

# LCCPOA QUARTERLY NEWS



2ND QUARTER 2023

VOLUME 3, ISSUE 2



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



Your Board of Directors is busy and has accomplished much recently. We are currently in the process of establishing a neighborhood watch led by director Paul Labonte. As the months go by you will see more updates related to this effort. We're always looking for additional volunteers.

You might have noticed work being performed at our wells on St. Andrews and Augusta Boulevards. On St. Andrews some of the pipes serving the irrigation system failed and had to be replaced. The system is old and I'm sure that won't be the last repair of this nature. The pump serving one of the wells on Augusta Boulevard also failed. In the two weeks or so it took to diagnose and fix the problem the turf browned. But the well is now back up and running and normal irrigation has resumed, so things should

be greening up again soon. Luckily, the Association had a spare pump available that had been salvaged from the shutdown of the contested Deerwood well, and that saved us several thousand dollars in repair costs.

This summer look for new landscaping at all four of our entrance monuments! The Board at its May meeting approved plans to replace plantings at both the St. Andrews and Augusta Boulevard entrances. More vibrant and colorful plantings will replace the aged and tired-looking existing foliage resulting in a more welcoming appearance to our community entrances.

As you know our Board is always concerned about compliance with our covenants and trying to spot and correct violations. I wish to thank the many homeowners who take it upon themselves to maintain their properties. I have noticed many light post lights replaced, trash cans placed out of site and roofs and driveways cleaned. It's great to know that so many of our residents take pride in their homes. It helps keep Lely Country Club a pleasant and attractive place to live, and it saves your Association a great deal of time and expense.

Just a friendly reminder that any significant change to the appearance of your home almost always requires approval by our Architectural Review Committee. If you are not sure how to proceed with an application call or text me anytime on my cell 239-200-0693 or our new Community Association Manager Astrid DiGrazia at Resort Management 239-307-5246, [adigrazia@resortgroupinc.com](mailto:adigrazia@resortgroupinc.com). All forms and information important to your home and Lely Country Club can be found on our website: [www.lelycountryclub.com](http://www.lelycountryclub.com).

## QUICK LINKS & RESOURCES

[Lely Country Club Website](#)

[Resort Management Website](#) - Management Company for Lely Country Club Property Owners Association

[Resort Management Homeowner Login](#) - Register or Login to Resort Management Homeowner Portal

[Lely Country Club By Laws](#)

[Lely Country Club Covenants](#)

[Quick Reference Need to Knows in Lely County Club](#)

[Lely Country Club Board of Directors Meeting Minutes](#)

[Approved Post Light/Mailbox Assemblies](#)



# COMMUNITY UPDATES & INFORMATION

## SUMMERTIME MAINTENANCE REMINDERS

Summertime, and the livin' is easy. The snow birds have flown the coop, traffic is lighter and you can actually make reservations at your favorite restaurants! Your LCCPOA Board of Directors takes a summer "recess" -- there are no board meetings scheduled for July, August, or September. However, our Community Association Manager remains on the job and will continue routine surveys of our neighborhoods. There are a number of maintenance issues they will be watching for this summer:

- **Roofs:** With summer rain comes mold and mildew. If you are notified that your roof needs cleaning, be sure to contact a qualified, licensed contractor to clean your roof.
- **Driveways:** Concrete and paved driveways also get moldy and dirty this time of year. You can pressure wash on your own or hire a contractor.
- **Mailbox and lamp posts:** Is the paint chipped? Is your house number legible? Is your lamp post properly lit with a white bulb? Is your lamp clean of bugs and debris? Take a good look and perform needed maintenance.
- **Lawns and landscaping:** Summer rains bring a welcome respite from irrigation but that also means grass will need frequent mowing and shrubs more frequent trimming. Be sure to keep your yard looking its best.

We wish to thank all those who pay attention to these matters and maintain their property without any prompting. It enhances the appearance of our neighborhoods, sustains property values and saves time and the administrative cost of compliance enforcement.

## NEW MEETING NOTICE SIGNS

You may have noticed new signs on our medians notifying members about meetings of the LCCPOA Board of Directors. The signs replace the "take away" boxes that used to be placed in a couple of areas along Augusta Boulevard. The signs fulfill our obligation to timely notify members of our board meetings. Agendas for the meeting are placed at our kiosk on Tanglewood Court and are also emailed to members who have signed up for email document delivery. Agendas are also posted to our Resort Management portal. Copies of the agenda are available to those attending on meeting nights as well.



