

Lely Country Club Property Owners Association, Inc.

Board Meeting Minutes

July 29, 2025

1. Call to Order & Establish Quorum:

Paul Labonte called the meeting to order at 4:30 p.m. at Resort Management - 2685 Horseshoe Drive South, 215 Naples FL 34104.

2. Proof of Notice:

Due notice of the meeting was given, and a quorum was established with the following members in attendance:

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| • Bart Andersen | Via Zoom |
| • Victor Faszczuk | Via Zoom |
| • Dana Finnegan | Via Zoom |
| • Jerry Golf | Via Zoom |
| • Paul Labonte | Via Zoom |
| • Karen Poufcas | Via Zoom |
| • Will Rudman | Via Zoom |
| • Sharon Sutton | Via Zoom |
| • David Tate | Via Zoom |

Also Present:

- Philippe Gabart, Resort Management
- 5 Owners on ZOOM

Absent:

- Elli Taylor

3. Approval of Previous Meeting Minutes:

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

Dave Tate moved to approve the minutes of June 10, 2025, meeting as corrected. Sharron Sutton seconded the motion, and it was approved unanimously.

4. President Report:

Paul Labonte addressed the need to renegotiate the contract with resorts management, which was last updated in 2020. The executive committee, including Dave and Sharon, is actively involved in the renegotiation process. A meeting with the resorts management is scheduled for late August or early September. The manager has been requested to attend, as their role is considered critical to the discussions.

5. Treasurer's Report:

Paul Labonte reported:

The Lely Country Club Property Owners Association (LCCPOA) reported a monthly deficit of \$1,831 for the period ending June 30, 2025, compared to the budget.

Operating cash decreased by \$15,011, primarily due to several invoices being processed in June rather than May. Key budget overruns included:

- Legal: \$4,493 over budget
- Grounds Maintenance & Repairs:
 - Landscaping: \$3,658 over
 - Irrigation Maintenance: \$2,478 over
 -

Despite the decrease, Operating Cash stands at \$134,274, which remains higher than the same time last year (\$131,542).

Delinquencies are trending lower and have returned to late 2024 levels. Letters will be sent to all members with unpaid 2025 dues. Additionally, 45-Day Notices have been issued to 9 owners with balances exceeding \$500. These accounts have been referred to our attorney with a request to place liens on the properties.

Operating funds began the month at \$149,285 and ended at \$134,274.

Mid-Year Budget Status (as of June 30, 2025):

- General Administration: \$2,580 over budget
 - Utilities: \$72 under budget
 - Maintenance & Repairs: \$5,086 under budget
 - Contingencies: \$1,250 under budget
- Overall, we are \$3,459 under budget at the mid-year point.

Reserves began the month at \$159,360 and ended at \$159,382.

- Interest earned: \$472
- Expenditure: \$450 (for new meeting signs)

Comparative Year-over-Year:

- Operating Fund: \$2,732 higher than June 2024
- Accounts Receivable: \$837 lower than last year
- Reserves: \$39,817 higher than last year

Year-End Outlook:

If receivables continue to be collected and expenses remain within budget, we project an operating balance of approximately \$60,000 by year-end. The final reserve balance will depend on approved expenditure, particularly related to the monument update project, pending Board decisions

Sharron Sutton moved to approve the Treasurer's Report as Presented. Bart Andersen seconded the motion, and it was approved unanimously.

6. Old Business:

a. Monument Repairs:

Bart provided an update on the monument repairs, noting the receipt of a \$14,000 check from QE for masonry work and an additional \$2,000 for lettering. The lettering team will be scheduled to remove the existing letters, and masonry repairs are set to begin shortly.

Sharon shared updates on the drip irrigation system, noting the need for a filter to prevent debris buildup. She also discussed ongoing irrigation and landscaping issues. Estimated costs for installing drip irrigation range from \$1,500 to \$1,800 per monument. Next steps include obtaining estimates for both drip irrigation and landscaping design changes around the monuments and following up on \$1,900 in irrigation repair bills to determine if they are related to the monument work.

b. Update on Compliance:

Dave Tate clarified the status of the street documents and their coordination with LCC. He confirmed that the LCC POA retains the right to enforce street covenants and that all related documents are current.

Fines Summary:

Fines are recommended for the following properties due to maintenance violations:

- 106 Cedar Crest: \$200.00 – Mailbox repair needed.

Karen Poufcas moved to approve the \$200.00 fine. Dana Finnegan seconded the motion, and it passed unanimously.

- 572 St. Andrews: \$200.00 – Overgrown side yard.

Paul Labonte moved to approve the \$200.00 fine. Karen Poufcas seconded the motion, and it passed unanimously.

- 764 St. Andrews: \$1,000.00 – continued property neglect.

Karen Poufcas moved to approve the \$1,000.00 fine. Paul Labonte seconded the motion, and it passed unanimously.

- 112 Palmetto Dunes: \$200.00 – Incorrect lantern and other issues.

Dave Tate moved to approve the \$200.00 fine. Victor Faszcuk seconded the motion, and it passed unanimously.

- 196 Palmetto Dunes: \$1,900.00 – Several Rental Violations

Dave Tate reported on rental properties with rule violations, including 279 Torrey Pines, 106 Cherry Hills, and 196 Palmetto Dunes.

- 279 Torrey Pines has hired a rental agency to ensure future compliance.
- 106 Cherry Hills responded with a prompt apology and took corrective action.
- 196 Palmetto Dunes was recommended for a combined fine of \$1,900 due to multiple violations.

The discussion emphasized the importance of proper documentation and ensuring it is sent to the appropriate parties.

Paul Labonte has moved to approve the \$1,900.00 fine. Karen Poufcas seconded the motion, and it passed unanimously.

Dave reported that both Airbnb and VRBO were contacted regarding rental violations. Airbnb agreed to act, while VRBO had no active listings to address. In response to a question about forwarding letters to Airbnb, Dave confirmed that the letters have been recorded, and Airbnb has been informed of the violations. He encouraged members to report any suspicious listings found on other rental platforms.

c. Holiday Decorations Status –

Victor Faszcuk discussed the decision to handle holiday decorations independently and confirmed that Trimmers Decor had been notified of the change. He explained the ongoing back-and-forth communication with Trimmers Decor regarding the 2025 contract. Victor noted that Trimmers Decor insisted they were contractually obligated for the 2025 season, despite the board's decision to discontinue their services. He outlined the reasons behind this decision and referenced supporting documentation that had been provided. The discussion also included a review of the contracts signed by Mark Batchelor and Carolyn Sabin, along with consideration of potential legal implications.

7. New Business:

a. Monuments: New Design/Irrigation/Landscaping – Sharon Sutton

b. New Mailbox Proposal:

Dave Tate presented the option to explore the feasibility of a community-wide mailbox painting and refurbishment program and proposed developing a plan to present to the board. During the discussion, Dave provided an update on mailbox compliance efforts, noting the challenges in identifying non-compliant mailboxes. He proposed hiring a painter to uniformly paint and re-letter all mailboxes at a cost of \$30 per mailbox. Concerns were raised about the varying materials used for mailboxes and whether a uniform paint job would be feasible. It was also suggested that the proposal be reviewed by the association's attorney to ensure compliance with dues policies.

c. Discussion on Delinquencies:

Paul Labonte gave an overview of the current delinquency status

8. Adjournment:

Paul Labonte moved to adjourn the meeting, and Sharon Sutton seconded the motion. With unanimous approval, the meeting was officially adjourned at 6:15 p.m.

Respectfully submitted.

Philippe Gabart, CAM