

Lely Country Club Property  
Owners Association, Inc.  
Board of Directors  
Meeting Minutes  
November 15, 2022

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

**Call to Order**

The LCCPOA Board of Directors Meeting held November 15, 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 Jackie Waganer seconded by Karen Poufcas to waive reading and approve the minutes dated October 11, 2022 was unanimously approved.

**Committee Reports**

Treasurer's Report - Jackie Waganer reported the balance in the operating checking account as of today was at \$75,189.51 with around \$68,000 in the reserve savings account. There is approx.. \$7,000 of outstanding accounts receivable referred to our attorney for collection. We expect another \$20-\$22,000 of expense in connection with the monument project, in addition to normal operating expense through year end and hope to fund all of this via the operating account.

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.

Tom reported he will be in contact with Trimmers to get our entrances decorated and lighted. He had requested a delay because of the monument project, but we are into the Christmas season and will get the palms lighted and wreaths placed on the monuments even though the signage is not yet installed.

Cpl. Jim Spartz of the Collier Sheriff's Department responded to our Board's inquiry regarding re-starting our neighborhood crime watch program. Tom will consider asking Cpl. Spartz to present at our annual meeting next February. Volunteers will be needed to re-start and operate the program. Tom has already received a commitment from District 1 Commissioner Rick LoCastro to speak at the annual meeting.

The final public meeting discussing the US 41 corridor zoning overlay plan happen this month. The Association has advocated for shaded and interconnected bike/pedestrian trails, more open public spaces and environmentally-sound building practices.

**Old Business**

Entrance Project – Mark Batchelor presented petitions with approx.. 200 signatures of residents asking that the monuments be painted with a more neutral color scheme than the aquamarine chosen by the Board. The Board and meeting attendees engaged in a discussion of the pros and cons of the various color schemes. Cindy Jepsen moved and Lutz Jacob seconded a motion to obtain a quote to repaint the monuments in the color scheme desired by the petitioners. The motion was unanimously approved. A final decision on whether to repaint will be made at the December meeting.

**New Business**

2023 Proposed Budget – The 2023 Budget was mailed to the owners for their review prior to this meeting. Karen Poufcas moved and Lutz Jacob seconded a motion to approve the 2023 Budget setting annual dues at \$215 per owner. Following brief discussion among the board and meeting attendees, the budget was unanimously approved.

Board Candidacies - Applications were received from five members seeking appointments to fill vacancies on the Board of Directors. Board members interviewed Alex Kogan, Mark Batchelor, Greg Johnson and Ed White. A fifth candidate, Jean LHerisson, did not appear for an interview. A decision on these proposed appointments will be made at the December meeting. There are currently five vacancies on the Board.

The next meeting will be held on December 14, 2022 at Mayflower Church at 6pm.

**Adjournment**

With no further business to discuss, a motion by Jackie Waganer seconded by Jason Donahue to adjourn the meeting at 7:44pm and was unanimously approved.

Respectfully Submitted, Carolyn  
Sabin, PCAM Association  
Manager