

Lely Country Club Property
Owners Association, Inc.
Board of Directors
Meeting Minutes
October 11, 2022

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

Call to Order

The LCCPOA Board of Directors Meeting held October 11, 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 Waganer seconded by Lutz Jacob to waive reading and approve the minutes dated July 28, 2022, and was unanimously approved.

Committee Reports

Treasurer's Report - Jackie Waganer reported the new portal shows balance in the account as of mid-October to be \$87,518.23. Jackie noted that at the end of August 2021 there was \$85,000 in the operating checking account, so our cash position is much better than last year. There have been 40 property sales in 2022 and as of this date 80 ARC approvals. Reserves are at \$68,623 and have not been tapped yet for the monument project costs to date.

President – Tom Robustelli reported his observations from Hurricane Ian that all medians and signage weathered the storm with minor issues. Our landscape company, Langford charged \$1,125 for cleanup of some debris, which included some limbs that fell by one of the monuments on Augusta Boulevard. Many of the community's mailbox lamp posts were damaged, and Tom suggested an email blast be sent out to owners to get these fixed. Tom reported that NGS is the only vendor that now can guarantee replacement of the community's standard mailbox/lamp post assembly. Of the six surplus lamps that the Association purchased several months ago only two are left. One has been requested by a Palmetto Dunes resident so we will have only one remaining after that. Tom noted several of our homes also have tarps to cover up apparent leaks, and we will be keeping an eye on those to be sure they are timely repaired. The 4th quarter Newsletter is coming up, so any ideas please send to Tom. Reminders will also be in the Newsletter for fall cleaning of roofs and driveways.

Tom reported that another public meeting is occurring on October 26 to discuss the Route 41 Overlay Zone, which will impact land development along US 41 from Bayshore to Port of the Islands. The Association has advocated for improvements to bike and pedestrian trails, an increased emphasis on shade trees and environmentally sound water management and building practices.

Old Business

Entrance Project – Signs Now is about 2 weeks behind schedule due to the hurricane. We expect the signage (aluminum letters back lit with LED lamps) to be installed perhaps by the end of October or first week of November. Our painting contractor Mora has also been delayed. We will continue to monitor progress in hopes the monument work can be completed before the Christmas decorations are installed.

New Business

2023 Proposed Budget – The Association operating and reserve budgets prepared by Resort Management and reviewed, revised and approved by Tom Robustelli and Jackie Waganer, was presented to the Board for review.

It was noted that the operating budget reflects a substantial savings on landscaping. The Association solicited bids. Of the 4 vendors who submitted proposals, All Green was the lowest bidder, quoting a monthly fee of \$1,577 vs the present \$2,600. A motion to approve the switch from Langford to All Green was made by Cindy Jepsen seconded by Lutz Jacob and was unanimously approved. Langford will be given the required written 30-day notice at the end of November that their contract will terminate at the end of the year with All Green starting at the beginning of 2023.

An increase in the contribution to reserves to \$25,000 from \$19,500 also was recommended due to inflationary cost increases affecting future replacement costs.

A motion to approve the mailing of the 2023 proposed budgets to all owners in preparation for the budget adoption meeting scheduled in November was made by Cindy Jepsen and seconded by Jackie Waganer and was unanimously approved.

Appointment of Director – Alex Kogan submitted a Notice of Interest to serve on the board. The decision whether to appoint Mr. Kogan will be postponed until the Board has an opportunity to interview him.

Covenant Compliance & Fining – Resort Management is transitioning from Senearthco to TOPS databases and some of the history from the former database is still being populated in TOPS. Carolyn was asked to be sure we maintain good records for properties where covenant violations have been noted, and to develop a list of properties for which fines may be recommended.

Adjournment

With no further business to discuss, a motion by Cindy Jepsen seconded by Jackie Waganer to adjourn the meeting at 6:49pm and was unanimously approved.

Respectfully Submitted,
Carolyn Sabin, PCAM
Association Manager