

LCCPOA QUARTERLY NEWS

3RD QUARTER 2023

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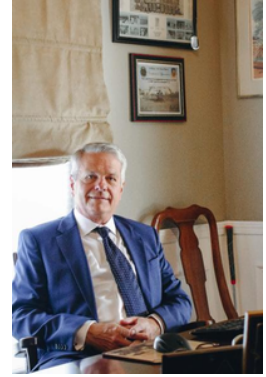


P R E S I D E N T ' S C O R N E R



SOME THOUGHTS ON SHORT TERM RENTALS IN LELY COUNTY CLUB

It has come to our attention that there have been recent complaints regarding short-term vacation rentals (rentals of less than 30 days) within our community. We want to take this opportunity to address these concerns and provide clarity on the matter. As some of you may be aware, there has been a notable increase in the use of Airbnb, Vacasa and other short-term rental platforms in our region, particularly in Southwest Florida. It's a trend that has gained popularity among homeowners seeking to maximize the use of their properties or generate additional income. We wish to emphasize that, according to our community's governing documents, specifically our declaration and general protective covenants and bylaws, there are no rental restrictions in place. Homeowners are within their rights to engage in short-term rentals, including Airbnb, as long as they adhere to any other applicable state and county rules and regulations such as registration with tax authorities, noise, occupancy limits and safety regulations.



Changing our declaration and general protective covenants to restrict short-term rentals for Lely Country Club would require a significant and deliberate effort. Here are some key points to consider:

- **Amendment Process:** Altering our governing documents to introduce rental restrictions would necessitate a formal amendment. This process is both time-consuming and costly. The legal fees associated with amending our documents can amount to thousands of dollars.
- **Quorum and Majority Vote:** Achieving a quorum (a minimum number of homeowners present or represented by proxy at a meeting) and securing the vote of two-thirds of our membership in favor of the amendment are also required. This is difficult to achieve.
- **Condominium associations and several of our other sub-associations within Lely Country Club have their own rental rules and any new rental restrictions would likely be drafted to exclude those associations unless they wish to be included.**
- **Sub-associations with no current rental restrictions may attempt to restrict such rentals within their communities. This is possible, assuming they have currently valid covenants. This process has its own set of complications and costs and the expense of such an effort would be borne by those associations.**

In light of these considerations, it is important for all homeowners to understand that our current declaration and general protective covenants do not restrict rentals, including short-term rentals. While we acknowledge that concerns have been raised, we want to emphasize that any attempt to amend our covenants is a complex and costly process. As we move forward, we encourage open and respectful communication within our community. For the time being, property owners who have concerns about specific rental situations are encouraged to address them directly with their neighbors or consider community mediation as a means of resolving issues.

We appreciate your understanding and cooperation as we navigate this issue together. If you have any questions or require further clarification, please do not hesitate to contact members of the Board of Directors (contact information found at WWW.LELYCOUNTRYCLUB.COM) or Community Association Manager Astrid DiGrazia: ADIGRAZIA@RESORTGROUPINC.COM.

Thank you for your commitment to the well-being of our community.

Sincerely,
Mark Batchelor
President
Lely Country Club Property Owner's Association, Inc.



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 Country Club](#)

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

[Approved Post Light/Mailbox Assemblies](#)

COMMUNITY UPDATES & INFORMATION

LOOKING AHEAD TO NEXT YEAR

The LCCPOA Board is currently working on the Association budget for the 2024 calendar year. The process begins with the drafting of a proposed budget. Board members review expenditures to date and attempt to project expenses that they expect will occur through the current year end. Based on that experience, Board members attempt to look forward to the coming year to anticipate expenditures for such items as administration, landscaping, irrigation maintenance, insurance, legal, and other routine items. The Board also reviews the Association's reserve budget to determine the adequacy of funding for projected future major expenditures, such as replacement of wells and irrigation system, maintenance of our monuments, major landscaping projects etc. The goal of the budget process is to set annual dues for the coming year. The annual dues cover both expected operating expenses and the contribution to the reserve fund for the coming year.

