

1                   **LELY RESORT MASTER PROPERTY OWNERS' ASSOCIATION, INC.**  
2                   **BOARD OF DIRECTORS MEETING MINUTES**  
3                   **Ole at Lely Resort Condo Association Movie Theater**  
4                   **9075 Celeste Drive**  
5                   **Naples, Fl. 34113**  
6                   **April 27, 2026**

7                   *Attendance was also available via Zoom*

8                   **DRAFT**

9                   **BOARD MEMBERS:**

10                  **Susan Vicedomini, President**  
11                  **Ken Haar, Vice President (Excused)**  
12                  **Paul Snyder, Treasurer** *(arrived at 1:30pm)*  
13                  **Rob Priestly, Secretary**  
14                  **Tim Allen, Director at Large (via Zoom)**  
15                  **Gabe Choquette, Director at Large**  
16                  **Jan Face Glassman, Director at Large**

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18                  **Also Present: Stewart Carter, Cardinal Management Group, a RealManage Company**

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20                  **1. Call to Order, Verify Quorum, and Confirm Proper Notice of Meeting**

21                  Ms. Vicedomini called the meeting to order at 1:00pm, a quorum of five was established and the  
22                  Board recognized the meeting was properly noticed.

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24                  **2. Approval of Prior Meeting Minutes**

25                  *Mr. Priestly moved to approve the minutes of the March 23, 2026, Board of Directors meeting as*  
26                  *presented. Second by Ms. Glassman. Carried unanimously 5 – 0.*

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28                  Mark Adamczyk of Adamczyk Law Firm, PLLC appeared via Zoom and introduced himself to the  
29                  community as the new legal counsel for the Association. He has over 20 years' experience dealing  
30                  with homeowners and condominium associations in the area.

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32                  **3. Report of Officers**

33                  Ms. Vicedomini provided the following updates:

- 34                      • The Association has been reimbursed for the damage to the concrete poles at Grand Lely  
35                      Drive and Collier Blvd. They are dealing with another issue on Rattlesnake Road.
- 36                      • Mr. Adamczyk filed the amendment to the Association's bylaws regarding Board Member  
37                      term limits with Collier County.
- 38                      • A meeting was held with Collier County Commissioner Rick LaCastro to discuss the damage  
39                      caused by vendors in the County right of ways during fiber optic cable installations. He  
40                      requested an owner who is aware of damage to take photographs and contact the County's  
41                      311 service so there is a record of the incident, and it may be addressed, as necessary.
- 42                      • Mr. Choquette developed maps of the community's primary and secondary storm water  
43                      drainage system components. The endeavor may be expanded to include the individual  
44                      villages, and she and Mr. Choquette are available to meet with the sub-Association's on  
45                      matter should they so desire.

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47                  *Mr. Snyder arrived at 1:27pm and a quorum of six were present.*

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49                  **4. Treasurer (this item was heard after Item 5)**

50                  Mr. Snyder reported:

- 51 • The 2026 Operating net income is favorable to budget in the amount of \$113,000 through  
52 March because budgeted projects have not yet begun.
- 53 • The balance sheet shows sufficient liquidation. However, the Operating Account was  
54 recently deficient due to some sub association not paying their 1<sup>st</sup> quarter assessments in a  
55 timely manner.
  - 56 • As recently as today, some payments have been received to rectify the issue however  
57 the sub associations need to pay the assessments on time to prevent the need for  
58 borrowing from the capital accounts to pay routine bills.
  - 59 • Utilizing ACH payment of assessments is recommended to streamline the process and  
60 lessen the chance of nonpayment issues – *Mr. Carter will determine if signing up for*  
61 *ACH payments is permitted if an account has a past due balance.*
- 62 • The audit for the 2025 fiscal year is underway.
- 63 • The Association’s Line of Credit renews in September, and he provided the information  
64 required for the renewal to Truist Bank.

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66 **5. Committee Reports**

67 Ms. Glassman reported:

- 68 • The Board continues to monitor the construction of the housing on the Davis Development  
69 property across from Stock Plaza. The privacy wall has been constructed, and the activity  
70 includes ensuring the construction traffic utilizes the proper access points on to Collier Blvd.
- 71 • Monitoring the status of the crosswalk installation to Stock Plaza continues.
- 72 • Resurfacing Tiger Island Drive is scheduled for 2027. A short section of Lely Cultural Blvd  
73 was repaved, and Grand Lely is in satisfactory condition, however some work may be  
74 required at the intersection of Rattlesnake Hammock Drive.
- 75 • Investigation is underway to determine any measures which need to be taken to improve  
76 crosswalk safety at the Players Club including installation of lights.
- 77 • Options are being investigated for painting of the curbing given the recent treatment was  
78 unsuccessful.
- 79 • There has been an increased police presence in the area to provide enforcement of traffic  
80 laws.
- 81 • Sidewalks have been identified for repair however it is unsure when the repairs will be  
82 completed.
- 83 • If a resident notices a “handicap mat” in need of attention, they should notify the County via  
84 their 311 system.

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86 Mr. Choquette reported video imaging of the drainage lines in the community which have been  
87 cleaned over the past 2 years will be undertaken to determine any repairs required and estimates  
88 prepared for the work.

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90 Mr. Priestly noted the “558” lawsuit was dismissed without prejudice, and settlement discussions  
91 continue. There is a settlement agreement prepared by Stock Development which is under review by  
92 the various parties who have proposed changes.

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94 Mr. Miller noted no new Architectural Review Committee applications have been filed or approved  
95 however investigation will occur to determine the status of a new home under construction following  
96 demolition of a residence on Pinnacle Drive.

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98 **6. Old/Unfinished Business**

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**7. New Business**

**a. Cleaning of Preserve 9 Bid Proposal Discussion**

Ms. Vicedomini reported:

- A proposal was obtained from Mettauwer Environmental for removal of exotics in Preserve 9.
- Investigation by the new vendor engaged to manage the areas revealed mature exotic species need removal.
- The Board contacted Earth Tech, the prior vendor who oversaw maintaining the area and they asserted they did not have access to the area and were not responsible under the contract.
- A demand letter may be sent for payment as pursuing the matter legally is not beneficial given the cost to the Association.

*Mr. Choquette moved to approve an expenditure in the amount of \$9,225.00 to Mettauwer Environmental per their proposal dated June 25, 2026, for treatment of exotics including hand and mechanical cutting, kill in place, herbicide application follow up treatment 30 days later. Second by Mr. Snyder. Carried unanimously 6 – 0.*

**8. Adjournment**

*Being no further business, the meeting was adjourned at 1:44pm.*

**Lely Resort Master Property Owners' Association, Inc.**

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These Minutes were approved by the Board of Directors on \_\_\_\_\_ as presented \_\_\_\_\_,  
or as amended \_\_\_\_\_.