

Lely Country Club Property
Owners Association, Inc.
Board of Directors
Meeting Minutes
April 18, 2023

Directors Present: Tom Robustelli, Jackie Waganer, Wil Rudman, Lutz Jacob, Karen Poufcas, Jerry Golf, Mark Batchelor, Jason Donahue, Paul Labonte and Greg Johnson.

Call to Order

The LCCPOA Board of Directors Meeting held April 18, 2023, 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 Paul Labonte seconded by Lutz Jacob to approve the minutes dated March 14, 2023, was unanimously approved.

Appointment – A motion to approve Paul Labonte to the Board by Tom Robustelli seconded by Jackie Waganer was unanimously approved and was invited to join the Board.

Committee Reports

Treasurer's Report – Tom Robustelli presented reports for the months of January and February. The Association reported operating surpluses of \$12,662 in January and \$7,033 in February. The operating account started January with a balance of \$60,061 and ended February with a balance of \$137,038. The reserve fund began January with a balance of \$68,689. The Association fully funded the annual contribution of \$25,000 and, along with some interest earnings, the reserve fund ended February with a balance of \$93,734. Tom suggested the Association could end the year with approximately \$47,000 in operating funds, if we collect some additional accounts receivable, pay all our outstanding bills and if expenses remain within budget. The reserve fund may end the year with about \$54,000 if the Association fully expends the budgeted \$40,000.

Comparative cash balances showed operating funds on February 28th 2023, at \$7,572 lower than Feb. 28: 2022. If collections of delinquent accounts are received it will improve the cash flow position.

Projected year end cash balances will improve if about half of the delinquent accounts are received, liquidating the current accounts payable and operating expenses track close to budget through the end of the year, would end the year with about \$47,000 in the operating account.

The Reserve has a budgeted expenditure of \$40,000 for the year. Assuming that the budget is spent at year end would end at \$54,000 in the reserve fund.

President – Mark Batchelor reported the well and irrigation have some major issues with the pipes on St. Andrews east side. The irrigation pump on Augusta has failed and irrigation vendor will be contacted to review. Tom Robustelli also has a pump in his garage so that we can see if it is still a viable pump to replace the failed one.

Old Business

Monument Landscaping – After the signs have been completed the monument signs will now need to have a sprucing up of the landscaping. All Green will be asked to provide a proposal for these areas. A motion to request proposal of All Green by Mark Batchelor seconded by Karen Poufcas and was unanimously approved.

ARC – The basics in general for the approval process needs to be clearer to owners on the process from request to approval. Carolyn Sabin reported that her procedures can be changed to give owners clearer expectations on when their request gets through the ARC approval process.

New Business

Resort Management Performance – Mark Batchelor reported that he has been exploring other management companies to determine if their services would better serve Lely Country Club. Carolyn Sabin reported that this season was difficult as she had received 2 new communities right in the middle of season. Since things were tapering off there will be an improvement in services.

Fining – Mark Batchelor stated the following are being considered for Fines.

1. 201 Palmetto – No ARC was received for the color change to yellow. The color doesn't fit into the community. Request to find \$1,000. Fine letter was sent with request to send in ARC application. This will be tabled until the May meeting. The burden of proof is on the owner to prove that it is the same color that was used last time.
2. 192 Palmetto – No ARC before roof replacement was started. ARC was submitted but the owners put on roof prior to approval. Motion to fine \$100 for no or late ARC by Tom Robustelli seconded by Jackie Waganer. The motion had 3 in favor, with the rest of the Board not approving, therefore the motion did not pass.
3. 752 St. Andrews – A very large cactus last year was sent a violation letter to remove but was not done prior to a new owner purchasing the unit. A request to send out a mailed letter to remove within 2 weeks.
4. 112 Palmetto – Yard waste out in front for over a month. The owner complied with violation.
5. 234 Palmetto – Owner has dirty driveway and roof and has received 1st and 2nd violations. The owner present and said he has not received anything, but confirmation was given on the 2 notices sent via email. A letter will be sent to the owner stating that if he guarantees that the roof and driveway will be cleaned in May, the violations will be closed.
6. 168 Palmetto – There has been a bus in the driveway for over 10 days. This unit has a renter, and it was determined that they were visitors and are now gone. No fine issued.
7. 723 St. Andrews – Trash cans out all the time. A motion to approve a fine of \$1,000 by Jackie Waganer seconded by Paul Labonte was approved with Lutz Jacob and Jason Donahue opposing.
8. 148 Muirfield – This unit has a horizontal tree in the front yard since Ian. The owner needs to address this issue.

The next meeting will be the held-on May 16, 2023, at 6pm.

Adjournment

With no further business to discuss the meeting a motion to adjourn by Tom Robustelli seconded by Jackie Waganer at 7:40pm was approved.

Respectfully Submitted,
Carolyn Sabin, PCAM
Association Manager