

Property Owner's Quarterly Newsletter

June 2025

Sign up to receive our email newsletter by contacting

Philippe Gabart
pgabart@resortgroupinc.com



A community update from our President – Paul Labonte

The Lely Country Club POA Board voted in new officers for 2025. I am on my 3rd year as a board member and served as Treasurer for 2024. Immediately after our Annual meeting, board members gathered to decide on the new organizational structure for the coming year. Board members decide who will be President, then the President nominates the Executive Team. This year, Sharon Sutton is now our Vice President, Dave Tate is now the Secretary and Richard “Stitch” Saunders was nominated as Treasurer*. We are also fortunate to have several existing board members who will continue to guide us this coming year. They are Wil Rudman, Karen Poufcas, Jerry Golf, Victor Faszczuk, Bart Andersen and Dana Finnegan. I am honored and grateful to be nominated as President and look forward to working with them during this coming year.

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As for our plans for the year ahead, the Board has decided to enhance the landscaping in our medians on both Augusta Blvd. and St. Andrews Blvd. but with some caution as to what is progressing at the intersection of Rattlesnake and St. Andrews. During my first few weeks as President, I was faced with a dilemma of immense proportion. Contractors working for Collier County damaged our Monument on the west side of St. Andrews Blvd., hitting the back side with a backhoe which created a huge crack down the center of this monument. They also cut our electrical and irrigation lines to the center island and to both monuments. We are currently working with the County and the Contractor to determine when they will complete their work so we can restore our infrastructure and monuments. (See separate article on Monument Status.

Also, if you haven't paid your 2025 dues, I would ask each of you to please log in to your account on our website (**Lelycountryclub.com**) to ensure that your account is current. *If you have difficulty, please contact our CAM, Phillipe Gabart listed above or call him at (239)649-5526.* We did have some inconsistencies early on last year after Resorts Management's conversion to their new Vantaca billing system. Several members have advised us that they did not receive their 2025 Dues bill.

Lastly, if you are currently renting your property on one of the 3 Streets of single-family homes, Torrey Pines Pt., Palmetto Dunes Circle and Muirfield Circle, or in the neighborhoods along St. Andrews Blvd., you should provide a copy of the lease to Resorts Management as soon as possible. Lease forms are available on our website (<https://LelyCountryClub.com>), top bar/Forms under Lease Form and forward to Resort Management, 2685 Horseshoe Dr. S, Ste 215, Naples, FL, 34104-6113. Please be sure to forward this information at least 20 days prior to the start of this lease.

Please send any questions to Philippe Gabart, our Resorts Management CAM at PGABART@Resortgroupinc.com.

Hope to see you around our Neighborhoods!

*Richard Saunders resigned from the Board effective May 1, 2025

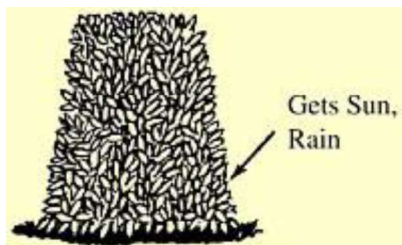
Landscaping – Easy way to make it pretty

By Sharon Sutton, Vice-President

Landscape can make a difference in the look and feel of a community and property and positively affects property values. Dealing with landscape can be fun and relaxing for some and overwhelming for others. You can spend hours and lots of money on your landscape or keep it simple low maintenance and easy to maintain. Just like other parts of the country, we do have seasons in Florida and as we approach the warmer summer months and hopefully rainy season we will see growth in our landscape. It is a great time to do some renovation of our landscape before aggressive growth begins. This includes hard cutbacks to rejuvenate some parts of our landscape that may look old and overgrown. I have cut back 30-year-old shrubs and found they looked like new plantings after they recovered from the cut back.

