

Lely Country Club Property Owners Association, Inc.

Board Meeting Minutes

July 14, 2026

1. Call to Order & Establish Quorum

Paul Labonte called the meeting to order at 3:00 p.m. at Resort Management, 2685 Horseshoe Drive South, #215 Naples FL 34104. A quorum was confirmed by roll call.

Members Present -- all ZOOM

- Victor Faszczuk
- Paul Labonte
- Karen Poufcas
- Dave Tate
- Sharon Sutton
- Wil Rudman
- Jerry Golf
- Dana Finnegan
- Bart Andersen

Also Present:

- Philippe Gabart, Resort Management
- 5 Owners via Zoom; 4 Owners present in person

Absent:

- Cindy Jepsen (traveling)

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.

3. Approval of Previous Meeting Minutes

A Board member, Dave Tate, asked whether the community webpage referenced in the prior minutes regarding the Hibiscus Golf Course / Quarry Pines resident group had been posted; it was confirmed the link is posted under the Resources section of the website.

Karen Poufcas motioned to approve the previous minutes of May 12, 2026 as printed and presented. Dana Finnegan seconded the motion. Motion carried unanimously.

4. President Report

Paul Labonte reported with sadness the passing of Mary Husted, a longtime member of the Association's Hearing Committee, following a bicycle accident. A moment of silence was observed in her memory.

Newsletter -- Victor Faszczuk reported the summer newsletter is in progress, incorporating an updated template and new entrance-monument photo (courtesy of Sharon Sutton), with an ARC Committee update to follow from Dana Finnegan. Release will be timed to also include the Design Guidelines discussion item under New Business/Action Committees, below.

Meeting Location -- The Board reviewed a notice from Royal Palm proposing a \$250 per-meeting rental fee and discussed alternative venues, including Zoom only, the Resort Management conference room, South Regional Library (approximately \$70/hour), Shepherds of the Glades on Santa Barbara/Rattlesnake (approximately \$100/hour plus a \$50 cleaning fee), and Lely Presbyterian Church (approximately \$75 for the smaller room; the larger room is roughly double, per Greg Johnson). No decision was made. Paul Labonte will follow up with Nancy Copeland at Lely Presbyterian Church for current pricing and report back to the Board.

Meeting Schedule -- Per the Association's Bylaws, Board Meetings are not usually scheduled in July, August and September. Given the low volume of business over the summer, the Board agreed to cancel the August meeting. A Zoom meeting may be called in September if needed, primarily to finalize next year's budget; alternatively, a budget template will be circulated to the Executive Committee (Paul Labonte, Sharon Sutton, Bart Andersen, and Dave Tate) for review and comment in lieu of a formal meeting. Dana Finnegan confirmed the ARC Committee can call a meeting on an as-needed basis should an urgent matter (e.g., a fence application) arise.

The Board also discussed holding the Annual Meeting at Royal Palm despite the rental fee, but Paul Labonte expressed concern about alcohol service at the venue during Association meetings; consensus was to continue holding meetings at a church setting.

5. Treasurer's Report

Sharon Sutton presented the Treasurer's Report for the period ending June 30, 2026:

- Fund Balances: \$157,607.34 in Operating; \$127,528.57 in Reserves. Funds are being moved from the WinTrust account to the operating checking account in June and July to maintain a working balance.
- Budget vs. Actual (YTD): Administrative \$6,083.75 under budget; Utilities \$20.93 under budget; Maintenance & Repair \$4,860.41 over budget, due to an unbudgeted \$15,017.78 mailbox project expense; Contingency \$29.90 over budget (field trip expense); Reserve Fund project spending of \$112,555.03 against a \$182,600 budget.
- Collections: \$28,501.87 outstanding, including assessments, interest, and related charges.

A motion to approve the Treasurer's Report was made by Dana Finnegan and seconded by Victor Faszczuk . Motion carried unanimously.

6. Old Business

a. Update on Compliance/Fines

Dave Tate reported that compliance fines have been placed on hold pending reconstitution of the Hearing Committee following Greg Johnson's departure. He raised ongoing concern regarding a small number of owners on Palmetto Dunes and Torrey Pines who remain non-compliant on lantern fixtures despite repeated notice letters (in some instances, up to six or seven letters to the same address) and asked for Board input on next steps.

The Board discussed several options, including having the Association purchase and provide replacement solar lanterns (approximately \$80-\$90 each) and billing the cost to the owner's account. Concerns were raised regarding Association liability for installation and the risk of adding further charges to owners who are also delinquent on assessments. No action was taken; the topic will be revisited at the next Board meeting.

Two Palmetto Dunes addresses previously fined \$200 on two occasions (August 2025 and January 2026) remain outstanding; two other addresses corrected mailbox and lantern deficiencies after multiple notices and are considered resolved.

b. Mailbox and Post Services Status

Dave Tate reported approximately 300 mailboxes have been completed, with 63 remaining. Supplies have been ordered and picked up by the contractor to complete the remaining work, targeted for late July or early August depending on weather.

