

LELY RESORT MASTER PROPERTY OWNERS' ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS

The meeting was held on September 26, 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 1:03 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.
- Jan Face Glassman.
- Ken Haar.
- Tim Allen.
- Paul Snyder.

Via ZOOM
Via ZOOM
Via ZOOM

Also, Present:

- Philippe Gabart CAM - Vesta Property Services.
- participants onsite, 4
- participants via ZOOM, 1

Directors Absent:

- Gabe Choquette.

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 July 26, 2022, revised was made by Tim Allen, seconded by Jan Face Glassman, and approved by all.

Motion to approve the minutes of August 27, 2022 was made by Paul Snyder, seconded by Jan Face Glassman, and approved by all

4. Presidents Report:

Susan Vicedomini reported:

- Rezoning update:
Tim Allen represented the Master Association at the County meeting. County Commissioners approved the PUD updates, including CDD water connection if feasible.
- New grass installed at the 951 entrance and CDD will assume maintenance.
- Vendor contracted for holidays lights (Deck The Hall) will not be able to provide service due to internal matter.
Association is trying to recoup the deposit (\$15,000) and seek replacement vendors.
Association legal counsel is currently involved in the communication process.
Vendor may reassign contract to another vendor.
- Meeting scheduled with CDD and POA attorneys to negotiate maintenance contract for the preserves.
- Update on governing documents update.
- Update on stolen cars around Lely.
- Hurricane Ian and 558 reporting

5. Treasurer's Report:

Paul Snyder reported:

a) August financials:

- Liquidity have improved by \$30,000 for August 2022.
Collection of delinquencies also help to improve liquidity
- Capital contribution increased by \$8,000.
- Lely Tiger Estates still delinquent on assessments but working on it.
- Current year income decreased but the matter is also attributed to a payable error. Issue was solved.
- Paul Snyder will also approve payables as a final improvement to the payment process.
- Remaining of the year reflect a possible deficit, expenses vs. 2022 budget.
- Good shape from financial standpoint.

b) 2023 proposed budget:

- 2023 Draft budget finalized and will be mailed to owners 14 days prior October meeting.
- Key input can from Engineering Committee requesting \$500,000 for 558 assessment process.
- Due to a lot of uncertainty only \$100,000 was allocated for 2023 budget.
\$175,000 was allocated to preserves maintenance and \$100,000 was allocated to drainage system.
- Capital improvement funds still available for additional funds, if needed.

- 2023 budget will have an increase of \$25 per home per year.
- First Notice of 2023 annual meeting and Intent to Run will be mailed with the budget package to save mailing cost.

6. Manager's Report:

- Update on day-to-day activities.

7. Committees' Report:

a) Architectural Review Committee:

Tim Allen reported:

- No requests for review for ARC
- Documents change will allow communities to have great decisions making on ARC.
- Master ARC committee will be only for oversight.
- For now, sub-Associations will still need to submit ARC applications for approval.

b) Engineering:

Ken Haar reported:

- Several reports submitted by ORCO to Board and Engineering Committee.
- The reports are considered finals but can be revised. Discussion ensued.

c) Documentation:

Jane Glassman reported:

- One revision review in progress.
- Election and block voting priority in documents review

d) Turnover:

Robert Priestley Reported:

- Meeting will be scheduled with attorney and Engineering Committee prior to year end.

8. New Business:

a. Music event update:

Ken Haar Reported for Gabe:

- Insurance waiver for event is \$250.00.
- Cleaning will be completed by Ole Cleaning Team.
- CCSO will conduct some patrol.

- Short summary of the musical event, named Lely Resort Concert.

b. Alden Wood drainage box repair:

- Erosion affected a drainage box.
- POA is responsible for maintenance according to plat description.
- Quote submitted from Shenandoah with estimated repair cost at \$20,000.
- ORCO is providing a second opinion.

10. Adjournment:

made the motion to adjourn the meeting at 2:30 p.m. and this was seconded by Tim Allen. The motion passed unanimously.

Respectfully submitted by

Philippe Gabart, CAM

DRAFT