

LELY COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

March 25, 2014

A Board of Directors meeting of the Lely Country Club POA was held on March 25, 2014 at Tuscan Villa located at 8901 Tamiami Trail E, Naples, FL 34113. Directors present were Will Douglass, Dudley Chism, Judy Garland, Bill Seward, Stacie Jennings, Tom Pellegriti, Cliff Suggs, Jackie Waganer, Bob Daquilante, Colby Cashiola, Ken Frank and Dan Kokora. Also in attendance was Verna Lutz of Sandcastle Community Management.

The meeting was called to order at 6:00 pm; it was determined that a quorum was present and proof of due notice was accepted. Will made a few changes to the agenda order. Bob made a motion to accept the minutes from the February board meeting with corrections; Cliff seconded the motion and all voted in favor.

PRESIDENTS REPORT- Will Douglass presented the president's report. He reminded all board members to treat each other with respect. He addressed a past fine being disputed by the owner of 183 Palmetto Dunes Circle. He asked management to verify if the owner paid his 2014 assessments.

SECRETARY'S REPORT- Judy provided the secretary's report. She identified some historical records she had been holding but most have now been given to management. She also reminded the board that until the amendments are recorded they are not enforceable.

FINANCIAL REPORT- Tom provided the financial report; he is still in the learning about LCCPOA however has identified that the largest expenses are legal and irrigation, and has some ideas for the future including the benefit of using graphs and year-over-year reports.

COMMITTEE REPORTS-

- Architectural- Ken Frank reported on 3 tile roofs approved, 1 driveway replacement and 1 pool addition.
- Bylaws- Bill reported that he has been reviewing old versions of the documents, and is looking for suggestions and recommendations. He has identified some discrepancies regarding Tanglewood. He also distributed a list of questions/discrepancies for review. Lastly he provided an overview of a meeting attended by Palmetto Dunes who is considering some amendments.
- Communications- Stacie Jennings reported that she has been corresponding with the webmaster and the progress has been great; there are a few formatting issues to correct. She intends to have the newsletter and website correspond to maintain continuity in communications venues.
- Compliance- Jackie Waganer reported that 55 violation letters were sent in March. 3 fines were voted and approved by the board in February however none of the fines were actually levied because the owners addressed the issues before the 14 day period. She discussed the success she has had with the hangtags. She also has received several "Thank You's" from owners for keeping the neighborhood looking great. She finally responded to Cliff's comments on compliance. Discussion followed.
- Hearing Committee: Bob Daquilante had nothing to report as no hearings were called.
- Landscape: Colby Cashiola reported on the irrigation well issue. He will make his recommendations under new business.
- Neighborhood Watch- Dan Kokora reported that the burglars have moved on and he has had no calls for the past several weeks. Discussion followed on the name change from Neighborhood Watch. Cliff made a motion to accept Community Awareness and Safety; Judy amended the name to Community Awareness and Jackie seconded the motion. Vote taken: 10 in favor; 1 opposed.

OLD BUSINESS

- 451 Torrey Pines Point Update: Verna read the email from attorney Potter on the matter; it likely will go before a judge in next 30 to 60 days.
- Background Checks: Dudley read comments by attorney Potter. Cliff made a motion that the association run background checks when the request for an estoppel is made; Bill seconded the motion. Verna recommended that the association instead change the documents to provide the association with an approval process. Discussion followed. 6 voted in favor; 3 opposed; 3 abstained. Cliff stated that since 6 voted in favor that the measure passes based on Roberts Rules. Verna stated that a majority of the board would be needed which is 7 for the motion to pass. Further discussion followed. Judy made a motion that language be developed by October 2014 to provide an application approval process for transfers, motion was seconded. All voted in favor except Bill who is opposed to the motion.
- Status of New Board Members: Will reviewed the information provided by attorney Potter on when board members officially begin their roles.

NEW BUSINESS

- Fining: Jackie reported that both fine recommendations are being cancelled as new owners have since taken possession.
- Updated Compliance Procedures: Jackie presented compliance procedure changes. A COPY OF THE REVISED COMPLIANCE AND HEARING PROCEDURES IS ENTERED AS PART OF THESE MINUTES. Judy made a motion and Bob seconded the motion to accept the

corrections as presented. Judy made a motion to amend item #5 under Hearings to add "...unless appealing a violation of their own property." Jackie seconded the motion and all voted in favor except Cliff who opposed the motion.

- Landscape recommendations:
 - Irrigation Well: Colby outlined the problems with the well and the 3 bids received for a new well. He recommends going with Naples Well Drilling which will take several weeks to initiate due to permits; once started it will only take a few days to complete; the cost will be paid from the reserves. Tom made a motion to accept Colby's recommendation and accept the bid from Naples Well Drilling; Dan seconded the motion and all voted in favor. In addition, there are 2 additional repairs that need to be made to the other 2 wells; Dudley made a motion which was seconded by Tom to proceed with those repair; all voted in favor.
 - Mulch: Colby presented a plan for installation of mulch, which is in the budget. He recommends installing after rainy season. Dud made a motion to accept Colby's recommendation to install mulch after rainy season; Judy seconded the motion and all voted in favor.
 - Plants: Colby postponed his recommendation until a later date as he collects more information.
- Website: Will ask if everyone is happy with how the new website is developing so far, all agreed.
- Cul de sacs: Dudley reported on the meeting with the county and Waste Management and provided an overview of the problem. The association is acting as facilitators only to assist the county in reaching and obtaining approval from homeowners on each cul de sac street.
- Attorney Service for Covenant Revitalization: Judy reported that on March 26, 2015 the 30 year expiration of the LCCPOA documents will occur which requires the covenants to be revitalized. She contacted 3 attorneys including attorney Potter who declined due to a conflict of interest. Anticipate \$6,000 to \$8,000 expense for the revitalization of the documents.
- Treasurer: Will made a motion that Tom be appointed as Treasurer and seconded; all voted in favor.
- Code of Board Conduct: Will distributed material for consideration to develop a board policy of conduct.
- Signage for Royal Palm Country Club: Will presented a picture of the sign being considered for installation on LCCPOA property. Discussion followed. Judy made a motion to decline this sign due to the lack of aesthetic appeal, and seconded. All voted in favor except for Jackie who was opposed to the motion.

NEXT MEETING

The next Board of Directors meeting will be held on April 15, 2014 at 6 p.m. at Tuscany Villas.

ADJOURNMENT

There being no further business to discuss, a motion was made and seconded to adjourn the meeting at 8:47 p.m. All voted in favor.

Respectfully Submitted,
Verna Lutz, CAM