

Lely Country Club Property Owners Association, Inc.

Board Meeting Minutes

May 12, 2026

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.

Members Present:

- Victor Faszczuk
- Paul Labonte
- Karen Poufcas
- Dave Tate
- Cindy Jepsen
- Sharon Sutton
- Wil Rudman
- Jerry Golf (*via Zoom*)

Also Present:

- Philippe Gabart, Resort Management
- 2 Owners via Zoom; 14 Owners present in person

Absent:

- Dana Finnegan
- Bart Andersen

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. Minutes and the new meeting schedule were distributed. Signs were posted and displayed starting Saturday prior to the meeting.

3. Approval of Previous Meeting Minutes

Wil Rudman motioned to approve the previous minutes of April 14, 2026. Sharon Sutton seconded the motion.

Two corrections were noted:

- Page 5, Action Committees: Name correction for Cindy Jepsen
- Page 4, Appliance Compliance and Fines, Palmetto Dunes Locations :
 - Address 173 was missing; corrected to include 173, 175, and 176.

The board waived the reading of the minutes. Motion carried unanimously.

4. President's Report

Paul Labonte reported on several items:

Median & Entrance Improvements

The medians are visibly improving. The ends of the medians have been painted with yellow paint and look good. Sharon Sutton arranged for a power wash of a strip on Augusta (the first entrance), which looks excellent at a cost of \$1,800 per street. The board discussed extending similar treatment to St. Andrews. The center island on St. Andrews is also beginning to take shape as plantings mature.

Country Club Entrance (Lely Estates Side)

Sharon suggested adding landscape improvements at the far end of Lely Country Club where residents enter from Lely Estates. The board agreed to prioritize the two ends at that entrance while ensuring the Warren Street area is addressed for the two members on the other side.

Well & Infrastructure Upgrades

Paul noted that significant infrastructure improvements have been completed to the community's wells and pump stations. Old shacks and wiring issues (including rodent damage) have been resolved. All well controls have been upgraded. No further issues are anticipated unless a pump fails, which is beyond the association's control.

Hibiscus Golf Club – Torrey Pines Notice

Paul requested that Philippe add the following to the minutes: Hibiscus Golf Club has been purchased and is expected to close. Permits for planned work are currently being obtained. Members with rear property backing up to Hibiscus (along Torrey Pines) may be affected, and visibility of the golf course may be altered. A resident group website has been established, <https://www.LelyPropertyOwners.com>. The board agreed to post the link to this group on the LCCPOA website. The association formerly known as Lely Estates is now called Lely Civic Association, led by Lisa Rice McGarrity.

Potential Pump Station – St. Andrews Lots

Lisa Rice McGarrity has raised concern about four empty lots on St. Andrews near US-41 where the county may install a pump station similar to the one at the corner of Rattlesnake Hammock and Santa Barbara. Karen Poufcas attended a meeting with the property owner, discussed eminent domain, and suggested that affected courts use newsletters to educate residents before circulating petitions. Development activity in the broader area (new Lamborghini dealership, million-dollar condos, a new JW Marriott) is increasing pressure on the corridor. The owner of three of the lots has held them since the 1980s; one parcel was sold and later transferred to the county. The board will continue monitoring the situation.

5. Treasurer's Report

Sharon Sutton presented the Treasurer's Report.

Fund Balances

- Operating Account: \$188,505.35
- Reserve Fund: \$126,868.98

Budget Performance (Year-to-Date)

- Administrative (legal, insurance, management): \$7,297 under budget
- Utilities (electric): \$65 under budget
- Maintenance & Repair: \$3,629 under budget
- Contingency: \$193 over budget (planned use for field trip)
- Reserve Fund Spending YTD: \$77,522.78 spent; \$3,369.58 remaining — on track with annual projection

Collections

- Outstanding dues: \$28,000
- Accounts with attorney: 15
- Final notices sent: 43
- Collections down by \$1,779 compared to prior period

Savings & Investments

- \$80,000 transferred from operating account to savings account earning 3.50% APY interest (easily accessible with no transfer restrictions)
- \$77,000 held at Wintrust Bank in a CD/savings account earning substantial interest at 2.0 % APY Interest.

