

Lely Country Club Property Owners  
Association, Inc.  
Board of Directors  
Meeting Minutes  
April 19, 2022

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**Directors Present:** Tom Robustelli, Jackie Wagner, Wil Rudman, Jason Donahue, Cindy Jepsen, Chad Fleck, Karen Poufcas and Lutz Jacob. Dan Kokora was excused.

**Call to Order**

The LCCPOA Board of Directors Meeting held April 19, 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**

There was a motion by Lutz Jacob seconded by Karen Poufcas to waive reading and approve the minutes dated March 12, 2022 and was unanimously approved.

**Committee Reports**

**Treasurer's Report** - Jackie Wagner reported New Horizon Bank has a balance in the operating account of \$139,233, reserves at \$68,614 which are fully funded for calendar year 2022. Accounts receivable currently at \$38,825 due as of April 19<sup>th</sup>. There is a \$5,000 discrepancy in the GL versus RM's SenEarthCo database, that could be prepaid. There were 15 late notices sent out with 27 final warnings. Accounts payable balance stands at \$5,300 with some invoices that need correcting. Currently waiting for the accountants to complete compiled financial statements and the Association's tax return for the year ended December 31, 2021, before moving forward with monthly financial statements for 2022.

**President** – The 2<sup>nd</sup> quarter Newsletter is in production and will be completed shortly. The Newsletter will include an article explaining the Association purchased 6 lamps for \$50 each. We will offer owners with non-conforming lamps the opportunity to purchase these at cost. Mr. Robustelli is participating as a “stakeholder” in the Route 41 corridor study to develop overlay zoning from just south of Bayshore Drive to Port of The Isles. He encouraged others on the Board to get involved in the public portions of the discussion. A series of meetings will be conducted this fall at the South Regional Library.

**Old Business**

**Entrance Landscape Project** – The Board originally budgeted \$40,000, but the quotes from our landscape and irrigation contractors totaled approx.. \$95,000. Mr. Robustelli will ask Langford Landscaping to break the project into smaller phases, holding the cost of the first phase to about \$25,000 concentrating on plantings around the four monuments. The Board agreed plantings in the entrance medians should probably be delayed due to the County's planned sewer line improvements.

As a possible alternative to re-planting at this time the Board discussed the possibility of re-painting and re-lettering the entrance monuments. The Board asked Ms. Sabin to pursue quotes, at least 3 if possible, for refurbishing the four front entrance monuments (two each at Augusta and St. Andrews Boulevards).

**Villa Roof Policy** – Much discussion on the ARC requests that have been received for re-roofing only one side of a 2-unit villa. Recently the Board has received several requests from villa owners who have stated that their neighbors do not want to re-roof their portion of the building. In order to avoid creating a hardship for those owners who need to replace their roofs, the Board agreed to permit only one-half of villa roofs to be replaced as long as the old and new roofs are clearly and cleanly divided, such that old and new shingles are not intermingled creating an unpleasant “checkerboard” appearance. The goal of this compromise is to maintain a clean aesthetic look within the community.

**Christmas Decorations** – Proposals were received with higher than anticipated costs. The most competitive

quote was received from Trimmers who is the Association's current contractor for this service. Chad Fleck motioned to approve Trimmers quote at \$4,944 for Christmas 2022. Motion seconded by Jackie Wagner and unanimously approved.

Compliance Committee – Cindy Jepsen, Karen Poufcas and Chad Fleck will be serving on the Committee which is just getting started. The Committee will be working on the description and role of the Committee and for suggestions to getting ARC approvals prior to projects being done. The Committee will be working on consistently monitoring the community with drive arounds. Ms. Sabin indicated she has committed to surveying the community twice monthly. In the coming weeks the Committee will organize and work on priorities.

**Adjournment**

With no further business to discuss, a motion by Karen Poufcas, seconded by Chad Fleck, to adjourn the meeting at 7:23pm and was unanimously approved.

Respectfully Submitted,  
Carolyn Sabin, PCAM  
Association Manager