Lely Resort Master Property Owners Association, Inc.

Minutes

The meeting was held on July 22, 2024, 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 12:59pm by President Susan Vicedomini

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

2. Attendance - Directors Present:

Susan Vicedomini

Kenneth Haar

Paul Snyder

Robert Priestley

Jan Face Glassman

Tim Allen

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

3. Report of officers:

a. President – Vicedomini discussed the 558 case with Stock., noting we had an October court date to answer Stock’s motion to dismiss. The fire department was in Lely to test and clean fire hydrants in Palomino and Hawthorne. There were two more encroachments in the preserves in the Classics that are being addressed. In the suit filed against us for a trip and fall incident on a Celeste Drive sidewalk, the plaintiffs seek damages from our insurance company. We have indicated to the plaintiff’s attorney that we are not responsible for that sidewalk. Another suit was filed against us regarding a foreclosure. Our attorney has filed a “form change” as we have nothing to do with this foreclosure. CDD will not raise fees for next year and is doing landscape enhancements on Lely Resort Blvd. When asked about upgrading the landscaping on the CSA portion of Grand Lely Blvd, they refused to consider it. Discussion about this issue ensued.

b. Treasurer – June income was $1,100 and YTD income was $18.9K. Engineering is over budget due to oversite of drainage project by ORCO. There were $9K in capital contributions in the past month. Aster is approximately $50K behind in dues payments. The case will be referred to our attorney for collection. The audit report is in. It is clean. It will be shared with the board.

4. Manager’s Report. – no report.

5. Committee reports:

a. Documentation and roads – Nothing new in our docs. The county is working on repairing sidewalks in Lely. They reported that they painted curbs, but no one has seen evidence that this job has been done.

b. Turnover – Legal action in the 558 case is picking up. Stock has filed to dismiss the 558 case. Our attorney is preparing a response, which is scheduled for court in October. We have met with CDD and their attorney concerning the 558 process to discuss areas of mutual support. These meetings with our attorney and the CDD’s attorney continue.

c. Engineering – The drainage projects are finished except for minor cleanup operations to repair damage to lawns. The project will end this week. A mitigation/repair plan is being drawn up for two pipe runs and an estimate for the repair costs and for ongoing maintenance to the pipe runs serviced will be forthcoming. A list of projects for next year is being prepared by ORCO. On a motion by Haar, seconded by Allen the board voted unanimously to approve the expenditure of $49.5K in change orders to the drainage project. All reports and pictures of the project are being shared with our 558 attorney to bolster our construction defects and maintenance case against Stock.

e. MARC – The clapboard house issue is ongoing and will be addressed in the next Lely Island board meeting. If they indicate that they approved of the house the way it has been built, we will consider this issue resolved. this meeting. There is an ongoing issue in Lely Island concerning metal roofs which the Master has said are not approved.

6. Old/Unfinished Business - None

7. New Business:

a. Next meeting is August 26, 2024, at 1:00PM in Ole Theater and via Zoom.

8. Adjournment: On a motion by Priestley, seconded by Snyder we voted to adjourn at 1:44pm