Motion to accept Treasurer's Report by Karen Poufcas, seconded by Will Rudman. Motion carried unanimously.

6. Old Business

a. Update on Compliance & Fines – Dave Tate

Dave Tate and Philippe Gabart sent 55 compliance letters during April and early May. Of those:

- 6 residents responded and corrected the violations.
- Several letters were second notices.
- No fines are being brought to the board at this meeting.

Dave noted concern that the June meeting may have fines to discuss. Compliance procedures have been posted to the website. A minimum of 15 days is provided to correct violations before escalation. Dave requested that board members on Torrey Pines and Palmetto Dunes assist by photographing violations with date/time context and sending them to Philippe.

Dave also recognized outgoing Hearing Chairperson and Compliance Officer Greg Johnson for his dedicated service in that role. Greg is retiring from the position effective May 1, 2026.

b. Mailbox and Post Services – Dave Tate

Mark LLonas continues painting and numbering mailboxes. Status:

- Muirfield Circle: Nearly complete; 2 mailboxes await painting, 3 lack new numbers (2 of those are the unpainted ones).
- Torrey Pines: 31 mailboxes already painted; work ongoing today.
- 13 of 15 residents who opted to self-paint have completed the work.
- Reordered 60 cans of paint, placed an order for 200 lantern lights, and ordered 100 number sheets. Additional paint will likely need to be ordered.

Remaining sequence: Torrey Pines → Palmetto Dunes → St. Andrews and cul-de-sacs. Completion estimated by July, weather permitting. Painting cannot start before 10:00 a.m. due to morning dew.

The contact for mailbox replacement parts is Lenny, located at 1875 Seawood Ave (off Pine Ridge). Phone numbers have been updated on the website (two active numbers now listed).

c. Financial Investment – Sharon Sutton

Sharon confirmed all savings vehicles are active and earning interest. The recently expired CD was renewed. The \$80,000 transfer to the interest-bearing savings account is working as intended. All funds are making money for the association.

d. Revision of Board Meeting Dates

The following schedule changes were approved:

- June: Changed to June 30 at 3:00 p.m. via Zoom (Philippe will be away for most of June; Dave Hurst is available to facilitate).
- July: A July meeting date is schedule at this time .
- August 11: Will proceed as a Zoom call and start at 3:00 PM.
- September: Changed from September 8 to September 15 at 3:00 PM @ Royal Palm Gol Club. Budget preparation will be initiated at this meeting.
- October 13: In-person at 3:00 p.m. (Paul will be away; Bart is asked to run the meeting).
- November: Changed from November 10 to November 17. In-person at 6:00 p.m. (club re-opens evenings by November).
- December and January: Dates remain the same at 6:00 p.m.

Philippe will update the schedule, and Karen Poufcas will receive a copy.

e. Action Committees Status – Paul Labonte

- Design Guidelines: Under review. Attorney returned six pages of changes. Paul is assisting with the review while Bart Andersen is away.
- Inspection: Complete.
- Compliance: Complete.
- ARC: Jerry Golf submitted preliminary documents; Paul forwarded them to Association Attorney Cheryl for review. Response expected within a few days.
- Business Emails: Under review — see New Business below.

f. Landscaping of Medians – Sharon Sutton

Sharon reported on ongoing median landscaping improvements:

- A small retaining wall was constructed at the end of Augusta using leftover brick, with sprinkler placement carefully considered to avoid well-water staining.
- Additional landscaping is planned for St. Andrews medians and throughout the community.
- The landscaper is gathering prices for a curated plant list — low-maintenance, drought-tolerant species requiring no hedging or trimming.
- Planting will be timed for the start of rainy season to reduce the need for manual watering.

- Lely Court and Tanglewood Court center islands were noted as needing attention; water bag supplies in the Augusta storage area may assist newly planted trees.

A formal landscape plan and budget breakdown will be presented to the board at a future meeting.

Motion by Paul Labonte to authorize power washing of medians on both Augusta and St. Andrews from the operating budget (separate from the \$60,000 landscape reserve), at \$1,800 per street. Karen Poufcas seconded. Motion carried unanimously.

