Lely Country Club Property Owners Association, Inc.

Board Meeting Minutes

October 20, 2025

1. Call to Order & Establish Quorum:

Paul Labonte called the meeting to order at 3:00 p.m. at Royal Palm Golf Club 405 Forest Hills Blvd, Naples, FL 34113

2. Proof of Notice:

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

- Bart Andersen
- Dana Finnegan Via Zoom
- Victor Faszczuk Via Zoom
- Paul Labonte
- Karen Poufcas
- Sharon Sutton
- David Tate
- Elli Taylor

Also Present:

- Philippe Gabart, Resort Management
- 10 Owners on ZOOM
- 6 owners present

Absent:

- Jerry Golf
- Wil Rudman

3. Approval of Previous Meeting Minutes:

Sharron Sutton motioned to approve the previous minutes of July 29, 2025, and Karen Poufcas seconds the motion, with unanimous approval.

4. Treasurer's Report:

Paul Labonte provided an update on the financial status, mentioning the current balance in the operating fund and reserves. He discussed the financial health of the organization and mentioned a recent check for $19,000 that was issued to update the monuments.

Paul introduces the proposed 2026 budget for discussion, noting increases in almost every category and the need to raise dues from $225 to $240. Paul explains the rationale behind the dues increase, citing increased costs for landscaping, irrigation, office expenses, and insurance. Paul mentions the need to budget $30,000 in reserves for the upcoming year due to significant expenses on monuments.

Dave Tate motioned to approve the proposed 2026 budget as presented, and Sharron Sutton seconded the motion, which was approved unanimously.

Dave Tate motioned to approve sending a $100 check to the church to cover the cost of using their facilities, and Karen Poufcas seconded the motion, which was approved unanimously.

5. Old Business:

a. Update on Compliance/Fines:

Dave Tate **discussed** the legal input regarding mailboxes and the need for a white paper on the topic. Dave **provided** an update on compliance issues, mentioning the discovery of 55 issues and the decision to give residents time to correct them before recommending fines.

Paul recommended to cancel the fine on lot 764 St. Andrew Blvd.

Dave Tate motioned to approve to remove the fine on lot 764 St. Andrew Blvd., and Sharon Sutton seconded the motion, which was approved unanimously.

b. Monument Repairs:

Sharon and Bart provided an update on monument repairs, including painting and sodding, and mentioned ongoing work on irrigation and electrical repairs. The board discussed landscape updates, including the reuse of plantings and the addition if landscaping at the entrance of each street. They noted Bart's involvement, along with other contractors, in the restoration work. The board also discussed the need to update the website with pictures of the planned landscape improvements.

c. Newsletter/Status:

There was no update. The newsletter was expected to be ready in November.

d. Holiday Lighting Update:

Victor provided an update on holiday lighting, mentioning the lack of communication with Trimmers and the need to purchase decorations. The coordination of decorations with the completion of the walls and the plan to decorate right before Thanksgiving was discussed. The status of the contract with Trimmers was discussed, and it was decided to save money by not renewing it

6. **New Business:**

   a. **Notice Of Liens/ 11 Members:**

Paul Labonte discussed the notice of liens and the need to file a lien for a foreclosed property, mentioning the challenges of dealing with delinquent dues.

   b. **Discussion on current Delinquencies:**

Paul Labonte **discussed** the current delinquencies, noting that they stood at 20 units.

   c. **Board Training:**

Paul noted that board members are required to complete a four-hour training session within 90 days of joining the board. Wil had not previously submitted his documentation but is now up to date.

   d. **Field Trip (Collier Seminole State Park):**

Paul Labonte proposed a field trip to Seminole State Park, with Speaker 4 expressing interest in organizing it as a community event.

   e. **Blue Stream Fiber Proposal:**

Paul was approached by Todd Costigan, a sales representative, who proposed involving the board in building a fiber network for the neighborhood.. He expressed hesitation about the board participating in the project, citing past experiences with similar initiatives. He also mentioned the availability of other internet service providers like Comcast and CenturyLink, and suggested opening the discussion to members to decide on the best course of action.

   f. **Meeting with Resorts Management:**

Paul informed the group about a meeting with Resorts Management scheduled for Wednesday, October 28th at 11:00 a.m. He mentioned the need to negotiate the contract and emphasized the importance of having the Manager present.

   g. **New Speed Indicator on Augusta Blvd:**

Paul discussed the new speed indicator on Augusta Boulevard, noting its appearance and effectiveness in reducing speeding.

7. **Comments.**

8. **Adjournment.**

Paul Labonte moved to adjourn the meeting, and Sharon Sutton seconded the motion. With unanimous approval, the meeting was officially adjourned at 5:00 p.m.

Respectfully submitted.

Philippe Gabart, CAM