

Lely Country Club Property
Owners Association, Inc.
Board of Directors
Meeting Minutes
March 19, 2024

Directors Present: Karen Poufcas, Will Rudman, Jason Donahue, Greg Johnson, Mark Bachelor, Paul Labonte, and Jerry Golf.

Call to Order

The LCCPOA Board of Directors Meeting held March 19, 2024, at Royal Palm Country Club was called to order at 6:00pm. A quorum was present, and proof of due notice was accepted.

Approval of Minutes

No minutes were available to approve.

New Business

Financial Report- All bank account balances were read. Discussion took place regarding opening a CD to obtain higher interest income. A motion was made by G. Johnson to work with Resort management on opening a CD. The motion was seconded by K Poufcas. All were in favor and the motion carried.

Committees- Discussion took place regarding the formation of committees for landscaping beautification as well as other possible needed committees. This will continue to be addressed and volunteers will be solicited.

Rescind approval of Street Covenants- Discussion regarding the duly noticed Board Meeting held on December 19, 2023, the Board of Directors was presented with a request from the Street Covenant Committee to agree to support amendments regarding leasing restrictions for certain street covenants. As part of the request, the Board was asked to vote in favor of stipulating that the Declaration of Covenants (the neighborhood covenants) for Muirfield, Torrey Pines, and Palmetto Dunes Circle are in full force and effect, were not extinguished by the application of MRTA, and were properly preserved. Subsequently, the Association received a demand letter from an attorney challenging this action. After reviewing the attorney's demand, the records, and after consultation with the Association's attorney, the Board has determined that it is in the best interest of the Association to rescind the Board's stipulation that the neighborhood covenants of Muirfield and Palmetto Dunes are still in effect, were not extinguished by the application of MRTA, and were properly preserved.

M. Bachelor made a motion to rescind its approval of the motion made on December 19, 2023 that the neighborhood covenants of Muirfield and Palmetto Dunes are still in full force and effect. To the extent it is necessary, this motion shall also serve to rescind the Board's agreement to support any proposed amendments to the neighborhood covenants for Muirfield and Palmetto Dunes, which includes the recording of any such amendments, until such time that there is either further clarity with regards to the law on MRTA or until such time that these neighborhood covenants are revitalized. Seconded by J. Golf.

In favor- M. Bachelor, J. Golf, J. Donahue, w. Rudman, P. Labonte. Opposed- K. Poufcas and G. Johnson. With majority in favor the motion carries.

Short Term Rental Procedure- A discussion took place on the procedures going forward regarding currently booked short term rentals and future guidelines. The amendment defines most of the guidelines. More discussion will take place at the next meeting.

Old Business

None

The next meeting will be held on April 8th at 6pm.

Adjournment

With no further business to discuss, a motion by J. Golf, seconded by Jason Donahue to adjourn the meeting at 7:26pm was unanimously approved.

Respectfully Submitted,
David Hurst, LCAM
Association Manager