The draft budget is reviewed by the full Board at its October regular meeting. This year that meeting will take place October 17, 6 pm at the Royal Palm Country Club. The Board discusses the budget, makes changes based on that discussion, and then approves distribution of the draft to the full membership. Following the October meeting the approved draft is mailed to each Association member. The draft circulated to the membership is then presented for final approval at the Board's November meeting. This year the November meeting happens on Monday, November 13, 6 pm at Royal Palm Country Club. The November meeting is the official "Budget Meeting" of the Association. The Board will hear discussion and answer questions from members in attendance. Following discussion, and any changes, the budget is typically approved during the November meeting, and the annual Association dues are established. Annual dues assessed by LCCPOA were \$215 during calendar 2023. Whatever amount is approved for 2024 will, as always, cover both annual operating expenses and the contribution to the reserve fund.

WE ARE BACK IN THE NEIGHBORHOOD

Good news for those wishing to attend monthly Board of Directors meetings! Beginning in October the Board will meet at the Royal Palm Country Club clubhouse on Forest Hills Boulevard, situated in the heart of Lely Country Club.



The Covid pandemic forced the LCCPOA to seek out new places in which to conduct monthly Board meetings. Pre-Covid the Board typically met in a room at Tuscany Villas at the Route 41 end of St. Andrews Boulevard. At the height of the pandemic, the Board met in various places, including some outdoor venues such as the Tanglewood Villas pool house. As the pandemic subsided, the Board found a new home for its monthly meetings at the Mayflower Congregational Church on County Barn Road. The Royal Palm clubhouse was unavailable for various reasons - first due to Covid but later due to extensive renovations. Now Covid is gone, the renovations are complete, and our Board has been welcomed to meet at the clubhouse.

We are thankful to those organizations, particularly the Mayflower Congregational Church, for accommodating our Board the last couple of years. But it's great to be able to conduct our regular monthly Board meetings in the midst of where our members live.

NO STREETLIGHT? NO PROBLEM!

If you notice a malfunctioning Florida Power and Light streetlight within Lely Country Club simply click the link provided below. No need to locate a pole number - a map will appear, allowing you to report the issue directly from there. [Link Streetlight \(fpl.com\)](https://fpl.com)



QUOTE OF THE QUARTER

*One of the most beautiful things we can do is to help one another.
Kindness doesn't cost a thing.*

Unknown Author

COMMUNITY UPDATES & INFORMATION

INTERESTED IN JOINING THE BOARD OF DIRECTORS?

Do you have an interest in submitting your name for a position on the Board of Directors of the Lely Country Club Property Owner's Association, Inc.? It's a fairly straightforward process.

According to our bylaws there are two ways you can join the board:

1. Appointment to a vacancy.
2. Election at our annual meeting

In either case you must first submit a simple form titled Board of Directors Application. The simple application requires you to fill in your name, property address, mailing address, email address, and telephone number. You are also asked to attach a brief biography describing your work and volunteer experience and how you believe you can assist the board.

Appointments are considered at regular Board meetings throughout the year. If you have an interest, simply complete the application and submit to our Community Association Manager Astrid DiGrazia.

Elections are conducted at the annual meeting in February. Elections are conducted only if the number of candidates seeking board positions exceeds the number of available slots. There are seven slots open each year. If you wish to be considered as a candidate for election at the annual meeting your application must be submitted at least 40 days before the meeting. This year's annual meeting is scheduled for February 20, 2024.

To obtain an application visit our website at WWW.LELYCOUNTRYCLUB.COM. In the green menu bar at the top click on "Forms & Information" and scroll to the bottom and click on "BOD Application." Email your completed application to Community Association Manager Astrid DiGrazia: ADIGRAZIA@RESORTGROUPINC.COM.

CALLING FOR VOLUNTEERS TO JOIN OUR COMMITTEES!

Governing our community of 709 households takes a lot of effort that requires engagement by more than just volunteers on our Board of Directors. For that reason we ask members to step forward to assist in a number of areas, as follows:

Compliance Committee

Responsibilities include conducting inspections within your designated area and reporting any possible violations to Community Association Manager Astrid DiGrazia. This includes issues like dirty roofs or driveways. A working knowledge of the community's declaration and general protective covenants is a must.

Architectural Review Committee

Responsibilities include reviewing and rendering decisions on owner requests for exterior home improvements such as new roofs, driveways, windows, paint colors, landscaping and more. As above a working knowledge of our covenants is important.

