Lely Resort Master Property Owners Association, Inc.

Minutes

The meeting was held on February 24, 2025, at 1:00 PM at the Ole Theater on Celeste Drive in Naples, FL 34113 and via Zoom.

1. Call to Order:

The meeting was called to order at 1:00 pm by President Susan Vicedomini

A quorum of directors was confirmed, and posting of the meeting was verified.

2. Attendance - Directors Present:

Susan Vicedomini

Gabe Choquette

Jan Face Glassman

Tim Allen

Paul Snyder

Ken Haar

Rob Priestley

Others Present: Stewart Carter, CAM, CMCA, AMS, Senior Vice President, Cardinal Management Group

3. Approval of the minutes of the December 12, 2024, meeting (Snyder, Glassman, unanimous)

4. Report of Officers:

 a. President – The refurbishing of directional signs throughout Lely has been completed except for a couple of minor corrections. 1367 allots have been received for the annual meeting on March 24th, 2025. We are still short of the quorum necessary to make the vote official. All of the Lely communities must cast their ballots before that date. There are 3 board seats up for election, and only the 3 incumbents submitted papers to run for those seats. Federal anti-money laundering agency FinCen requires us to register by July 1, 2025. Collier County is providing educational materials on recycling. They are available to everyone. The county has established a new Alert system to notify residents of water related emergencies. The Master Association has set up a website that contains all the documents COAs and HOAs might need concerning contruction and maintenance issues in their communities. This website is maintained by Cardinal Mgmt. and is linkable to COAs and HOAs web pages off the Master’s website. The Continuing Education Requirements for COA and HOA board members need to be met by July 1, even though the curriculum for that education has not been confirmed.

b. Treasurer – We did not get the January financials until about an hour before today’s meeting. Our income for January was $23.7K and our capital fund income was $8.5K. Our liquidity remains more than adequate to meet our continuing needs with over $1.1 million in investments and reserves. Our insurance renewal is up on March 25. On a motion by Choquette, seconded by Allen, the board unanimously voted to direct the Treasurer to negotiate with Gulf Shore over a renewal policy, and to allow President Vicedomini to execute any resulting policy to be ratified by a vote of the board at our annual meeting on March 24th.

 c. Docs & Traffic - Jan Face Glassman reported that the bull nose curb painting has been completed. Sidewalk repair continues. There is a scheduled March 10 meeting with the county commissioner LoCastro to discuss fixing the Celeste/Grand Lely intersection, to push for the repaving of Grand Lely and deal with a number of other issues.

d. MARC – Tim Allen reported reaching out to the developers who are attempting to build on property near 12 Oaks. The developer has not responded. Tim Allen has also been in contact with the Davis corporation about the project they hope to start building in late February on the corner of Celeste and Grand Lely concerning drainage issues raised by ORCO. Meetings with Davis and the CDD and Master Association engineers are working on mitigating those issues. When the construction project begins, the entrance to the property on Celeste will only be used until the major construction entrance on Collier is complete. The big house issue in Lely Island Estates is still being worked on.

e. 558 – Rob Priestley reported that the legal process is on hold until the CDD respond to Stock’s including them in the process. The date for that response in court is 3/3. The next step in the process for us is a meeting with Stock on April 1.

f. Engineering- Ken Haar discussed the bids received for preserve maintenance. Though all are over budget, the board wishes us to proceed with negotiations with the low bidder Mettauer. Ken will discuss the boards questions with Chris Hagen at ORCO. The cleaning out of the next set of drainage runs will begin in March. The Ole and Chase Preserve outflow pipes and swale structures were studied by both Orco and the Engineering Committee. Ole and Chase Preserve drainage outflow issues are being finalized for inclusion in the 558 process

6.New Business: Next meeting is March 24, 2025, at 1:00PM in Ole Theater and via Zoom.

7. Adjournment: On a motion by Priestley, seconded by Allen, the board unanimously adjourned at 2:36pm.