

Lely Country Club Property Owners Association, Inc.

Meeting July 18th, 2023

Minutes

Directors Present: Jackie Waganer, Wil Rudman, Lutz Jacob, Mark Batchelor, Jason Donahue, Karen Poufcas, Colby Cashiola, and Thomas Robustelli. Paul Labonte and Jerry Golf attended on zoom. Greg Johnson was excused.

Call to Order

The LCCPOA Board of Directors Meeting held July 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 was made by Jackie Waganer, seconded by Thomas Robustelli, to waive the reading of the minutes dated June 13, 2023, and to resend the July 18, 2023 minutes with corrections to the BOD for approval.

Reports:

- **Treasurer:** No report was presented. Mr. Robustelli explained the June financial statements had been received just prior to the meeting and he did not have time to prepare the report. He will submit a report for June via email and present the June and any subsequent report to the Board at a later meeting.
- **President:** Mark proposed allocating funds in the 2024 budget to improve the plantings on the medians along the St Andrews and Augusta Blvd. medians. Mark suggested the Board also consider budgeting improvements to the planted circles located in a few of the courts. Several board members noted that the circles on all the courts have never been maintained by the Association. These are the responsibility of the property owners who live on those streets. Mark also suggested LCCPOA include an article in the next newsletter seeking volunteers to staff committees for landscaping, compliance and architectural review.

Old Business:

1. **BOD appointment:**

A motion was made by Karen Poufcas seconded by Lutz Jacob to appoint Colby Cashiola as a Board Member. Motion passed unanimously. Mr. Cashiola was seated and participated in the remainder of the meeting.

New Business:

1. **Landscaping Quote for Augusta:**

A motion was made by Jerry Golf, second by Paul Labonte, to approve the estimate #1706 from All Green Landscape for \$4,510.00 to remove all Jatropha trees along St Andrews and Augusta Boulevards and replace with plantings suggested by the landscaper. YES: (3) Paul Labonte, Mark Batchelor, and Jerry Golf. NO: (7) Jackie Waganer, Lutz Jacob, Colby Cashiola, Tom Robustelli, Karen Poufcas, Wil Rudman, and Jason Donahue. Motion failed.

A motion was made by Thomas Robustelli, seconded by Lutz Jacob, to approve the removal of the Jatropha trees with the amount not to exceed \$900. Motion passed unanimously. The vote was preceded by a board discussion that LCCPOA should establish a planting scheme for the medians, and not replace overgrown or dying plants with new plantings before this plan is in place.

2. **Delinquency report, Late fees:**

Property Manager Astrid DiGrazia reported 215 delinquent accounts. Resort Management accounts receivable staff are waiting for directions from the Board of Directors on which accounts should receive late notices. Ms. DiGrazia reported that upon investigation she discovered that late fees had been assessed in error to 117 property owners. She

recommended that late fees and interest be assessed to these accounts be forgiven and the accounts cleared. Motion was made by Thomas Robustelli, seconded by Jerry Golf, to remove late fee and interest from 117 delinquent accounts assuming the fees were assessed in error by our management company. YES: (7) Lutz Jacob, Mark Batchelor, Jason Donahue, Colby Cashiola, Thomas Robustelli, Paul Labonte, and Jerry Golf. NO: (3) Jackie Waganer, Wil Rudman, Karen Poufcas. Motion passed.

3. **Dave Tate-Muirfield Amendment update on rental:**

David Tate spoke on behalf of a group of Muirfield Circle residents asking the Board for assistance in limiting short term rentals in the Muirfield neighborhood. Mr. Tate explained the group had received a legal opinion that the Muirfield street covenants are still in force. If that is correct, the residents of Muirfield Circle would like an attorney to draft an amendment to the Muirfield covenants limiting short term rentals on Muirfield Circle. Mr. Tate obtained an engagement letter from the Gunster law firm to research this matter and draft the amendment. Gunster, however, insisted that LCCPOA must be the client in connection with the consultation. The Gunster engagement letter was presented to the Board for approval and signature. Mr. Tate also presented a letter signed by the Muirfield group agreeing to pay the \$2,500 retainer and any additional legal fees in connection with the Gunster engagement.

Karen Poufcas motioned, seconded by Jackie Waganer, to approve the signature of the engagement letter after HOA legal counsel reviews and approves. YES: (9) Jackie Waganer, Lutz Jacob, Mark Batchelor, Jason Donahue, Karen Poufcas, Colby Cashiola, Thomas Robustelli, Paul Labonte and JerryGolf. NO: (1) Wil Rudman. Motion passed.

Manager Report:

On 12/31/2019 a report from Sandcastle showed 133 delinquent accounts.

At the beginning of the meeting the June 2023 delinquency report showed 215 delinquencies. After the motion to clear the balances from 117 accounts the HOA will still have 98 delinquent accounts that will need to be addressed by the Board of Directors.

Adjournment:

With no further business to discuss a motion was made by Jason Donahue, seconded by Lutz Jacob, to adjourn the meeting at 8:10 pm. All voted in favor. Motion passed. The next meeting will be held on October 17, 2023, at 6:00 pm.

Astrid DiGrazia, CAM Association Manager.
Resort Management Group, Inc.