2024 Landscape Projects Committee

Mission: Improving the appearance of the medians on Augusta and St. Andrews Boulevards. This committee will solicit ideas and cost estimates from our landscaper to create a fresh look with new trees, shrubs and other plantings. The Committee will present a proposal to the LCCPOA Board of Directors for approval, bringing an exciting new aesthetic to our community medians.

Neighborhood Watch Committee

Responsibilities include keeping our membership aware of local crime trends, assisting the Collier County Sheriff's office in communicating with our membership, and serving as a liaison between our community and the Sheriff's office to communicate concerns about suspected criminal activity.

Note that per our bylaws, volunteers must be members of the LCCPOA. A prospective volunteer must own property within Lely Country Club. You must also be a member in good standing, meaning your LCCPOA account must be paid in full, with no outstanding dues, fees, interest or fines. Those interested in volunteering should contact Community Association Manager Astrid DiGrazia: ADIGRAZIA@RESORTGROUPINC.COM.



COMMUNITY UPDATES & INFORMATION

NEW PLANTINGS ADORN ENTRY MONUMENTS

Several weeks ago All Green Landscape Management updated the plantings in front of our four entry monuments. The existing plantings in front of the monuments on Augusta and St. Andrews Boulevards were completely removed and replaced with all new Florida-friendly plants. The irrigation system by each of the monuments was also modified to insure proper watering of the new landscaping. To keep the project within budget, relatively young, immature plants were selected. However, these plantings will grow and mature quickly, giving our entrances a vibrant and attractive appearance. This planting was the final phase of updating the appearance of our entrance monuments. The project began more than a year ago with removal of invasive and overgrown vegetation. Monuments were then cleaned, repaired and repainted, and new LED halo-lit lettering installed. Now the refreshed monuments are framed by updated and attractive new plantings.



SHOUT-OUT TO TANGLWOOD VILLAS OF LELY

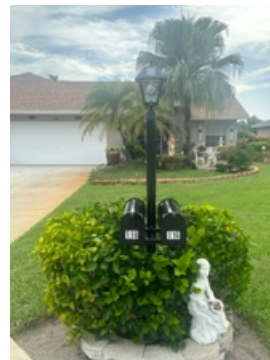
We wanted to give a shout-out to Tanglewood Villas of Lely (the neighborhood on the south end of St. Andrews Blvd. near Warren Street), for all the effort the newly elected president, John Donahue, his Board of Directors and the homeowners have been doing to help spruce up Lely Country Club. Since being elected in November 2023, John and his team have completely renovated their community pool cabana with new furniture, lighting and plantings, installed new energy efficient solar lighting in all of the common areas as well as to all of the mailbox light posts in Tanglewood Villas of Lely. The Board of Directors voted to pay for the energy efficient solar lighting and it was the homeowners responsibility to paint and update the mailbox light posts and mailboxes.

Together they have done an amazing job and it updates the 40 doors in Tanglewood Villas of Lely to be uniform and fresh. Neighbors have also been helping those in the community that are either elderly, sick or just not able to do things. Thank you for making the effort to help update Lely Country Club.



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 Labonte - Director
Karen Poufcas - Director
Jerry Golf - Director
Colby Cashiola - Director



WHAT'S COOKIN HOMEMADE APPLE CIDER

INGREDIENTS

- 10 large apples quartered: The best apples for a sweeter cider use Gala or Fuji, if you prefer a tart flavor try McIntosh or Pink Lady.
- Water: Use just enough water to cover the quartered apples.
- ¾ cup sugar or Splenda for cooking (it measures just like regular sugar)
- 1 tablespoon of ground cinnamon
- 1 tablespoon ground allspice

DIRECTIONS

- Place apples in a large stockpot; cover with water by at least 2 inches. Stir in sugar, cinnamon, and allspice. Bring to a boil over medium-high heat. Boil, uncovered, for 1 hour. Reduce heat to low; cover and simmer for 2 hours.
- Strain apple mixture through a fine-mesh sieve; discard solids. Drain cider again through a cheesecloth-lined sieve.
- Serve warm or refrigerate cider until cold.

