to Association attorney for opinion.

e) Turnover:

- ***Pending 558 report for further action.***

8. Old Business:

a) Preserves 3 maintenance proposal review:

- Time and cost estimates for Preserve 3 assessment to be included in 558 report.
- Additional budget of \$3,000 total that would include a follow-up for lake 2.

Motion to approve ORCO proposal estimate was made by Paul Snyder, seconded by Gabe Choquette, and approved by all.

9. Adjournment:

Susan Vicedomini made the motion to adjourn the meeting at 2:30 p.m. and this was seconded by Jane Face Glassman. The motion passed unanimously.

Respectfully submitted by

Philippe Gabart, CAM