

# LCCPOA QUARTERLY NEWS

1ST QUARTER 2024

VOLUME 4, ISSUE 1

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

ANNUAL MEETING TUESDAY, FEBRUARY 20TH



Lely Country Club's Annual Membership Meeting happens Tuesday, February 20, 2024, at 7:30 pm at the Royal Palm Country Club Clubhouse 405 Forest Hills Boulevard. It will be important to either attend, or to complete your proxy and designate someone to attend in your place, so that we may vote upon two significant changes proposed to our Amended and Restated Declaration and General Protective Covenants.

If you did not receive an annual meeting notice package via either email or regular mail, please contact Dave Hurst at Resort Management: DHURST@RESORTGROUPINC.COM. If you typically receive communications via email, check your spam folder.

Two amendments to the Lely Country Club Declaration and General Protective Covenants (our so-called "master" covenants) will be voted upon at this upcoming meeting, as follows:

- 1.A proposed new covenant – article 3.25 to govern leasing within our development.
- 2.A proposed amendment to existing article 8.02 to clarify the voting threshold required for enacting future amendments to our Amended and Restated Declaration.

**The full text of each of these amendments is included in your Annual Meeting notice package.**

## Q & A ON RENTAL AMENDMENT – NEW ARTICLE 3.25

**Q:** What is the purpose of the new leasing amendment?

**A:** The amendment will prohibit leases of less than one month and will further limit a property to leasing a maximum of three times per year. It is specifically aimed at stopping nightly rentals that essentially turn private homes into hotels.

**Q:** Will the new amendment replace rental restrictions in my condo association?

**A:** NO. The amendment specifically states at paragraph 3.25 that any neighborhood association whose covenants also contain rental restrictions are excluded from the rental restrictions in this new amendment. The amendment was specifically crafted to provide rental restrictions only to properties in Lely Country Club that do not yet have rental restrictions.

**Q:** Will the amendment prohibit seasonal rentals or year-round residential rentals?

**A:** NO. Any property affected by this amendment may rent for a period of one month or more three times each year. A lease to the same tenant is considered one lease. So, if you lease to the same tenant for three consecutive months, it counts only as one of the three times you are permitted to lease that year. You may rent again two additional times during that year for periods of one month or more.

**Q:** If my association is not affected by this amendment, why should I bother attending the annual meeting or voting?

**A:** This amendment cannot pass without your participation. Your neighbors and friends living in unprotected single-family and villa communities want the same rental protections you currently enjoy.

**Q:** I heard there is a meeting planned where single-family homeowners will enact rental protections for their neighborhoods. Doesn't this amendment duplicate that effort?

**A:** NO. Homeowners on Muirfield, Palmetto and Torrey Pines are attempting to amend covenants that are specific to those streets. The success of that effort is not assured. Further, any amendment enacted by those streets still leaves many homes in Lely Country Club without rental restrictions. This amendment to our "master" Declaration and General Protective Covenants will cover all currently unprotected properties, including the homes on the three single family streets.

**Q:** Will the rental restriction prevent me from letting my family stay at my home?

**A:** NO: To be considered a "lease" the owner must receive a "fee, service or gratuity" in exchange for occupancy. If no "fee, service or gratuity" is exchanged the occupancy is not restricted by this amendment.

## Q & A ON AMENDING ARTICLE 8.02

**Q:** What is the purpose of the amendment to Article 8.02?

**A:** The amendment to Article 8.02 will conform language in our covenants to language already present in the Association's Bylaws. The amendment also eliminates outdated references to the original developer (the declarant), who no longer has any interest in or authority over our Association.

## SETTING THE RECORD STRAIGHT

We are aware that residents of Lely Country Club are receiving the following "robo call" message:

***"This is an important message regarding the upcoming meeting and vote in Lely Country Club. Proper procedures were not followed. In fact, the property manager has even resigned over this issue as she does not want to take part in anything illegal. If you do not wish to be liable for the outcome of this vote and be free of any legal ramifications, the best thing you can do is not vote or sign any proxies. If you're concerned and you've already signed a proxy, it's not too late to request it back. Thanks, have a wonderful day."***

Please note that Lely Country Club Property Owners Association, Inc. will be conducting its annual meeting on February 20, 2024. There are two amendments to our covenants on that ballot, one of which is the proposal to impose restrictions on short term rentals. Everything about that meeting is legitimate and has been prepared in accordance with the guidance of our legal counsel at Becker & Poliakoff. The proxies sent to property owners as part of the annual meeting notice were properly prepared and delivered. You may be approached by one or more volunteers collecting the proxies for the meeting. You can either give your proxy to a volunteer or send it directly to Resort Management.