According to the University of Florida IFAS Extension office 'If you've seen older shrubs that look like giant stems of broccoli, then you've seen shrubs that are ready for renovation. Shrubs that aren't properly pruned over the years can become tall and leggy, bushy and oversized, or just plain ugly. But renovating them is simple. In early spring, cut them down to within a few inches of the soil. Over the next few years, the plants will typically regrow in their natural form with healthy, vigorous growth. Renovation is an aggressive practice and won't work with all shrubs, especially certain evergreens. An alternative is to rejuvenate your shrubs by removing one-third of the plant

each year for three years.’ ‘The most common mistake people make when trimming a hedge is cutting the plant into a sharply edged box shape. It’s important to trim a hedge so that the top is narrower than the bottom; this way, sunlight can reach all the plant’s leaves. The bottom branches of “box-shaped” hedges lack of sunlight. Prune bloomed to avoid cutting off



As we experience drought the heat increases this year addresses watering and other Augustine lawns. Read the

<https://edis.ifas.ufl.edu/publication/LH025>. This article answers questions about when to water, how frequently to water and what time of day to water your lawn. It reminds us to adjust and turn off sprinklers once the rainy season begins to prevent root rot.

The University of Florida IFAS office located at 14700 Immokalee Road is a great resource if you have any landscape issue or question. They help people find practical solutions to problems specific to living in Florida. If you have a question or concern, Reach out to them at collier@ifas.ufl.edu or call (239)252-4800.



Also remember to clean-up of debris, dead branches and landscape pots and ornaments in your yard as we approach hurricane season. Keeping trees trimmed and balanced, palms trimmed and free from debris and landscape pots and ornaments put away will keep landscape debris and ornaments from becoming projectile objects that do damage during a storm.

Is landscaping something you enjoy, and you’d like to share your thoughts and ideas? Lely Country Club’s Board of Directors is looking for anyone who is interested in becoming part of the landscape committee. Join me in sharing your knowledge, experience and ideas for our community. Contact Philippe (pgabart@resortgroupinc.com) at Resort Management if you are interested in getting involved.

Treasurer's Report

By Paul Labonte, President and acting Treasurer

Income from Yearly Dues

Members Dues (\$225 x 709 Members)	\$159,525
Outstanding Dues (Not Paid)	\$27,314
Total income	\$132,211

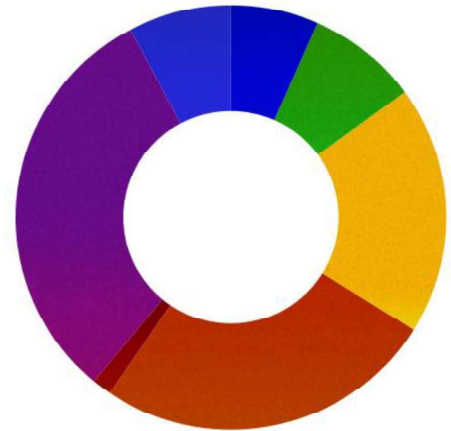
Expenses April 2025 YTD (Actuals vs. Budget)

Insurance, Tax prep., Licenses, Dues	\$3,083	\$3,142
Office Expenses	\$3,915	\$4,667
Legal	\$8,844	\$6,000
Management Services	\$12,000	\$12,000
Electricity & Contingency	\$687	\$1,567
Landscaping Contract, Mtce. & Repair	\$14,647	\$10,167
Irrigation Contract & Mtce.	\$3,616	\$4,300
Holiday Decorations	\$0	\$1,800
Total expenses	\$46,792	\$43,643

Reserve Balance

As of 04/30/25	\$158,881
Expected on 12/31/25 (*See Highlights)	\$112,931

Budget Expense Overview



- Insurance, Tax prep., Licenses, Dues
- Office Expenses
- Legal
- Management Services
- Electricity & Contingency
- Landscaping Contract, Mtce. & Repair
- Irrigation Contract & Mtce.
- Holiday Decorations

Highlights for 2025

A well funded Reserve.
Repairs and enhance our 4 Monuments.
Landscaping enhancements to our Medians.

Challenges For 2025

42 Delinquent Accounts:

13 Accts. = \$19,851

29 Accts. = \$7,453

Q&A with Dave Tate

By Victor Faszczuk, Board Member

Dave Tate has been a long term resident of Lely Country Club. Dave has also served on the Board of Directors over the years in several different capacities and currently serves as Secretary. I met with Dave to have a lively conversation that hopefully will give you a small glimpse into the person that Dave really is.

What do you like most about Naples / SWFL?

Everything. The weather is hard to beat. I love the community and the people.

