

LELY RESORT MASTER PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF JULY 26, 2021

MEETING OF THE BOARD OF DIRECTORS

The meeting was held on July 26, 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 July 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
 - Robert Priestley
 - Paul Snyder
 - Kenneth Haar
 - Jan Face Glassman
 - Tim Allen
- Via Conference call /Zoom
Via Conference call/Zoom
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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 06/21/2021 Made by Robert Priestley, 2nd by Kenneth Haar, approved by all.

4. Presidents Report:

5. Treasurer's Report:

Paul Snyder reported:

a. Audit Report:

- I. Received the 2020 audit report draft, indicating that the financial statements fairly presented the results for 2020.
- II. The Master Association generated income of \$28,400.
- III. Cash flow from operating activities was negative by nearly \$200,000, due to carryover liabilities from 2019.

b. June 2021 Financials:

- i. Continue trend of increase of assets and equity with equity be up over \$24,000 over May and up \$98,000 in equity for the year.

c. Delinquencies:

- i. Total Delinquencies dropped from \$20,548 at end of May to \$6,400 at end June.
- ii. Capital Contributions only went up to \$2,000.

6. Manager's Report:

- i. Follow-up on Agenda items

7. Committees Report:

a. Engineering:

- i. Set deadline of August 1st to have firms respond to RFP.
- ii. Engineering firms that have responded are Forge Engineering and Chris Hagen.
- iii. Chris Hagen would like to be consultant for engineering board.
- iv. Issues with Cove flooding needs to be looked at.

b. Document rewriting:

- i. Planning on going into the documents and making changes then talk to attorney.

c. Turnover:

- i. Awaiting on engineering reports.

8. Old Business:

- a. Street & Directional sign update: being completed, Follow up w/spelling issues on Moorgate sign.
- b. Proposal to increase Capital Assessment increase from \$30.00 to \$500.00 effective post August 2021.

Motion to approve increase Capital Assessments for resales from \$30 to \$500 effective post August 1, 2021, and or any closing estoppel not completed, made by Kenneth Haar, 2nd by Robert Priestley approved by all.

c. Storm Drain Update:

- i. Ole' Catch basin repair cost proposal \$3,420.00, need to remove two Ficus trees prior to repairs.

Motion to approve contract with Shenandoah for \$3,420.00 to repair the Ole' Catch Basin, made by Kenneth Haar, 2nd by Tim Allen and approved by all.

- ii. Proposal to remove two Ficus trees by Green Side Up for \$750.00, approval given by Chase Preserves in writing.

Motion to approve proposal to remove two Ficus trees by Greenside Up for \$750 made by, Robert Priestley, 2nd by Tim Allen approved by all.

- iii. Bridget from Shenandoah reported that divers on pond 26 in Lakoya found the storm drains blocked by rubble.

- iv. Proposal by Shenandoah for \$8444 for divers to return to 36-inch pipe and remove rubble blocking pipes.

Motion to approve contract with Shenandoah for \$8,444.00 for the removal of rubble at the end of 36-inch pipe between Lakoya and golf course and go into small lake and break up the big boulders blocking that pipe, made by Kenneth Haar, 2nd by Tim Allen and approved by all.

9. 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