

Lely Country Club Property Owners Association, Inc.

Board Meeting Minutes

August 13, 2024

1. Call to Order & Establish Quorum:

Greg Johnson called the meeting to order at 6.01 p.m. at the Lely Presbyterian Church 110 St Andrews Blvd.

2. Proof of Notice:

Due notice was given, and a quorum was met with the following attendees:

- Karen Poufcas
- Will Rudman
- Jason Donahue
- Greg Johnson
- Mark Batchelor
- Paul Labonte
- Jerry Golf

Via Zoom

Via Zoom

Via Zoom

Also Present:

- Philippe Gabart of Resort Management.
- Several unit owners.

3. New Business:

a. BOD Compliance and Leasing Amendment update.

The board discussed their responsibility to comply with the Bylaws and Covenants, emphasizing the need to recommit to these obligations. While some directors supported this stance, others voiced concerns about the board's previous failure to address compliance and legal issues. Greg Johnson shared details on the association's records and legal counsel, and another director raised questions about the board's duties in these areas.

It was also discussed that new state laws and how compliance will be addressed at the next regular board meeting. The board will develop a process for better monitoring and identifying violations on an ongoing basis. Additionally, any future communication with legal counsel should involve all board members.

Greg Johnson proposed a motion for the Board of Directors to resume their responsibilities as outlined in the governing documents. The motion was seconded by Karen Poufcas and was approved as follows:

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| • Karen Poufcas | Yes |
| • Will Rudman | Yes |
| • Jason Donahue | No |
| • Greg Johnson | Yes |
| • Mark Batchelor | No |
| • Paul Labonte | Yes |
| • Jerry Golf | Yes |

4. Adjournment:

At the conclusion of the meeting, a motion to adjourn was proposed by Jerry Golf and seconded by Karen Poufcas. The motion was met with unanimous approval, and the meeting adjourned promptly at 6:31 p.m.

Respectfully submitted.

Philippe Gabart, CAM