Tell me the best place you have ever visited (outside of Naples)?

Africa. What an experience. It was so enlightening to see this part of the world. Charlene and I still stay in-touch with some of the people we met. I will guarantee you however, travel and visit Africa – it will make you appreciate the United States more than ever.

How about the place you would like to visit the most?

I'd like to take a river boat cruise down the Amazon River.

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Who is the most famous person you have ever met?

We were living in California and during his term as Governor, I had the pleasure of meeting Ronald Reagan.



How about a person you would like to have met?

That's an easy one – Benjamin Franklin. Read about him sometime – a very interesting person.



If you were stranded on an island (like Tom Hanks in the movie – Cast Away), what would you miss the most? (Family and loved ones excluded)?

People. I would still miss interacting with people the most.

If you could be a Superhero – which one would you be?

That's another easy one. Superman. And maybe not for the reason you are probably thinking. I think Superman always tried to do good and was certainly not selfish and he used his powers to help people.

In your role as a leading area Real Estate expert – what are some of the things residents can do to improve the value of their property?

Look at your property from the perspective of a potential buyer. Does your home have curb appeal? Make sure that everything is clean and bright. Your lawn is very important. Invest in both fertilizing and watering your grass to keep it healthy. Kitchens and bathrooms always are the first things buyers like to see upgraded. I tell everyone – clean and paint – it makes a huge difference.

What is something you are most proud of?

Doing the right thing for people. It's easy to take the easy route – but its meaningful to take the route that helps the most. Little acts of kindness add up.

What is your favorite movie and book?

Movie is "Forrest Gump" and book is "Call of the Wild".

What is your favorite meal?

Chile Relleno. A Mexican cheese stuffed pepper dish.

Tell me the car you have owned in the past that you would like to have back today?

1962 Alfa Romeo Spider. What a great little fun convertible.



If you didn't retire in Naples, FL., what city would have been your next choice?

Duxbury, MA. A wonderful place by the water halfway between Boston and Cape Cod.

Lely Country Club – An Early Perspective

By Wil Rudman

There are many residents who arrived here in Naples and more specifically, the neighborhood of Lely Country Club during the late 1980's and early 1990's, including my wife and me. And what did we find here? Peace and quiet -- a feeling of "being home". Augusta Blvd., a lovely winding street with beautiful landscaping was lined with condominiums and palm trees. The streets of Palmetto Dunes and Torrey Pines had over 180 residential homesites. They were in various stages of development. There were numerous lots that were vacant, several under construction, and a bunch that were complete and sold. We purchased a home on Palmetto Dunes and never looked back – we were in paradise! St. Andrews Blvd. was the main street winding through the southeast part of the neighborhood between 41 (Tamiami Trail) and Rattlesnake. St. Andrews offered different styles of residences, single-family homes along with detached villas and duplexes. St. Andrews Blvd. as it crossed over north of Rattlesnake was called Logan Blvd. Rattlesnake Road going east made its way to Collier Blvd. as a 2-lane unimproved roadway. Another exciting neighborhood under development Wing South, just off Rattlesnake. Wing South was an exclusive cluster of 13 homes with a landing field. Residents who were pilots could fly their planes right to the back door of their homes. Planes flew over only feet above our cars.

Our Association – Lely Country Club Property Owners Association was established and began to meet monthly at the Royal Palm Country Club to accommodate the many new LCCPOA residents, several of which were also members of the golf club. As Lely Country Club matured beyond year 2000, the association Board of Directors was blessed with several serving members who were retired with tremendous skills sets that they brought to the Board. The collective push was to establish LCC as a premier neighborhood within SE Naples. And I believe the early members of the Board succeeded with their goal. They all devoted their time and talent to do much of the work. Did you know that individual Board members gathered each year and completed the holiday decorations at the neighborhood entrances at Augusta Blvd. and St. Andrews Blvd. themselves. On the Saturday morning following Thanksgiving, all the Directors, including family and other residents decorated the monuments, trees, and bushes. We did a beautiful job, and we were proud of how great the neighborhood looked. Back in the day our annual neighborhood dues were \$65 per year. Things have changed. While we have 709 properties included in our community, 1 new house is being finished on Palmetto Dunes bringing our total to 710 residences. This leaves one vacant lot on Palmetto Dunes.

