

Lely Country Club Property
Owners Association, Inc.
Board of Directors
Meeting Minutes
May 16, 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 May 16, 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 Tom Robustelli seconded by Lutz Jacob to approve as corrected the minutes dated April 18, 2023, was approved with Karen Poufcas abstaining.

Committee Reports

Treasurer's Report – Tom Robustelli reported a \$3,499 surplus for the month of March. Operating cash declined by \$4,000 due primarily to payment of some outstanding bills. Started the month with \$137,038 in operating funds and ended with \$133,038. On a comparative basis, the operating fund on March 31, 2023, was \$9,615 lower than at March 31, 2022. Uncollected accounts receivable continues to trend higher than a year ago. There was \$15,234 more in uncollected accounts at the end of March 2023 vs March 2022. Looking ahead LCCPOA could end the year with an operating account balance of about \$50,000, assuming more is collected in the receivable, outstanding bills are paid, and expenses remain within budget for the balance of the year. Reserve year-end balance will of course depend on what, if any expenditures are approved from that account. Wil Rudman commented that he has an issue with 248 owners that didn't pay their 2023 Association fees. A request to determine if these owners can lose their voting rights will be investigated.

President – Mark Batchelor reported the well pump on Augusta Boulevard failed. The Association was able to save approx. \$2,000 by replacing the failed pump with one salvaged from a previous project. The pump had been removed from the St. Andrews well when a newer pump was installed as part of the Deerwood well decommissioning. Since it was still operational when removed, the pump was stored. The stored pump was tested by Irrigation Concepts, found to still be in good working order, and so was installed at the Augusta Boulevard site. With the new pump in place, irrigation of the Augusta Blvd. medians has resumed.

Due to various conflicts, the June meeting date was changed to June 13th.

The president initiated a discussion about the Architectural Review Committee membership and conduct. Certain board members noted that it has been the Association's practice to appoint only board members to the Committee. Since the Board approved membership of two non-board members at a previous meeting, it was agreed to request an opinion from the Association's attorney as to whether non-board members can serve on the AR Committee. Director Karen Poufcas volunteered to join the Committee, and Jackie Waganer moved, and Lutz Jacob seconded a motion to appoint her. The motion was unanimously approved.

In a separate discussion it was decided to ask the attorney's clarification regarding the process for suspending voting rights of members who are delinquent in paying dues and clarify how suspensions affect quorum and voting thresholds.

Compliance – In the last few weeks 61 letters were sent notifying members of various covenant violations. The majority of those issues were resolved without further correspondence or fining. The remainder continues to be monitored for possible referral for fining.

Old Business

Monument Landscaping – Proposals were received from All Green to update landscaping for the four monuments at our entrances on Augusta and St. Andrews Boulevards. Some board members suggested landscaping should be delayed since the County may be digging up the area as part of the public utility update project that is currently in the planning stages. Others suggested the landscaping should be refreshed now, since it could be several years before the public utility project begins and the County will replace whatever plants are removed. A motion by Tom Robustelli, seconded by Paul Labonte to approve the All Green monument landscaping bids was approved on a 6 to 4 vote with Lutz Jacob, Jason Donahue, Karen Poufcas and Jackie Waganer opposed.

Neighborhood Watch – A group of volunteers met last Friday with Corporal Jim Spartz of the Collier Sheriff's Office. Cpl. Spartz outlined what is expected from volunteers, and suggested the Association try to recruit about 10 volunteers for the neighborhood watch program. The group should elect a captain to serve as liaison with the Sheriff's office and coordinate activities. Cpl. Spartz indicated it's up to each group to determine what services will be provided to the Association and how proactive they will be in educating Association members about crime trends and prevention. He emphasized volunteers do NOT take matters into their own hands but should alert the Sheriff's office to suspicious activity. Director Paul Labonte offered to recruit additional volunteers and get the program started.

New Business

Fining Committee – The Board discussed the fining procedures established in 2020. The Association has been sending two "violation notices" to members alleged to have violated the covenants. Some members have been notified of violations only by email. The Board agreed that a single violation notice meets statutory requirements, and that the violation notice should be sent both via regular mail, and, where members had agreed to receive communications electronically, also via email. If a fine is later imposed by the board, the procedure will be to notify the member via certified mail, as currently stated in the procedures.

Tanglewood – John Donahue, President of Tanglewood Villas, reported that the Tanglewood Association is researching its options for replacing its mailbox/lamp post assemblies. Donahue contacted NGS -- the supplier of mailbox/lamp posts throughout Lely Country Club. He reported NGS is not willing to repair existing units and submitted a proposal to replace all the Tanglewood mailbox assemblies with new units. Donahue said he considered the proposal financially prohibitive, and he is researching other options, including installation of a central mailbox station. He will keep the Association informed of the findings.

Fining – Mark Batchelor reported that 201 Palmetto Dunes was repainted, and an Architectural Review request was never submitted. He requested a motion to fine this owner \$100 per day up to \$1,000. No motion was made, therefore, a fine was not levied. Board members commented that they believed a fine was not appropriate due to the ambiguity of the Covenant provisions regarding repainting.

The next meeting will be June 13, 2023, at 6pm.

Adjournment

With no further business to discuss the meeting a motion to adjourn by Tom Robustelli seconded by Paul Labonte at 7:50pm was approved.

Respectfully Submitted,
Carolyn Sabin, PCAM
Association Manager