## NEIGHBORHOOD WATCH VOLUNTEERS NEEDED

Volunteers are needed to help with our new Lely Country Club Neighborhood Watch program. Four Lely residents, Joe Pereira, Jeff Tierney and LCCPOA directors Paul Labonte and Tom Robustelli, recently attended a presentation by Collier County Sheriff's Corporal Jim Spartz about how to organize the Watch group. Corporal Spartz noted a "Watch" group does not take the law into its own hands, but rather serves as a liaison between the community and Sheriff's Department. It also serves as an educational and informational resource to its community. Neighborhood Watch members familiar with their community may be able to more readily alert law enforcement to suspicious or unusual activity. The group can educate neighborhood residents about how to protect their homes and alert them to local crime trends. Although there are no hard and fast rules governing the Committee's activities, Corporal Spartz recommended that the Lely group recruit 8-10 volunteers and elect a captain. Once the group is organized Neighborhood Watch signs can be purchased by our Association and installed by the County at the entrances to our community. Group members will decide what activities to pursue. Some groups meet regularly. Some establish online resources such as Facebook groups to keep local residents informed. Some may establish active monitoring programs either for the community at large, or for specific properties when owners are away seasonally or on vacation. Corporal Spartz emphasized Watch members do not confront or question suspects, make arrests or put themselves in harm's way. Their function is solely to gather information (descriptions, time and date of incidents and possibly photographic evidence) and alert proper authorities when appropriate and necessary. Those wishing to volunteer for the Lely Neighborhood Watch should contact director Paul Labonte at [LABONTELP@GMAIL.COM](mailto:LABONTELP@GMAIL.COM).

# COMMUNITY UPDATES & INFORMATION

## 'TIS THE SEASON

It's that time of year again - the annual ritual of watching low pressure systems spiral across the Atlantic or Gulf and hoping they dissipate or swirl harmlessly into the sea. And while we can hope for the best it's always good advice to prepare for the worst. Florida is number one when it comes to hurricane hits. Hurricanes have hit our lovely peninsula 117 times since 1851. The next closest state is Texas with 64 hits.

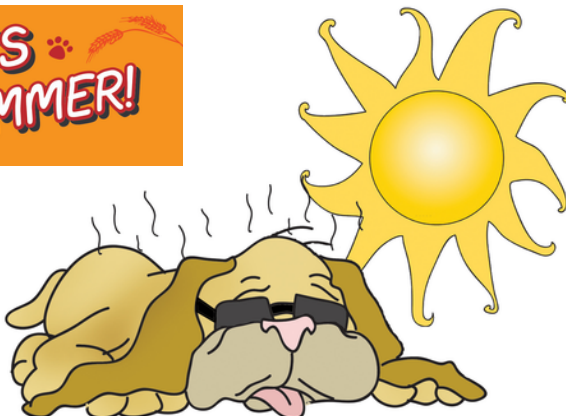
The Homeowner's Handbook to Prepare for Natural Disasters is one of the most comprehensive preparedness guides you will find. This free publication is available in hard copy from the University of Florida County Extension Offices (Naples office phone 239-252-4800) or as a downloadable PDF file. Navigate to [www.flseagrant.org](http://www.flseagrant.org). Click the word "library" at the bottom of the home page. Scroll until you find the Handbook, then click on PDF at the bottom of the pamphlet. Save the PDF to your computer.

Chapters cover hazard awareness; planning and preparation; protecting and strengthening your property; disaster response and recovery and financial protection. The guide also includes five appendices containing references to emergency contacts, other websites and publications, disaster supplies checklist and emergency supplies for the home.