I'd be remiss if I didn't mention the individuals that led our neighborhood with distinction over the years. We were fortunate to have interested, capable leaders who served as our association as past Presidents: Dudley Chism, Don Kincaid, Jim Gaitens, Dave Tate, Willie Douglass, Jackie Wagner, Tom Robustelli, and Mark Batchelor (many of which still reside in the neighborhood). All have passed the baton to our current President, Paul Labonte, and we all now support Paul with his efforts to continue to lead our great neighborhood. It's easy to see that the outlook for the LCCPOA is bright – and we will be here to assure that residents can be proud of our piece of paradise for many years to come.

Monument Status.....

By Bart Anderson, Board Member

Accidents Do Happen.

Before I give the status of the repair of our St Andrews West Monument wall at the intersection of Rattlesnake Hammock Rd and St. Andrews Blvd., I thought it would be prudent to discuss what this project is all about in the first place.

The repair is essentially the replacement of a section of an existing critical sewer line called a “forced main.” Since the existing sewer line is active and under pressure, the sewer authority has hired a contractor to excavate and install a new section of pipe parallel to the existing faulty line.

The new section of pipe will be pressure tested to guarantee its integrity. Once the new line is verified to be working properly, it will be connected to the old line. The old faulty section will then be isolated and removed or grouted in place and abandoned.

A key objective is to do all this with no interruption of sewer service and a minimal interruption of the flow of traffic. All this work is done underground (below the water table) and under the roadway of a major intersection (most of the work is done at night to minimize traffic disruption).

This is a major repair project involving big excavating equipment that moves large amounts of earth fast. All it took was a nudge from the large excavator to crack the monument wall in the first place. The contractor and Collier County were made aware of the damage to the monument wall.

Current status - we have been in contact with the County and the contractor to discuss the repair and timing of the repair of the monument wall. It was agreed that the monument repair will take place AFTER the heavy equipment is done working on the sewer line in the area of the monument. Initially, this was thought to be at the end of April. There have been delays and now we are looking to start repairs at the end of June.

To control the quality of the repairs it was agreed that the board would get bids from local contractors to:

1. Remove, replace masonry, stucco and paint the monument wall.
2. Repair electric to the LED letters of both East and West monuments.

The following repair items will be performed by the Collier County contractor as it was indicated that this repair work is typical for a project like this and was planned for in advance.

3. Repair irrigation lines and heads.
4. Repair landscaping damaged by the project. Most of which will be sod.

The financial responsibility for all the items will fall upon the County or the contractor and NOT the community.

In Summary, although there have been delays, everyone involved with this project and repairs has been cooperative and looking forward to the best outcome.

Please be patient! Thank You

Monument Upgrade

LCCPOA Board of Directors

To address the issues with the staining and fading of the monuments from well water and the damage to the monument at the corner of Rattlesnake and St. Andrews (as previously mentioned within) we are considering a redesign of the monument from its present state to a more modern/updated version. The irrigation will be updated to prevent future damage to the monument and landscape. The lighting and the lettering remain excellent and will be reused within the redesign. By completing the redesign at the time of the repair to the monument, our community can save considerable expense for any redundant materials and labor.

This is an artist's conceptual rendition of the redesigned monument – please keep in mind the while this is the planned redesign – exact details for the final design is pending. Should you have any questions or comments on this redesign – please send an email to Philippe Gabart, our Resorts Management CAM at PGABART@Resortgroupinc.com by July 25th.



We need your Email address.....

LCCPOA Board of Directors

The most effective (and efficient) way for the community to communicate with residents is via email. It's quicker and more accurate. It's important to realize that sending out communications via emails is significantly more fiscally responsible. If the property owner's association is forced to send out any communication to a resident – the cost to do so is over \$10 per piece.

Currently, we have about 25% of the emails for Lely Country Club residents. Please confirm your current email by sending a note to Philippe (pgabart@resortgroupinc.com) at Resort Management. Also, if you know any other LCC resident who we can add to the email list – also send this information to Philippe.

Help Wanted.....

