

Lely Country Club Property Owners Association, Inc.

Board Meeting Minutes

January 13, 2026

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:

Proof of notice was confirmed. Meeting notices and signage were posted in compliance with statutory requirements more than 48 hours in advance, and a quorum was established with the following members in attendance:

- 1) Dana Finnegan
- 2) Victor Faszczuk
- 3) Paul Labonte
- 4) Karen Poufcas
- 5) Dave Tate
- 6) Jerry Golf
- 7) Cindy Jepsen

Also Present:

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

Absent:

- 8) Wil Rudman
- 9) Sharon Sutton
- 10) Bart Andersen

3. Approval of Previous Meeting Minutes:

Correction: Annual Meeting date corrected from February 17 to February 10, 2026, at 7:30 PM, to be held at Lely Presbyterian Church.

Dave Tate motioned to approve the previous minutes of December 10, 2025, and Karen Poufcas seconds the motion, with unanimous approval.

4. Board Training Reminder /Requirements.

All Board members have completed required training, with the exception of two members who are currently registered and scheduled to complete training this month. It was noted that a Board member is temporarily absent due to a family bereavement.

5. President Report:

The President reported there was no new business to add at this time. Prior communications were shared with members via the December newsletter.

6. Treasurer's Report:

Paul Labonte reported that final financial statements were not yet available and are expected within approximately one week.

- **Operating Account Balance (as of January 13, 2026):** \$185,704
- **Reserve Balance (as of November 2025):** \$142,688
- Approximately \$20,000 has been spent on monument repairs, bringing reserves to approximately \$121,904.
- Approximately \$2,000 was withheld pending completion and satisfaction of monument work.

The Treasurer committed to distributing financials to the Board upon receipt and presenting a full year-end report at the Annual Meeting.

Dana Finnegan motioned to approve the treasurer's report and Cindy Jepsen seconds the motion, with unanimous approval.

7. Old Business:

a. Update on Compliance/Fines:

A compliance hearing was held on January 8, 2026, for five owners previously approved for \$200 fines.

- No owners appeared at the hearing.
- The Hearing Committee approved fines for all five cases.
- Fine notices have been issued.

b. Monument Repairs:

An update was provided regarding monument repairs:

- All monuments have been completed, though one monument (east side of St. Andrews) requires repainting due to inconsistent color appearance.
- Approximately \$2,000 remains withheld pending repainting.
- Landscaping work is partially complete; additional planting and bark mulch will be installed once border posts are completed.
- Irrigation and electrical work is complete, with adjustments made to prevent pump damage.

- Some transplanted plants did not survive and will be replaced.
- The Board approved an additional estimated \$15,000–\$20,000 for landscaping enhancements.
- The County soil project has been deferred to 2028–2029; the Association will proceed independently.

c. Mailbox Proposal:

The Board reviewed the mailbox maintenance proposal, which will be presented at the Annual Meeting.

Key points:

- Licensed contractor to paint mailboxes, clean glass, replace lettering, and install dusk-to-dawn LED bulbs.
- Uniform appearance across the community.
- Owners may opt out, provided they maintain mailboxes to Association standards.
- Cost: approximately \$20 annually per participating owner.
- Maintenance cycle every three years.
- Opt-out owners must use the same approved lettering and paint standards.

d. Field Trip (Collier Seminole State Park):

An update was provided on the planned educational field trip:

- Ranger-led presentations and box lunch included.
- Two dates offered (Thursday and Saturday).
- Pre-registration is required.
- Carpooling encouraged; church parking approved.
- An email blast will be sent to increase participation.

8. New Business:

a. A/R Aging: Delinquencies:

- Year-end delinquency balance (2025): \$15,008.45 (record low)
- Current January 2026 delinquency: Approximately \$76,600 due to unpaid January assessments.
- Ten accounts remain under lien totaling approximately \$16,000.
- Eight additional accounts (~\$4,000) may be referred for lien if unpaid by end of February.

b. New Speed Indicators on Augusta Blvd:

- Speed indicator signs were installed by the Sheriff's Department at no cost.
- Concerns regarding placement were discussed.

- Management will follow up with the Sheriff regarding potential relocation.

c. Resignation of Board Member:

The Board acknowledged the resignation of a Board member effective January 6, 2026, due to increased professional and travel commitments.

d. New Date for Annual Meeting/ Agenda:

- Annual Meeting: February 10, 2026, at 7:30 PM
- Location: Lely Presbyterian Church
- Agenda will include:
 - Approval of prior Annual Meeting minutes
 - President's and Treasurer's Reports
 - Mailbox proposal presentation
 - Guest presentation by District Representative
 - Committee reports
 - Owner Q&A

e. Reserve Contribution/Investment:

The Board discussed moving excess operating funds into an existing Wintrust business savings account earning approximately 3.5% interest.

Dave Tate moved to authorize the Treasurer to transfer operating funds into the business savings account; the specific amount is to be disclosed prior to the transfer and remain subject to monthly limits and cash flow needs. Karen Poufcas seconded the motion, and it was approved unanimously.

f. Letter from concerned member:

The Board acknowledged correspondence from an owner regarding covenant amendments. Legal counsel's written response was reviewed and entered into the record. No further Board action was taken.

9. Adjournment:

Dave Tate moved to adjourn the meeting, and Karen Poufcas seconded the motion. With unanimous consent, the meeting was adjourned at 7:00 p.m.

Respectfully submitted.

Philippe Gabart, CAM