7. New Business

a. A/R Aging: Delinquencies – Sharon Sutton / Paul Labonte

Delinquency summary:

- Existing liens: 9 liens totaling \$16,222.08 (down from 12; 3 paid after lien filing)
- Potential new liens: 8 accounts over \$700 (unpaid 2+ years) totaling \$4,860.00
- Combined outstanding: approximately \$21,082.08

The board discussed the following actions:

- Paul will contact attorney Alex to refile the 9 existing liens (due for renewal by September) and add the 8 new potential liens.
- Negligible balances under \$1.00 (48 cents, 20 cents, etc.) resulting from late fee timing issues will be written off at Sharon's discretion — authority previously granted by board vote.
- Late fees will not be waived for accounts that are delinquent. Auto-pay enrollment will be promoted as part of the future billing cycles.
- Sharon will work with Andy at Resort Management to implement a 'Click to Pay' button in future reminder emails to reduce friction for members.
- Auto-pay enrollment will be promoted as part of future billing cycles.

b. ARC Committee Review – Dana Finnegan & ARC Team

Dana Finnegan was absent. Jerry Golf submitted preliminary documents for the updated ARC process; Paul forwarded them to the Association Attorney for review. No pending ARC applications at this time. One fence application remains pending, contingent on attorney guidance regarding design guidelines. Dana is working on formatting improvements to the ARC documentation.

c. Members Concerns – Vegetation in Adjacent Lakes – Paul Labonte / Cindy Jepsen

Paul Labonte reported on efforts to address overgrowth in the retention ponds adjacent to the Royal Palm Golf Course:

- The water and pond permits are managed by the golf course under the South Florida Water Management District (SFWMD).
- Paul sent a written inquiry to the District 1 Commissioner and eventually reached Lisa Kohler of SFWMD, including photographic evidence (2020 vs. 2026) showing significant aquatic vegetation growth. His concern centered on the ponds' capacity to retain stormwater during hurricane events.
- According to the community's covenants, LCCPOA may approach the golf course to request remediation, potentially sharing costs — though this would affect all 709 members, not just those with lakefront property.
- A member shared information about an enzyme-based treatment (government-approved, safe for livestock, children, and non-drinking water ponds) used successfully to control Phragmites and similar invasive aquatic plants. The member offered to send documentation from a government website.
- Next step: Paul will await a response from SFWMD and then schedule a meeting with Golf Course Director Scott and Groundskeeper Mike Sankey to discuss options.

Regarding fishing in the ponds: the golf course property is private, and the board has deferred to the golf course's own policies. A prior incident involving minors on bikes on the property was noted.

d. Fiber Deployment – Augusta & St. Andrews Blvd

A fiber optic network is being deployed along St. Andrews Blvd, Augusta Blvd, and Forest Hills Blvd by a company called Tillman Fiber. Key points:

- The fiber is being run in utility easements; no individual property notification is required.
- The network will be open-access; T-Mobile fiber is the initial provider offering internet service.
- Work is expected to continue for the next 4–8 months.
- Other providers (AT&T, Verizon, Blue Stream, etc.) may also gain access to the network in the future.
- The main route along St. Andrews and Augusta was chosen due to the density of condo units accessible from those corridors.

The board requested this be added to the meeting minutes for member awareness.

e. Business Email Accounts – Sharon Sutton

Sharon reported that LCCPOA owns the domain lelycountryclub.com through GoDaddy. GoDaddy offers an email package in groups of five addresses at an estimated cost of \$15–\$25/month. Proposed structure:

- executivecommittee@...
- president@...

- treasurer@...
- director1@ through director8@ (reassigned as board members change)

Storage is cloud-backed and secure. The board agreed to evaluate storage needs and usage volume before moving forward. Sharon will prepare a formal proposal for the Executive Committee to review.

8. Comments

A member suggested the website include a listing for the power washing vendor (similar to the mailbox repair contact) so residents can arrange private sidewalk cleaning. The board discussed the suggestion favorably but noted that official promotion of a single vendor requires care.

A separate update was noted that Rust-Off used on mailboxes to remove rust was temporarily unavailable due to a company acquisition but is expected to resume production.

9. Adjournment

Dave Tate moved to adjourn the meeting. Karen Poufcas seconded the motion. With unanimous consent, the meeting was adjourned at approximately 3:45 p.m.

Respectfully submitted,

Philippe Gabart, CAM
Resort Management