

Lely Country Club Property Owners Association, Inc.

Board Meeting Minutes

February 18, 2025

1. Call to Order & Establish Quorum:

Paul Labonte called the meeting to order at 6.00 p.m. at Royal Palm Golf Club 405 Forest Hills Blvd, Naples, FL 34113

2. Proof of Notice:

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

- Will Rudman
- Sharon Sutton
- Paul Labonte
- Richard Saunders
- David Tate
- Bart Andersen
- Jerry Golf
- Victor Faszczuk
- Dana Finnegan

Also Present:

- Philippe Gabart of Resort Management.
- 8-unit owners in person.
- 4-unit owners via Zoom

Absent:

- Karen Poufcas

3. Approval of Previous Meeting Minutes:

Paul Labonte asks for comments on the minutes and any changes.

Richard Sanders moved to approve January 10, 2025, minutes. The motion was seconded by David Tate and passed unanimously.

4. New Business:

a. New Board Member Vote: Dana Finnegan:

Paul introduces Dana Finnegan, a long-time member of the ARC committee, highlighting Dana's extensive background and experience. He expresses strong confidence in Dana's contributions and expertise.

Paul then invites the board to ask any questions, and Dana reaffirms his commitment to the committee.

Addressing the need for clear standards to prevent issues like the recent roof debate, Paul emphasizes the importance of consistency.

Sharon Sutton moved to approve new board member Dana Finnegan. The motion was seconded by Wil Rudman and passed unanimously.

b. Legal Issues: Attorney / Liens:

Paul hands Dana a copy of Cheryl Hastings' biography and reviews the previous attorney's firm. A discussion follows regarding the transfer of records from the old firm to the new firm, during which an inquiry is made about the professional obligations involved.

Paul Labonte is moving to approve Cheryl Hastings as the new Association attorney. The motion is seconded by Dave Tate and passes unanimously.

c. Review of Pending Violations:

Dave Tate reported:

- Impose \$100.00 fine for violation for a lightpost issue at 723 St. Andrews.

Dave Tate moved to impose a \$100 fine on Unit 723. The motion was seconded by Richard Saunder and passed unanimously.

- Impose \$100.00 fine for violation for a mailbox issue at 534 St. Andrews.

Dave Tate moved to impose a \$100 fine on Unit 534. The motion was seconded by Richard Saunder and passed unanimously.

- Impose \$500.00 fine for plywood left on the side window at 508 St. Andrew

Dave Tate moved to impose a \$1000.00 fine on Unit 508. The motion was seconded by Richard Saunder and passed unanimously.

- Impose \$1,000.00 fine for tree stump violation at 184 Muirfield Circle.

Dave Tate moved to impose a \$1,000.00 fine on Unit 184. The motion was seconded by Richard Saunders and passed with the following votes:

- Will Rudman: No
- Sharon Sutton: No

- Paul Labonte: Yes
- Richard Saunders: Yes
- David Tate: Yes
- Bart Andersen: Yes
- Jerry Golf: Yes
- Victor Faszczuk: No
- Dana Finnegan: Yes

- Impose \$1,000.00 fine for rental violations at 251 Torrey Pines Point.

Dave Tate moved to impose a \$1,000.00 fine on Unit 251. The motion was seconded by Richard Saunder and passed unanimously.

- Impose a \$500.00 fine for rental violations at 239 Torrey Pines Point.

Dave Tate moved to impose a \$500.00 fine on Unit 239. The motion was seconded by Richard Saunder and passed unanimously.

- Impose \$1,000.00 fine for rental violations at 279 Torrey Pines Point.

Dave Tate moved to impose a \$1000.00 fine on Unit 279. The motion was seconded by Sharon Sutton and passed unanimously.

d. Monument Damage: Repair / Contest / Volunteers:

Paul addressed the damage to the monument, emphasizing the need to involve both the county and the contractor's insurance.

A suggestion was made to obtain repair estimates and consider using the funds to enhance the monuments, with Sharon overseeing the project.

The discussion highlighted concerns about the monument's structural integrity and the importance of avoiding rushed repairs.

The board agreed to postpone repairs until the insurance company was involved and estimates were received.

A proposal was made to form a landscape committee to oversee monument and landscaping improvements, seeking volunteers to collaborate on the project.

Paul supported the initiative and suggested updating the monuments with a more modern design to enhance their appearance.

The board discussed the importance of regular maintenance and considered hosting a community contest to gather ideas for monument enhancements.

Paul noted that \$40,000 had been allocated for center islands and monument improvements but emphasized the need to wait until the county's project was completed before moving forward.

e. New Director Assignments:

Paul outlined new director assignments, including legal compliance, landscaping, website design, and project management. The board discussed the importance of keeping condo presidents informed about ongoing projects and updates. Paul emphasized the need for

board certification and training, with Sharon updating the website to reflect new certifications. The board also discussed the nominating committee, with Stitch taking over and seeking additional volunteers.

5. Old Business:

a. Annual Meeting:

Paul reported on the annual meeting, noting that while no formal meeting took place, some reporting was done.

He asked for updates on compliance and mentioned board member terms.

The topic of board member terms was brought up, with the confirmation the terms of various members.

Paul discussed the need to assign the correct seats for board members who joined during a term.

b. Update on Compliance:

Dave Tate reports on two violations: one involving a roof issue that was not approved by the hearing committee and another concerning multiple rentals without an application.

He emphasizes the need for improved documentation and greater community involvement in reporting violations.

To enhance enforcement efficiency, Dave proposes a new procedure for handling violations, which includes reducing the number of notices and expediting the resolution process.

Dave Tate moved to approve adjusting the timeline for the first violation to 15 days. The motion was seconded by Richard Saunder and passed unanimously.

6. Comments:

Speeding and Traffic Issues

Owners raised concerns about speeding on Augusta Boulevard. Suggestions included gathering accident data, creating a petition for county officials, and increasing police presence for enforcement.

Landscaping and Safety Concerns

Concerns were voiced about landscaping blocking visibility at intersections. County guidelines were reviewed, and suggestions were made to use flowers instead of shrubs for better visibility. The landscaping committee will address the issue.

Billing and Communication Issues

Some owners reported not receiving billing notices for the annual meeting. Apologies were given, with late fees waived for February payments. Issues with the new billing system were noted, and members were advised to check email preferences and ensure correct contact information.

7. Adjournment:

Dave Tate moved to adjourn the meeting, and Sharon Sutton seconded the motion. With unanimous approval, the meeting was officially adjourned at 7:30 p.m.

Respectfully submitted.

Philippe Gabart, CAM