The perpetrators of the robo calls may have meant to direct it at another effort, unrelated to our annual meeting. Groups of residents on Muirfield Circle, Palmetto Dunes Circle and Torrey Pines Point have circulated proxies to amend their individual "street covenants". This effort is completely unrelated to the Association's annual meeting.

However, the misleading "robo calls" have circulated to ALL Lely Country Club residents, and thus are interfering with the Association's completely legal and legitimate effort to conduct its annual meeting.

The implication that you can be sued by signing a proxy for our ANNUAL MEETING is completely false. Volunteers circulating in our community to collect proxies will be happy to answer any questions you may have regarding the proposed amendments to be discussed and voted upon at our upcoming annual meeting.

## THANK YOU FOR YOUR SERVICE



We would like to take this opportunity to thank several people who will be leaving the Board in February. These dedicated volunteers have invested many hours over the years helping to keep our community a great place to live:

### **Jackie Waganer**

Jackie joined the board at the Feb 2013 annual meeting and has served on the LCCPOA Board for the past 11 years. Her responsibilities during her initial years on the Board included assisting with covenant compliance and membership on the Architectural Review Committee. When Willie Douglass resigned as Board President to run for a position on the County Commission, Jackie was elected President to complete the remainder of Willie's term. She capably filled that void until the following February and then was elected to a full term as President during the very challenging

pandemic year 2020. In February 2022 she agreed to serve as Treasurer. In that position, her attention to detail and tenacity helped LCCPOA improve collection of delinquent accounts, and her thorough review of invoicing saved hundreds of dollars in expenses. All during this time Jackie continued to assist with architectural review and managed the LCCPOA website. During her 11 years on the Board Jackie truly has "done it all"!

### **Tom Robustelli**

Tom and his wife purchased their home on Muirfield Circle in 2013 and moved in full time on January 1, 2017. Tom joined the LCCPOA board as Treasurer in March 2019, and continued in that position until elected President of the Board in February 2021. Tom served as LCCPOA President for two years - 2021 and 2022. During his tenure Tom helped implement the quarterly newsletter, and supervised several projects, including the successful replacement of the contested Deerwood well, and renovation of the monuments at both the Augusta and St. Andrews Boulevard entrances. In February 2023 he was again elected Treasurer and will hold that office until he leaves the Board in February. In addition to serving as Treasurer and President Tom has assisted with the preparation of the quarterly newsletter.

### **Lutz Jacob**

Lutz has been a Board member for the past four years. During that time, he served one term as Vice President and has also served on the Architectural Review Committee. Lutz's experience and insights into Collier County operations has been of great assistance to LCCPOA. Lutz has lived in the Eaglewood condominiums since 2019 and says he loves living in Lely Country Club. He joined the board to have a positive impact and help keep our neighborhoods a great place to live.



## 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](#)

## QUOTE OF THE QUARTER



"I HAVE NOT FAILED. I'VE JUST FOUND 10,000 WAYS THAT WON'T WORK."

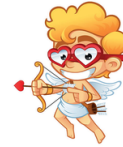
— THOMAS A. EDISON

## 2023 - 2024 BOARD OF DIRECTORS

Mark Batchelor - President  
Greg Johnson - Vice President  
Treasurer  
Jason Donahue - Secretary  
Wil Rudman - Director/ARC  
Paul Labonte - Director  
Karen Poufcas - Director  
Jerry Golf - Director  
Colby Cashiola - Director



