

# LCCPOA QUARTERLY NEWS

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## P R E S I D E N T ' S   C O R N E R



### LELY IS YOUR VILLAGE - JOIN THE BOARD AND MAKE A DIFFERENCE

If you think about it, Lely Country Club is like a village. We have a budget and set the annual dues to raise revenues sufficient to pay expenses. We maintain the “village green” – our medians. We enforce “laws” – our covenants. We hire contractors – property managers, landscapers, attorneys, accountants, insurers, and others to assist us. The business of our “village” is conducted by our “town council”, known as the Board of Directors.

You’d think people who live in our village would want to take part in the decision-making process. But I’ve found the opposite is true. Folks eagerly offer to help. But when I ask whether they’ll serve on the board, the excuses begin. Having served on the board for five years I understand the reluctance. It is thankless volunteer work. It will consume some of your time and will involve making sometimes controversial decisions that may upset some people.

That said, it’s critical that those who live here get involved in operating our village. To the extent we have a talented, motivated, and engaged Board of Directors our “village” will operate efficiently. The “village green” will be maintained. Laws will be fairly and consistently enforced. Village funds will be expended wisely. In short, quality of life and property values will be enhanced. On the other hand, in a village where no one takes an interest in managing the day-to-day affairs, law enforcement may be erratic or non-existent. Funds may get wasted, leading to higher dues. The village green will start to look shabby.

Our bylaws provide for up to fourteen directors. Lely currently has nine, some of whom have been on the board for more than a decade and will likely step down soon. In short, we need new board members, and we need them now.

The bylaws provide for residents to run for election to the board, but elections are rare and happen only if the number of “candidates” exceeds the number of vacancies. It is more typical for board members to be appointed. The board has the authority to appoint members to fill vacancies, and this can happen at any time during the year. Interested citizens need only complete a “notice of interest” and include a brief biography.

If my little pitch has piqued your interest, and tweaked your sense of civic duty, I invite you to contact me: [PRESIDENT@LELYCOUNTRYCLUB.COM](mailto:PRESIDENT@LELYCOUNTRYCLUB.COM), and I will send you an application.

## QUICK LINKS & RESOURCES

[Lely Country Club Website](#)  
[Resort Management Website](#) - Management Company  
for Lely Country Club Property Owners Association  
[Lely Country Club By Laws](#)  
[Lely Country Club Covenants](#)  
[Quick Reference Need to Knows in Lely Country Club](#)  
[Lely Country Club Board of Directors Meeting Minutes](#)  
[Approved Post Light/Mailbox Assemblies](#)



# COMMUNITY UPDATES & INFORMATION

## NEW LOOK FOR LELY ENTRY MONUMENTS



The Board of Directors recently approved a project to update the appearance of our entry monuments – two each at the corners of Rattlesnake Hammock and Augusta and St. Andrews Boulevards. The first phase of this project – clearing overgrown trees and shrubs – is complete. Each of the monuments will be pressure washed, all cracks filled and repaired, and the monuments painted front and back. The 1980s era gold lettering will be replaced with bold black lettering in a fresh, modern format. The new letters will be back-lit with energy-efficient LED lighting as opposed to the flood lights currently in use. All work will be performed by licensed professionals. The project should be underway by the end of September with completion expected this fall.

## PAPER SHREDDING OFFERED FOR COLLIER COUNTY RESIDENTS

Are you smothering under all those papers you've kept for years? Isn't it time to clean out the closets, drawers, and files? It's too convenient to put it off any longer. Load them up, take a short drive and get a load off your mind and out of your house! The county offers paper shredding every day at all recycle centers between 8:30 and 4:00. Up to five pounds are FREE. The paper shredding truck is available on the first Saturday every month. Up to twenty pounds FREE; \$1 each additional pound. The closest location for our neighborhood is 2640 Corporate Flight Dr. (N of the airport, W of Airport-Pulling)

**Recycle This!** What goes in your cart must be **CLEAN, DRY and LOOSE.**  
**NO PLASTIC BAGS.**

			
Plastic bottles, jugs, and tubs	Glass bottles and jars	Metal cans	Paper, cardboard and cartons

 [colliercountyfl.gov/recycle](http://colliercountyfl.gov/recycle)  **Preserve Paradise**

## HOW TO AVOID DUES PAYMENT PROBLEM

Lely Country Club Property Owner's Association (LCCPOA) dues are billed once a year in late December or early January. The bill will clearly indicate the payment due date. Save time and trouble by paying your dues promptly. Past due payments are subject to a one-time late fee of \$25, and interest will accumulate each month at the legal allowable rate per Florida Statutes. To avoid billing issues please be sure Resort Management has your correct billing address, telephone number and email address. Promptly contact the Resort Management billing department to resolve any billing issues – 239-649-5526. Delinquent accounts may be referred to our attorney for collection. Legal fees add up quickly and most are passed along to the property owner. Continued failure to pay may lead to the imposition of a lien placed on the delinquent property.

