

Lely Country Club Property
Owners Association, Inc.
Board of Directors
Meeting Minutes
May 31, 2022

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

Call to Order

The LCCPOA Board of Directors Meeting held May 31, 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 Jackie Wagner seconded by Lutz Jacob to waive reading and approve the minutes dated April 19, 2022 and was unanimously approved.

Committee Reports

Treasurer's Report - Jackie Wagner reported the operating checking account at New Horizon Bank has a balance of \$133,181, reserves at \$68,615 which are fully funded for 2022. The latest accounts receivable aging has a balance of \$34,764. A total of 50 residents have amounts due. Seventeen of those have relatively small balances reflecting unpaid late fees and interest. An additional seventeen of the accounts reflect unpaid current year dues and accompanying late fees and interest. Five others owe for more than one year. The total owed by those 39 accounts is \$,8,780. Eleven owners owe dues, fines, late fees and interest and account for \$25,984 of the outstanding balance. Prepays at the end of April was at \$2,500. Jackie continues to research these to make sure no payments were misapplied. Jackie indicated accounts are routinely referred to the Association's attorney for lien action when appropriate.

President – The 2nd quarter Newsletter was sent out and currently working on the 3rd Quarter. Property owners purchased two of the six lamps recently acquired by the Association and four are still available.

Old Business

Entrance Project – The Board agreed to focus on refurbishing the four monuments – two each at the corners of Augusta and St. Andrews Boulevards. Refurbishing will include removing old, outdated plantings, repainting and re-lettering and also possibly back-lighting the lettering to give the entrance monuments an updated appearance.

The plan for re-landscaping the entrances at Augusta and St. Andrews was tabled, for two reasons:

1. The landscape quote came in \$55,0000 over budget.
2. The County's plan to replace water and sewer lines in Lely creates a great deal of uncertainty about the areas that will be disturbed, and the Board agreed it's better to wait for additional details of this project before proceeding with a significant landscaping change.

Action on monument refurbishing was tabled to allow the Board to gather additional information, and bids from qualified contractors.

Delinquent Accounts – Wil Rudman suggested that the Association add a new tool to secure payment of accounts receivable. He asked whether property manager Resort Management could implement this service. Our Association Manager Carolyn Sabin said RM likely would not

accept the responsibility. A motion on this matter was made but was withdrawn after discussion.

Compliance – Carolyn Sabin reported that 19 reminders were sent out for dirty roofs. Eight letters were sent out for mailbox repair, with 2 of them being handled and removed from the list. Other violations were trash containers, vehicles & parking and landscaping that was rectified.

New Business

Short Term Rentals – Owners who decide to have short term (30 days or less) rentals must register on the Collier County Growth Management Portal and to obtain a permit, under the recently-enacted County ordinance. Mr. Robustelli indicated he received a complaint from residents on Torrey Pines regarding unregistered rentals on that street. He researched the matter and found several unregistered properties. He also said it appears there are very few registered on Palmetto Dunes, Muirfield and St. Andrews. He asked the Board whether he should survey all the neighborhoods and whether the Association should then take the initiative to report unregistered properties. This would involve filing complaints with Collier code enforcement. The Association would be identified as complainant.

After discussion it was decided best course of action is to contact the Association's attorney to obtain some guidance. Mr. Robustelli indicated he would do so. The consensus among Board members was that the Association should respond only to specific complaints as they arise.

Adjournment

With no further business to discuss, a motion by Jackie Wagner seconded by Jason Donahue, to adjourn the meeting at 7:28pm and was unanimously approved.

Respectfully Submitted,
Carolyn Sabin, PCAM
Association Manager