## WHAT'S COOKIN MARRY ME CHICKEN



### INGREDIENTS

- KOSHER SALT AND FRESHLY GROUND BLACK PEPPER
- 8 OUNCES SPAGHETTI
- 3 TABLESPOONS OLIVE OIL
- FOUR 6-OUNCE BONELESS, SKINLESS CHICKEN BREASTS
- 1 LARGE SHALLOT, HALVED AND THINLY SLICED
- 2 CLOVES GARLIC, MINCED
- 1 CUP LOW-SODIUM CHICKEN BROTH
- ONE 6.3-OUNCE JAR SUNDRIED TOMATOES IN OIL, DRAINED AND ROUGHLY CHOPPED
- ONE 0.4-OUNCE CHICKEN BOUILLON CUBE
- 1 CUP HEAVY CREAM
- 1 TEASPOON DRIED OREGANO
- 1/4 TEASPOON CRUSHED RED PEPPER FLAKES
- 1/2 CUP FRESHLY GRATED PARMESAN (ABOUT 2 OUNCES)
- 1/4 CUP THINLY SLICED FRESH BASIL

### DIRECTIONS

- BRING A LARGE POT OF WATER TO A BOIL OVER MEDIUM-HIGH HEAT. SEASON THE WATER GENEROUSLY WITH SALT. ADD THE PASTA AND COOK UNTIL AL DENTE ACCORDING TO THE PACKAGE DIRECTIONS. DRAIN AND SET ASIDE. KEEP WARM.
- MEANWHILE, HEAT 2 TABLESPOONS OF THE OIL IN A LARGE SKILLET OVER MEDIUM-HIGH HEAT. SPRINKLE THE CHICKEN BREASTS GENEROUSLY WITH SALT AND BLACK PEPPER ON BOTH SIDES. CAREFULLY ADD TO THE SKILLET AND COOK, UNDISTURBED, UNTIL GOLDEN BROWN ON THE BOTTOM, ABOUT 5 MINUTES. FLIP THE CHICKEN WITH TONGS AND CONTINUE TO COOK UNTIL GOLDEN BROWN ON THE OTHER SIDE, ABOUT 5 MINUTES MORE. REMOVE TO A PLATE.
- ADD THE REMAINING 1 TABLESPOON OIL AND THE SHALLOT TO THE SAME SKILLET. COOK, STIRRING OCCASIONALLY, UNTIL JUST TENDER, 1 TO 2 MINUTES. ADD THE GARLIC AND COOK, STIRRING CONTINUOUSLY, UNTIL FRAGRANT, ABOUT 1 MINUTE MORE. ADD THE CHICKEN BROTH AND SCRAPE UP ANY BROWNEED BITS FROM THE BOTTOM. ADD THE SUNDRIED TOMATOES, CHICKEN BOUILLON CUBE, HEAVY CREAM, OREGANO, RED PEPPER FLAKES AND 1/4 TEASPOON SALT. STIR UNTIL THE BOUILLON CUBE IS DISSOLVED.
- BRING THE SAUCE TO A BOIL, THEN REDUCE TO A SIMMER OVER MEDIUM-LOW HEAT. NESTLE THE CHICKEN BREASTS IN THE SAUCE. COOK UNTIL THE SAUCE HAS THICKENED SLIGHTLY AND THE CHICKEN IS COOKED THROUGH (REGISTERING INTERNALLY AT 165 DEGREES F), 5 TO 10 MINUTES. STIR IN THE PARMESAN AND BASIL. DIVIDE AMONG 4 DINNER PLATES AND SERVE WITH THE SPAGHETTI.

## SEMISWEET CHOCOLATE MOUSSE

### INGREDIENTS

- 1/4 cup semisweet chocolate chips
- 1 tablespoon water
- 1 large egg yolk, lightly beaten
- 1-1/2 teaspoons vanilla extract
- 1/2 cup heavy whipping cream
- 1 tablespoon sugar
- Optional: Whipped cream and Berries

### DIRECTIONS

In a small saucepan, melt chocolate chips with water; stir until smooth. Stir a small amount of hot chocolate mixture into egg yolk; return all to the pan, stirring constantly. Cook and stir for 2 minutes or until slightly thickened. Remove from the heat; stir in vanilla. Quickly transfer to a small bowl. Stir occasionally until completely cooled.

In a small bowl, beat whipping cream until it begins to thicken. Add sugar; beat until soft peaks form. Fold into cooled chocolate mixture. Cover and refrigerate for at least 2 hours. If desired, garnish with whipped cream and berries.