LCCPOA is the "master" Association for Lely Country Club. If you own a condo or villa, you may also pay dues to a separate condo or homeowner's association to maintain common properties in your neighborhood. Do not confuse the LCCPOA billing with dues billing from your "local" condo or villa association. To avoid confusion, always pay LCCPOA dues separately, even if your "local" association also uses Resort Management as its property manager.



## QUOTE OF THE QUARTER



# COMMUNITY UPDATES & INFORMATION

## ARCHITECTURAL REVIEW PROTECTS PROPERTY VALUES

When considering external changes to your property remember most improvements must be reviewed and approved by the Lely Country Club Property Owner's Association. This is nothing new – it has been a part of our covenants since Lely Country Club was developed over thirty years ago.

Article 3.02e of our covenants states: **“Approval of an architectural or landscaping request will be based on the project's contribution to the overall appearance of the property or residence and the preservation of neighborhood character. Refusal of approval may be based upon any ground, including purely aesthetic grounds, and is subject to approval of the Board.”** Failure to apply or submitting a late or incomplete application may subject the property owner to fines and legal action. Why?

This is an important rule that has a direct and significant impact on property values. The Architectural Review application is a simple two-page form. The completed form is submitted to our Community Association Manager and reviewed and acted upon by an Architectural Review Committee comprised of three board members.

The application is available on our website at [www.lelycountryclub.com](http://www.lelycountryclub.com). Click on the words “LCCPOA Information Pages” in the green area just to the left of the orange magnifying glass. In the drop-down menu, click on “Application for Exterior Modifications”. The form can also be obtained by contacting Community Association Manager Carolyn Sabin at [CSABIN@RESORTGROUPINC.COM](mailto:CSABIN@RESORTGROUPINC.COM).

Recently the committee re-designed the form to make it even easier to understand and complete.

Page 1 asks applicants to submit name, project address, phone, and email address; to identify the type of project, the materials to be used including brand name and color; and to submit as applicable, project dimensions and any other information they may deem helpful.

Page 2 asks applicants to acknowledge the application is complete to the best of their knowledge, that the project cannot begin before approval, that LCCPOA is not a party to the project and approval is not an endorsement of contractors or guarantee of quality work and that the applicant will comply with all state and county building codes. Page 2 also contains specific instructions for submitting the application.

Roof replacement, house painting, replacement of windows and doors, and major landscaping changes all require Architectural review and approval. The following provides examples of the type of information required:

- Roof replacement – The application should note whether shingles, tile or metal will be used and include the brand and color along with the manufacturer's product code. Attach a photo of the product. Please note - a re-roof is not a repair and is always subject to review/approval even if a similar color and product will be used to replace.
- Windows/Doors/Shutters – Describe the number and location where each will be installed (a diagram would be helpful). Describe whether any sizes will be changed, identify product manufacturer, material (wood, metal, vinyl) and color(s). A photo of the proposed products would be very helpful.
- House Painting – Describe paint brand and manufacturer's color code, and which color will be applied to the body of the home, the trim, and the garage door. Attach a photo of the color swatches.
- Landscaping – Supply a diagram of the proposed landscape area, a description of plants/sod to be removed and description of trees, shrubs, flowers, or sod to be planted. Note that minor changes such as removing one dead shrub or replanting an existing flower bed do not need approval. Changing the size of established planting beds requires review and approval.
- Driveway – If repaving/repainting with no change to existing footprint, a description of materials (and color if applicable) to be used is fine. If changing footprint, a diagram of the change should also be included.
- Pool enclosure – If replacing existing enclosure, a description of materials to be used, and color, should suffice. If constructing a new pool or changing the dimensions of existing enclosure, a diagram of the improvements is necessary.

In all cases, attaching a photo of your home as it presently appears is very helpful to the committee. A photo of the front of your home and the area to be improved will speed committee action.

