

LELY RESORT MASTER PROPERTY OWNERS' ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS

The meeting was held on July 25, 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 1:05 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.
- Gabe Choquette. Via ZOOM
- Robert Priestley.
- Jan Face Glassman. Via ZOOM
- Ken Haar. Via ZOOM
- Tim Allen. Via ZOOM

Also, Present:

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

Directors Absent:

- Paul Snyder.

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 June 26, 2022, was made by Robert Priestly, seconded by Jan Face Glassman, and approved by all.

4. Presidents Report:

Susan Vicedomini reported:

- Hydrants are mostly responsibility of Collier County.
- Attended the Planning Commission, zoning approval.

5. Treasurer's Report:

Susan Vicedomini reported on behalf of Paul Snyder:

- Everyone is in receipt of Paul's financials minutes.
- Deferred capital fee of \$500 has resulted in growing the fund \$16,500 in June for a YTD of \$113,000. The fee per unit was raised from \$30 to \$500 during the estoppel process.
- Collections are improving.

6. Manager's Report:

- Update on day-to-day activities.

7. Committees' Report:

a) Architectural Review Committee:

On hold for summer.

b) Engineering:

Ken Haar reported:

558 policy discussion was followed by a brief discussion of signage.

After a discussion regarding a proposed increase in engineering fees it was decided to limit the meetings to twice a month. Also all communication is to flow through Susan or Gabe.

C) Documentation:

There will be multi step changes leading up to a drafting of by-laws.

c) Turnover:

Is to begin in August.

8. Old Business:

- a) Zoning approval. Request palms to be moved for lane expansion.

9. New Business:

Accepted several comments from the public.

10. Adjournment:

Gabe Choquette made the motion to adjourn the meeting at 2:05 p.m. and this was seconded by Tim Allen. The motion passed unanimously.

Respectfully submitted by

Philippe Gabart, CAM