Once the project is complete, Dave Tate and Bart Andersen will conduct a neighborhood review to identify any remaining non-compliant mailboxes (including those an owner opted out of or that were too deteriorated to repair) and send follow-up notices. A separate night-time review will be conducted to identify non-functioning post lights; extra bulbs have been ordered. If a light remains non-functional after the Association replaces the bulb, further repair becomes the owner's responsibility.

Sharon Sutton requested that Dave Tate confirm the mailbox project expenses against the corresponding budget line item.

c. Action Committees Status

The inspection of official records and the compliance process review are complete. Bart Andersen's Design Guidelines document (covering fences and pool barriers) was previously circulated to the Board for review. Bart Andersen will incorporate additional revisions, including provisions for lanai cages, and recirculate the draft to the Board within approximately one week.

The Board agreed that a formal Board vote is not required to distribute the draft to the community for comment; feedback will be solicited informally, with manager serving as a conduit for owner comments and a summary included in the newsletter. Formal Board approval of the Design Guidelines as Association policy will occur at the October Board

Meeting after community feedback has been incorporated. Release of the summer newsletter will be delayed to include this discussion item.

d. Landscaping of Medians Update

Sharon Sutton reported completion of five additional landscape beds on St. Andrews (at the stop signs and at the median where Lely Country Club begins), consistent with earlier work completed on Augusta. Approximately 320 bricks remain on hand; additional "tops" will need to be ordered, at additional expense, to continue building planters with the remaining bricks. Pricing is being obtained for additional median plantings. Extreme heat is currently limiting new planting activity; efforts are focused on weed control in the interim.

7. New Business

a. ARC Committee Review

Dana Finnegan reported continued seasonally low application volume, with most applications (windows, doors, painting, landscaping) approved without issue. One reroofing application at 447 St. Andrews was initially denied by ARC due to roof-color mismatch; Dana Finnegan met with the roofing contractor, obtained additional manufacturer samples, and resubmitted a matching option that was subsequently approved.

The Board reviewed the new ARC Process and Standards, published for Board comment by Jerry Golf on May 30, 2026.

Sharon Sutton moved to approve the new ARC Committee process and standards as published May 30, 2026. Dave Tate seconded the motion. Motion carried unanimously.

The new standards take effect going forward; ARC meetings will continue to be scheduled to coincide with Board meetings. Jerry Golf will prepare a condensed summary of the ARC process changes for inclusion in the summer newsletter, coordinated with Victor Faszczuk. Paul Labonte and Dave Tate will countersign the finalized document, with copies to Dana Finnegan, Jerry Golf, and Sharon Sutton, and a copy posted to the website.

b. Members Concerns (Vegetation in Adjacent Lakes)

Paul Labonte reported on correspondence with the South Florida Water Management District and Collier County Commissioner Rick LoCastro regarding overgrown vegetation in the lakes adjacent to the golf course. The response confirmed that the County does not regulate vegetation within a lake except in designated littoral planting areas, and that the Water Management District has no oversight interest in the matter. Vegetation management in the lakes remains the responsibility of the golf club, as private property. Owners were cautioned against taking independent action to remove vegetation.

c. New Board Application

Consideration of a pending new Board member application will be deferred to the October Board Meeting, per the recommendation of Dave Tate and Bart Andersen, with Board concurrence.

8. Other Comments:

Delinquency Status -- Paul Labonte reported nine active liens currently on file, down from thirteen. The Association's attorney has been directed to refile liens expiring in September and to file seven additional liens for accounts delinquent over \$500, bringing the total to sixteen. An additional twenty-four accounts are delinquent for the current year, a higher number than the prior year. Paul Labonte proposed sending a personal letter, as Board President, notifying these owners that continued non-payment will result in a lien being filed; the Board concurred, with Sharon Sutton noting the continued value of direct, relationship-based follow-up with delinquent owners in parallel.

Board Email Discussion -- Sharon Sutton noted that the Board's previous discussion regarding email service options had not been concluded, as several of the free options that had been identified were ultimately unavailable. She also stated that no decision has been made regarding dedicated email addresses for Board members and requested that the matter be placed on a future agenda. Paul Labonte agreed to include the item on the agenda for the next Board meeting, where the Board will continue its discussion and consider available options.

9. Owners' Comments:

Owner Comments (214 Palmetto Dune Circle) -- Owners Stacy and Alan Mancheck addressed the Board regarding the loss of golf-course view resulting from landscaping (calusia hedges) on neighboring lots exceeding typical height. Board members confirmed the hedges are located on the neighboring owners' property and noted that the governing documents do not currently restrict shrub or hedge height. The Board advised the matter is a private dispute between neighboring owners rather than an Association enforcement issue, encouraged continued direct dialogue between the owners, and noted that hedge/shrub height standards could be considered as part of the pending Design Guidelines. No Board action was taken.

10. Adjournment

Karen Poufcas moved to adjourn the meeting. Sharon Sutton seconded the motion. With unanimous consent, the meeting was adjourned at approximately 4:15 p.m.

Respectfully submitted,

Philippe Gabart, CAM

Resort Management