Lely Country Club is made up of 710 homes (a combination of condos, villas, duplexes and single-family homes. The current board of directors for our community has 9 members (3 officers and 6 directors). Our documents of incorporation allow for the board to have up to 14 members. In short, we could use some help. **We need YOU!**

Our current pressing need is to add a board member to be our Treasurer. Currently, this position is being executed by our president, Paul Labonte who is doing double duty. However, it's just not a Treasurer that we need, new members to the board will be welcomed as directors as well. The role

of an Officer or Director is important and serious – but I wouldn't say that it's "taxing". As president, Paul has done a wonderful job of allocating duties across all board members. He holds us all accountable for the responsibilities that we carry. But I will add that he is not at all unreasonable.

We have all had current and previous careers that in some cases prepares us well to serve on the LCC board of directors. Please consider joining our board. It's easy to apply – the application is on the LCCPOA website. Contact Philippe (pgabart@resortgroupinc.com) at Resort Management if you are interested in getting involved.

Naples Trivia

1.What is the population of Naples, FL during season and off-season?

- A. 101,514 – 21,525
- B. 110,929 – 23,905
- C. 93,104 – 19,118
- D. 90,009 – 18,991

2. How many golf courses call Naples, FL home?

- A. Over 70
- B. Over 80
- C. Over 90
- D. Over 100

3. Who is Naples, FL most famous celebrity?

- A. Taylor Swift
- B. Judge Judy
- C. Rory McIlroy
- D. Harrison Ford

4.How many households in Naples are considered as millionaires?

- A. Over 12,000
- B. Over 13,000
- C. Over 14,000
- D. Over 15,000

5.How Many sunny days does Naples, FL boast?

- A. Over 270 days
- B. Over 280 days
- C. Over 290 days
- D. Over 300 days

6.The oldest home in Naples FL is "Palm Cottage". What year was it built?

- A. 1888
- B. 1895
- C. 1899
- D. 1904

7.The largest employer in Collier County?

- A. Collier County Government
- B. Publix
- C. Physicians Regional
- D. Arthrex

A recommended summer recipe



Classic Potato Salad

Ingredients –

2 pounds red potatoes or Yukon Gold potatoes
2 1/2 teaspoons kosher salt, divided, plus more as needed
3 hard-boiled large eggs (optional)
2 dill pickle spears, or 1/4 cup sweet pickle relish
2 medium stalks celery
1 large shallot
2 medium scallions, optional
1/4 small bunch fresh parsley, dill, or a combination
1/2 cup mayonnaise
1 tablespoon Dijon mustard
2 tablespoons apple cider vinegar or rice vinegar, divided
Freshly ground black pepper

Instructions –

Cut 2 pounds red potatoes or Yukon Gold potatoes into 3/4-inch chunks (peel first if desired). Place the potatoes and 2 teaspoons of the kosher salt in a large pot. Add enough cold water to cover the potatoes by about 1 inch. Bring to a boil over high heat. Reduce the heat to maintain a gentle simmer, and cook until the potatoes are fork-tender, 8 to 10 minutes.

Meanwhile, prepare the following, adding each to the same medium bowl as you complete it: Peel and dice 3 hard-boiled large eggs if using; dice 2 dill pickle spears (about 1/3 cup, or measure out 1/4 cup sweet pickle relish) and 2 medium celery stalks (about 3/4 cup); mince 1 large shallot (about 1/4 cup); thinly slice 2 medium scallions if using (1/4 cup); finely chop 1/4 small bunch fresh parsley, dill, or a combination until you have 2 tablespoons; add remaining 1/2 teaspoon kosher salt, 1/2 cup mayonnaise, 1 tablespoon Dijon mustard, and 1 tablespoon of the apple cider vinegar or rice vinegar, and stir to combine.

Drain the potatoes well in a colander, then transfer the potatoes to a rimmed baking sheet and spread into a single layer. Sprinkle the remaining 1 tablespoon vinegar evenly over the potatoes. Let cool to room temperature, about 15 minutes.

Add the potatoes to the bowl of dressing and fold to combine. Taste and season with more kosher salt and black pepper as needed. Cover and refrigerate for at least 1 hour or up to 1 day before serving.

ENJOY!!

(Trivia Answers – 1C, 2C, 3B, 4A, 5D, 6B, 7C)