

Lely Country Club Property Owners Association, Inc.

Board Meeting Minutes

December 10, 2024

1. Call to Order & Establish Quorum:

Mark Batchelor called the meeting to order at 6.00 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
 - Greg Johnson
 - Mark Batchelor
 - Paul Labonte
 - Richard Saunders
 - David Tate
 - Bart Anderson
 - Victor Faszczuk
 - Jerry Golf
- Via ZOOM

Also Present:

- Philippe Gabart of Resort Management.

Absent:

- Jason Donahue

3. Approval of Previous Meeting Minutes:

Paul Labonte moved to approve November 12, 2024 minutes. The motion was seconded by Greg Johnson and passed unanimously.

4. Treasurer's Report:

Financial Summary: October 31, 2024:

Operating Account:

- Deficit for October: \$3,338.
- Operating Cash Decline: \$11,727.
- Budget Performance:

- General Administrative Expenses: \$14,078 over budget YTD.
- Legal Fees: \$2,515 over budget for the month.
- Grounds Maintenance & Repair: \$7,632 spent (shared cost for flood pump repair with Lely Golf Estates HOA).
- **Cash Position:**
 - Starting balance: \$100,504.
 - Ending balance: \$88,777.
 - Spending trends align with the expected year-end operating balance of approximately **\$65,000**.

Reserve Account:

- **Starting Balance:** \$120,742.
- **Interest Earned:** \$371.
- **Expenditure:** \$1,850 for a street sign replacement.
- **Ending Balance:** \$119,263.

Comparative Analysis:

- **Operating Fund:** \$26,823 higher than October 2023.
- **Uncollected Receivables:** Improved by \$14,762 compared to October 2023.
- **Reserves:** Increased by \$26,823 year-over-year.

Year-End Projections:

- **Operating Account:** Expected balance of \$67,211, assuming further receivables collection, budget adherence, and payment of outstanding expenses.
- **Reserve Account:** Final balance will depend on future approved expenditures.

5. New Business:

a. Electronic Voting presentation:

Mark Batchelor introduced Brooke Oziel, a representative from Condo Voter, who presented the features and benefits of their comprehensive electronic voting services.

Key Highlights:

- **Setup and Process:** Condo Voter requires only the owners' list and notice packages to initiate voting. Voting links are emailed, and the platform is user-friendly, offering flexibility for various voting items.
- **Inclusivity:** Free telephone voting is available for those without email, with paper voting as an additional option. The system ensures no duplicate votes.

- **Hybrid Meetings:** Condo Voter supports hybrid meetings, leveraging their own Zoom license and requiring equipment like TVs, projectors, and cameras for in-person integration.
- **Legal and Consent Processes:** Brooke addressed legal considerations, highlighting evolving laws and sharing resources from the Community Associations Institute. For bylaws lacking provisions for electronic voting, Condo Voter provides tools to collect consents online, with a \$350 setup fee for this process.
- **Costs:** The voting package is \$825 for Becker clients.
- **Participation Statistics:** Brooke shared data on electronic vs. other voting methods.
- **Timeline:** Services can be set up quickly, even on short notice. Brooke emphasized the ability to handle same-day requests, which was crucial given the urgency of sending notices by the end of January.

The group concluded by discussing the costs and benefits of using Condo Voter, factoring in email availability and quorum requirements.

6. Old business:

a. Update Compliance

- Dave Tate provides an update on the progress of sending letters regarding mailbox violations, noting that some residents have already addressed the issues. A new program is now in place to automatically send follow-up letters if violations are not resolved within 30 days.
- It was mentioned that a resident of 193 Murfield claimed not to have received the initial letter, resulting in a \$500 fine being paid. The board then discussed the possibility of waving the fine

Greg Johnson motioned to waive the \$500 fine imposed on 193 Murfield, and Dave Tate seconded the motion. The motion passed unanimously.

7. Adjournment:

Dave Tate made a motion to adjourn, which was seconded by Paul LaBonte. The motion passed with unanimous approval, and the meeting was officially adjourned at 7:15 p.m.

Respectfully submitted.

Philippe Gabart, CAM