

Lely Country Club Property
Owners Association, Inc.
Board of Directors
Meeting Minutes
January 17, 2023

Directors Present: Tom Robustelli, Jackie Waganer, Wil Rudman, Lutz Jacob, Karen Poufcas, Dan Kokora, Cindy Jepsen, Chad Fleck, Mark Batchelor, and Jason Donahue. Absent: Greg Johnson.

Call to Order

The LCCPOA Board of Directors Meeting held January 17, 2023, at Mayflower Congregational Church, 2900 County Barn Road, Naples, FL 34112 was called to order at 6:00pm. A quorum was present, and proof of due notice was accepted.

Approval of Minutes

A motion by Jackie Waganer seconded by Karen Poufcas to waive reading and approve the minutes dated December 14, 2022, was unanimously approved.

Presentation: Chris Green of All Green Landscape presented her and her company's history. Her thought on the landscaping is that some of the foxtail plans are declining, not enough irrigation and not enough fertilization. Queen palms will decline over time with food deficiencies. There should be more native shade trees that will withstand the Florida climate better. Recommendation is to remove the dead trees soon and get the trees trimmed.

Committee Reports

Treasurer's Report - Jackie Waganer reported as of today the split with First Horizon balance is at \$49,070 with an available balance of \$16,674. Reserves in First Horizon are at \$68,671. Alliance Reserves will have \$25,000 per year deposited. Accounts receivable at the end of November was \$22,421.25. 27 accounts were turned over to the attorney with 7 still being actively worked through the attorney.

President – Tom Robustelli reported the Annual meeting will have 2 speakers, Councilman Rick LoCastro and Corporal Sparks Sheriff's Department with Neighborhood Watch program. End of January will have another Newsletter. There will be another audit with tax preparations for 2022. Mora has not scheduled the repainting yet.

Old Business

Vote to Remove Ed White – A motion to remove Ed White due to not being named on the deed to the property by Jackie Waganer seconded by Dan Kokora was unanimously approved.

Vote to appoint Jerry Golf – A motion to appoint Jerry Golf to the Board by Chad Fleck seconded by Karen Poufcas was unanimously approved.

Monument Project – There were several electric company's that provided proposals, AC Electric, Emergency One, Dan House Electric and Collier Electric. After review of proposals a motion to approve Collier Electric bid at \$4,615 for the junction box with conditional approval based on the questions being answered as discussed by Karen Poufcas seconded by Chad Fleck was approved with Jerry Golf abstaining. The painting will be delayed until the lighting is fully functional.

New Business

Meeting Schedule as follows:

2/21/23 – Annual Meeting & Organizational
3/14/23 – Board Meeting
4/11/23 – Board Meeting
5/9/23 - Board Meeting
6/13/23 - Board Meeting
10/10/23 - Board Meeting
11/14/23 – Budget Adoption Meeting
12/12/23 - Board Meeting
1/9/24 - Board Meeting
2/20/24 – Annual & Organizational Meeting

Rental of New Hope Ministries – Cost for renting the meeting room for the Annual meeting is \$400, TV tech and taxes with a \$200 refundable deposit will be \$992. A motion to approve contingent upon finding a more cost-effective location by Chad Fleck seconded by Karen Poufcas was unanimously approved.

Results of the Hearing Committee

117 Palmetto Dunes impose \$1,000 fine
237 Palmetto Dunes impose \$100 fine
149 Palmetto Dunes impose \$100 fine
135 Palmetto Dunes impose \$100 fine

Digging a Well – Violation or Not? – After discussion it was determined to stick with precedent that has already been established with requiring an ARC application to dig a well. Tom Robustelli will inform Dave Tate, Hearing Committee Chair.

The next meeting will be the Annual Meeting held on February 21, 2023, at 6pm.

Adjournment

With no further business to discuss, a motion by Karen Poufcas seconded by Jason Donahue to adjourn the meeting at 7:07pm and was unanimously approved.

Respectfully Submitted,
Carolyn Sabin, PCAM
Association Manager