The above is not an all-inclusive list of the improvements that require review and approval. When in doubt, apply or contact Carolyn Sabin for guidance.



# COMMUNITY UPDATES & INFORMATION

## MEDIAN MAINTENANCE - DUES OR MSTU?

Our Association is responsible for maintaining the Augusta and St. Andrews Boulevard medians. The financial burden falls entirely upon our membership. Several associations situated on these boulevards do not belong to LCCPOA and do not contribute to maintaining the boulevards.

The cost of mowing, fertilizing, tree and shrub replacement and irrigation all will increase over time. Our Association's only recourse will be to increase member dues as maintenance costs rise.

An alternative means of funding median maintenance would be formation of a Municipal Service Taxing Unit (MSTU). All property owners living within the boundary of the MSTU are assessed a property surtax, with that revenue dedicated to maintaining certain services within the MSTU. Revenue from a Lely Country Club MSTU could be dedicated to maintaining the medians and entry monuments for our community.

The process by which interested citizens may form an MSTU is described by County ordinance:

- Outline the purpose of the MSTU in a clear and concise manner.
- Create a map of the MSTU area.
- Prepare a taxable value analysis. This would require totaling the tax values of all properties situated within the proposed MSTU boundaries.
- Create a petition to be circulated to residents within the proposed MSTU, to be reviewed and certified by the County manager.
- Circulate the certified petition to property owners within the proposed MSTU. At least 51 percent of the property owners must consent to formation.
- Submit the petition to County manager for validation.
- Submit the validated petition to the County Commissioners for approval.

Once an MSTU is formed, the County administers the assessment and collection of taxes and provides administrative support to a citizen's advisory committee. Annual budgets are prepared, and the committee decides how to spend the funds. The County takes a cut of the tax revenue to pay for its administrative support.

Formation of an MSTU would create an annual revenue stream funded by property taxes to permanently maintain Augusta and St. Andrews Boulevards. However, formation of an MSTU likely would increase the cost of living in Lely Country Club. Any reduction in LCCPOA dues would probably not offset the MSTU property tax increase. The potential benefit would be a fairer distribution of the maintenance cost burden and much more lush and attractive medians. The medians within neighboring Lely Golf Estates are maintained with funds from their MSTU, and the difference between their medians - with an abundance of trees, shrubs, and flowers - and our sparsely-planted medians is noticeable.

Residents interested in forming a Lely Country Club MSTU may contact the County for guidance.

## WHAT'S COOKING

### BISCUITS AND GRAVY CASSEROLE

#### Ingredients

##### FOR THE SAUSAGE GRAVY:

1 lb. breakfast sausage, such as Jimmy Dean  
1/4 c. unsalted butter  
1/3 c. all-purpose flour  
4 c. whole milk  
1 tsp. seasoned salt  
1 tsp. ground black pepper

##### FOR THE CASSEROLE:

6 large eggs  
1/2 c. whole milk  
2 c. shredded cheddar cheese, divided  
1/2 tsp. kosher salt  
1/4 tsp. ground black pepper  
2 12-oz. cans refrigerated biscuits

#### Directions

**For the Sausage Gravy:** Add the sausage to a large skillet over medium heat. Cook, stirring occasionally, until the sausage is browned and crumbly, 8 to 10 minutes. Using a slotted spoon, remove the sausage to a plate; leave drippings in pan. Add butter; reduce the heat to medium-low to let melt. Sprinkle the flour over the sausage drippings, stirring to combine. Let cook for 2 minutes, stirring occasionally, until the flour is lightly toasted.

While stirring, pour in the milk. Increase the heat to medium-high, stirring occasionally. Once the mixture boils and thickens, reduce the heat to medium-low. Add the seasoned salt and black pepper; let simmer for 8 to 10 minutes, stirring occasionally, until thickened. Set aside.

**For the Casserole:** Preheat the oven to 350°. Whisk the eggs, milk, 1/2 cup cheese, salt, and pepper in a medium bowl; pour into a 13-by-9-inch baking dish. Reserve 1/2 cup of the sausage, and sprinkle the remainder over the eggs. Arrange the biscuits in the baking dish in an even layer. Drizzle half of the gravy over the biscuits; sprinkle with the remaining 1 1/2 cups cheese and the reserved 1/2 cup sausage.

Bake until the biscuits are cooked through and the top is toasted, 30 to 35 minutes. Reheat the remaining gravy. Drizzle some over the casserole and serve any remaining gravy on the side.