

Lely Country Club Property Owners Association, Inc.
Board of Directors Meeting
December 19, 2023, Minutes

Directors Present: Jackie Waganer, Wil Rudman, Lutz Jacob, Mark Batchelor, Jason Donahue, Karen Poufcas, Colby Cashiola, Jerr Golf, Greg Johnson, Thomas Robustelli and Paul Labonte, were present by Zoom. Dave Hurst and Andy Provost were present from Resort Management Group as invited guests.

Call to Order

The LCCPOA Board of Directors Meeting was held **December 19th, 2023**, at 6:00pm. A quorum was present, and proof of due notice was accepted.

Approval of Minutes: A motion was made by Mark Batchelor seconded by Jackie Waganer to waive the reading and approve the minutes of October 17, 2023, and November 13, 2023, which were unanimously approved.

Reports:

- A. Treasurer -Mark Batchelor provided a financial update of LCCPOA reported a \$2,372 surplus in November. Operating cash declined by \$7,915, continuing the typical "spend-down" trend at this point in the year. Operating revenues and expenses were both slightly over budget. We began the month with \$61,954 in operating funds and ended with \$54,039 in the operating account. Reserves earned \$19 interest; no funds were expended. We ended the month with \$93,932 in reserves.
- B. Manager Report: Waiting on sign company to fix the C on the St Andrew Monument. Account 171 MC offers settlement, Mark and Thomas are reviewing the settlement and will inform the owner of the decision.

New Business

- A. **Resorts Management Group** -Dave Hurst explained the 2024 assessment letters process and how they are sent to owners. The \$25 dollar late was not posted on statement, Resorts agreed to resend.

- B. **Suspension of voting rights for delinquent homeowners:**

Jackie Wagoner motioned to "Suspend for Delinquency over 90 days" the homeowners listed on this attachment which will include suspension of voting rights and of eligibility for the Board of Directors of LCCPOA. The Suspension ends upon full payment of all obligations currently due or overdue the Association and seconded by Mark Batchelor, Lutz Jacob, Karen Poufcas voted no, Jason Donahue abstained. Motion passed.

- C. **Accounting Adjustments:**

Jackie Wagoner motioned to move these adjustments listed on the attachment be applied to the Acct. Rec. ledgers. Mark Batchelor seconded, and the motion passed unanimously.

Old Business:

- A. **Rental Restrictions:**

- a. Karen Poufcas motioned to have a closed meeting with our legal representatives Becker prior to our annual meeting to discuss the legal process on amendments. Greg Johnson seconded, Mark Batchelor, Tom Robustelli and Jackie Wagoner voted no, motion passed.
- b. .Karen Poufcas motioned to approve that the streets go forward with the process to amend their street covenants allowing short-term rentals Greg Johnson seconded. Mark Batchelor and Tom Robustelli voted no; motion passed.
- c. Jackie Waganer motioned to apply rental restrictions to the LCCPOA Restrictive Covenants: No less than 30-day rentals, no more than 3 rental per 12 month period, not to supersede the Sub-associations' rental restrictions that are already enacted. Recommendation: Use King's Lake amendment as our example for the ballot to be mailed to membership 15-30 days prior to the Feb 20, 2024 Annual Meeting.

Adjournment:

With no further business to discuss a motion to adjourn the meeting was made by Karen Poufcas, seconded by Paul Labonte, at 7:46pm. Motion passed unanimously.

Mark Batchelor, President of LelyCCPOA

For the BOD of LelyCCPOA. Attachments: Karen Poufcas motion, delinquent owner list.