We know you'll hear a lot of advice in the coming weeks about hurricane preparation, so we will offer only a few brief suggestions here:

- On your phone or tablet bookmark the National Hurricane Center website: [www.nhc.noaa.gov](http://www.nhc.noaa.gov). The site tracks hurricane formation and provides real time information about potential storm intensity and track.
- If you must install hurricane shutters manually, do it well before the storm is scheduled to hit. We receive plenty of advance notice. Install even if it looks like the storm may miss. You need only remember Ian to realize a storm track can change quickly and hit closer to home than originally forecast. For limitations and restrictions regarding storm shutters refer to Article III, section 3.17 of our Declaration and General Protective Covenants.
- Secure all loose objects in your yard that may become destructive missiles. Even relatively heavy objects such as grills and benches can get tossed about if winds are strong enough.
- Stock up on emergency supplies, water, food etc. as recommended.
- Fill your car's gas tank and purchase gasoline for your generator, chain saw etc. in the before the storm hits.
- If you wish to purchase flood insurance, do it NOW. Though there are exemptions, policies generally are effective 30 days after date of purchase.

And the best advice we can offer - if you have somewhere else to go - a relative or friend living out of harm's way - make plans to go there. Get out of town well in advance of any evacuation order. If the storm misses, you've had a pleasant visit. If it hits home, you're out of harm's way and can return when the worst has passed to care for your property.



## 2023 - 2024

Mark Batchelor - President  
Greg Johnson - Vice President  
Tom Robustelli - Treasurer  
Jason Donahue - Secretary  
Lutz Jacob - Director/ARC  
Jackie Waganer - Director  
Wil Rudman - Director/ARC  
Paul Abonte - Director  
Karen Poufcas - Director  
Jerry Golf - Director

# COMMUNITY UPDATES & INFORMATION

## LCCPOA COMPLIANCE PROCEDURES

On December 8, 2020, the Board unanimously adopted Rules and Regulations Establishing Fining Procedures. This procedure was structured by our law firm to conform to current statutes. It provides the basis for due process accorded to property owners who are subject to fines.

The procedure permits the Board to levy and if subsequently upheld at hearing, impose fines. The levy of a fine must occur at a properly noticed board meeting. There is no requirement that property owners be notified in advance of the levy action.

However, property owners subject to a fine levy must be notified in writing at least 14 days in advance of an intent to impose the fine and must be given the opportunity to appear before a committee comprised of at least three Association members who are not officers, directors, or employees of the Association. Our current Hearing Committee meets these requirements.

The procedures require that a fining notice be sent via certified mail, return receipt requested, with a copy by regular mail, or copy via email. The notices will be delivered to the address on record with our property management firm - Resort Management.

When the Hearing Committee has fines to consider, it will meet on the second Thursday of the month. All fines levied by the Board will be heard by the Hearing Committee, whether or not the fined residents choose to attend.

The Hearing Committee cannot change the amount of a fine. It may only decide whether to uphold the fine levied by the Board. If the Committee votes not to impose the fine, it is not imposed. If the fines are upheld by the Hearing Committee the fine is imposed. No further vote or action is required by the Board of Directors. Our procedures require that the Association notify the fined property owner about the fine imposition, again via certified mail. Once a fine has been imposed it is added to a property owner's account and is due and payable.

## WHAT'S COOKIN

### SUMMER BERRY SALAD

#### INGREDIENTS

- 1/2 cup Italian-seasoned panko bread crumbs
- 1 pkg. (8 oz.) Cream Cheese, cut into 1/2-inch cubes
- 1 Tbsp. olive oil, divided
- 8 cups loosely packed spring lettuce mix
- 1 cup each blackberries and raspberries
- 1 Granny Smith apple, thinly sliced
- 1/4 cup Strawberry Balsamic Vinaigrette Dressing
- 1/4 cup pecan halves, toasted

#### DIRECTIONS

- Pour bread crumbs into shallow dish. Add cream cheese in small batches; toss to evenly coat all sides of cubes with crumbs.
- Heat half the oil in large nonstick skillet on medium heat. Add a few cream cheese cubes; cook 3 min. or until evenly browned, turning frequently. Transfer to plate. Repeat with remaining cream cheese cubes, adding remaining oil as needed.
- Toss lettuce with fruit in large bowl.
- Add dressing to salad just before serving; mix lightly. Top with cream cheese cubes and nuts.

## QUOTE OF THE QUARTER

"WHEN I FIGURED OUT HOW TO WORK MY GRILL, IT WAS QUITE A MOMENT. I DISCOVERED THAT SUMMER IS A COMPLETELY DIFFERENT EXPERIENCE WHEN YOU KNOW HOW TO GRILL."

--TAYLOR SWIFT--

