

Lely Country Club Property Owners
Association, Inc.
Board of Directors Meeting
Minutes
December 14, 2022

Directors Present: Tom Robustelli, Jackie Waganer, Wil Rudman, Karen Poufcas, Dan Kokora, Cindy Jepsen, Jason Donahue. Chad Fleck (via zoom). Also, following Board vote to appoint: Mark Batchelor, Greg Johnson and Ed White. Excused: Lutz Jacob.

Call to Order

The LCCPOA Board of Directors Meeting held December 14, 2022, 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 Karen Poufcas seconded by Jackie Waganer to waive reading and approve the corrected minutes dated November 15, 2022, was unanimously approved.

Committee Reports

Treasurer's Report - Jackie Waganer reported the balance in the operating checking account as of today was at \$64,705.18 with around \$68,671 in the reserve savings account. There is approximately \$22,412 of outstanding accounts receivable. Some have been referred to our attorney for collection. Less than \$2,000 in prepaids, with accounts payable at \$1,100. Will be working on November financials.

President – Tom Robustelli read an email from Collier County public utilities in connection with the replacement of water and sewer lines in Lely. Engineering is ongoing. First phase of construction is expected mid-to-late 2024. We expect our medians will be dug up in the process. We will attempt to work with the County to replace what gets disturbed/removed.

Old Business

Vote on Director Candidates

- Alex Kogan - motion to not appoint to the Board by Karen Poufcas seconded by Jackie Waganer was approved with an 8 to 1 vote with Chad Fleck opposing.
- Mark Batchelor – motion to approve appointment to the Board by Jackie Waganer seconded by Dan Kokora was unanimously approved.
- Greg Johnson – motion to approve appointment to the Board by Cindy Jepsen seconded by Jason Donahue was unanimously approved.
- Ed White – motion to approve appointment to the Board by Jackie Waganer seconded by Chad Fleck was unanimously approved.

Following the vote Mr. Batchelor, Mr. Johnson and Mr. White were immediately seated and permitted to participate in the remainder of the meeting.

Monument Project – Additional petition signatures were presented, raising to over 300 the total of signatures in favor of changing the monument colors. Following further debate among the board and members in attendance the following was voted:

Backside of the Monument – A motion to change the color to Virtual Taupe by Karen Poufcas seconded by Cindy Jepsen and was unanimously approved.

Front side of the Monument – A motion by Karen Poufcas seconded by Cindy Jepsen to change the color to Soft Fawn was approved with a 5 to 4 vote with 1 abstain of Chad Fleck.

A motion to approve Mora Contracting repainting proposal at \$4,111.83 by Karen Poufcas seconded by Jason Donahue was unanimously approved.

New Business

The Board accepted an application for Board appointment from Jerry Golf. Mr. Golf was interviewed and informed that the Board will vote on his appointment at the January meeting.

Crime & D&O insurance – Quote received was at \$5,119.88 from the insurance agent. A motion to approve the Crime & D&O at \$5,119.99 by Jackie Waganer seconded by Karen Poufcas for renewals was unanimously approved. It was suggested that this insurance be shopped next year.

Becker-Poliakoff Attorney – A retainer renewal invoice was received in the amount of \$250. A motion to approve renewal at \$250 by Dan Kokora seconded by Chad Fleck was unanimously approved.

The Board discussed proposals to fine a number of property owners for various alleged covenant violations, as follows:

117 Palmetto Dunes has been repeatedly notified about a barking dog. Two violation letters have been sent to this owner with no response. A motion to assess a fine in the amount of \$1,000 by Cindy Jepson seconded by Karen Poufcas was unanimously approved.

135 Palmetto Dunes has installed windows and doors with no Architectural Review Committee (AR) approval. A motion to approve a fine of \$100 for late ARC submission by Karen Poufcas seconded by Jackie Waganer was unanimously approved.

149 Palmetto Dunes has removed trees before the AR application was submitted. A motion to approve a \$100 fine for late AR submission by Jackie Waganer seconded by Karen Poufcas was unanimously approved.

162 Palmetto Dunes painted their house prior to sending in an AR application. Noticed owner and 2 days later they sent in an application. A motion to approve \$100 fine for late AR submission by Karen Poufcas seconded by Jason Donahue was unanimously approved.

237 Palmetto Dunes - AR application was submitted after house painting started. A motion to approve a fine of \$100 for late AR submission. A well was dug on the property with no AR submitted. A fine of \$1,000 was proposed for failure to submit an AR application for the well digging. Motion to approve both fines by Jackie Waganer seconded by Karen Poufcas was unanimously approved.

102 Muirfield installed solar panels without an AR application or approval. A motion to fine \$1,000 for no AR submission by Jackie Waganer seconded by Karen Poufcas was unanimously approved.

170 Muirfield removed royal palm trees on the property without AR submission. A violation letter was sent on 11/7 with no response. A motion to approve a fine of \$1,000 for no AR submission by Karen Poufcas seconded by Cindy Jepson was unanimously approved.

516/518 St. Andrews – roof replacement begun before AR approval granted. A motion to approve \$100 for each unit for late AR submission by Jason Donahue seconded by Karen Poufcas was unanimously approved.

765 St. Andrews was cited for parking vehicles on the front lawn. Violation observed and photographed in September, October, and November. Property owner was notified of violation and did not respond. A motion to approve a fine of \$1,000 for parking violation by Mark Batchelor seconded by Jason Donahue was unanimously approved.

Resort Management will send certified mail notice of proposed fines to all property owners giving at least 14 days' notice that a Hearing Committee meeting will be held on Jan. 12th at 6pm at Mayflower Church on County Barn Road to hear all the above cases.

Fines were discussed for 587-589 St. Andrews Boulevard and 735 St. Andrews Boulevard, but the Board agreed there were mitigating circumstances or insufficient evidence and fines were not assessed for these properties.

The topic of controlling weeds in the golf course ponds was briefly discussed. Tom Robustelli will contact Royal Palm maintenance supervisor Mike Sankey to arrange a meeting with interested residents.

The next meeting will be held on January 17, 2023, at Mayflower Church at 6pm.

Adjournment

With no further business to discuss, a motion by Jackie Waganer seconded by Chad Fleck to adjourn the meeting at 8:05pm and was unanimously approved.

Respectfully Submitted,
Carolyn Sabin, PCAM Association Manager