

# Lely Civic Association Newsletter

## Summer 2024



### President's Corner

The Board would like to welcome all our new neighbors to the community. If anyone has a question, please contact any Board member, particularly your area Rep or contact the property manager at Anchor Associates.

In this newsletter there is a lot of good information that covers some of the recent changes of Florida state statues impacting HOAs as well as a refresher on our Violations process and some helpful information on maintaining your gas generators as hurricane season is upon us. If you have an idea for an article or would like to place an ad in the newsletter, please reach out to our Secretary Ellen Clifford.

I want to remind all our residents that Board meetings are held the 3<sup>rd</sup> Tuesday of the month at Lely Presbyterian Church, and you are welcomed to attend. Please check the website at Ourlely.com for all the details.

### Treasurer's Report:

The LCA remains financially sound, and spending is at our budget projections for June and tracking to our annual projections. We're doing well on controlling the expenses we can, such as office expenses, legal expenses and documentation revisions. We are owed \$11,895 in dues and unpaid fines as of June 30. A collection mailing was authorized to be sent out by Anchor in June. All HOA Board members have a list of residents who are delinquent in their dues; if you are not sure if you are current on your dues feel free to reach out to me, your unit representatives, or Anchor Associates – we'll be glad to let you know your status. I'm sure most of the delinquent homeowners likely aren't aware of being overdue. Please, if you aren't sure if you paid your dues this year, check with me to make sure you aren't delinquent!

### Secretary's Report:

Happy summer all! We are looking to do some redesign work on the Ourlely.com site – if you have any interest and/or skills in creating illustrations, design or even web coding, please volunteer! The website is intended to be easy to use and informative - if you have input, let's hear it! Reach out to me at [s.ellen.clifford@gmail.com](mailto:s.ellen.clifford@gmail.com).

### 2024-2025 Lely Golf Estates Board Officers

**President: Laura Mann**

**Vice President: Chuck Schnell**

**Secretary: Ellen Clifford**

**Treasurer: John Clifford**

**Property Manager  
(Anchor Associates)**

**Maya Ashley Francois  
239-649-6357**

**[maya@anchormanagers.com](mailto:maya@anchormanagers.com)**

### Board Meeting Dates

May 21, 2024

June 18, 2024

July 16, 2024

August 20, 2024

September 17, 2024

October 15, 2024

November 19, 2024

December 17, 2024

**Meeting location is at the  
Lely Presbyterian Church  
110 St Andrews Blvd  
Naples, FL 34113**

Meeting notices are on the website, Ourlely.com, a week in advance. Signs are posted at least 48 hours prior to each meeting.

## The 2023 Florida Statutes (including Special Session C)

[Click a Title to View Chapters and Parts](#)

**Our community website is:** [www.OurLely.com](http://www.OurLely.com)

- Contact Information
- Important Notices
- Board Meeting Minutes
- All sections covenants and our By-laws
- Forms
- Information for Realtors/ Buying and Selling
- Newsletters and more

## Changes in Florida Laws Impacting HOAs

Lely Golf Estates was established as a Deed Restricted Community when it was created in 1974. Deed restrictions form the foundation of our Homeowners' Association (HOA) and help make our community beautiful, safe and stable. These by-laws, articles of incorporation, and covenants are part of a wider legal structure - local ordinances and Florida state statutes - that impact our neighborhood. This year the Florida Senate has amended several of the state statutes that affect HOAs and its members. The good news for Lely Golf Estates is the Association already practice most of the changes which went into effect July 1 of this year. We highly encourage all our members to familiarize themselves with these statutes – you can find them on the internet at: [www.leg.state.fl.us/statutes](http://www.leg.state.fl.us/statutes) .

Listed below are descriptions of some of the changes that impact our HOA:

- Florida Statute Title XXXII Chapter 468 Sections 4334 and 4337 which covers new requirements for Association management firms.
- Florida Statute Title XL Chapter 720:
  - Section 303 (1) Power and Duties: Directors are now subject to statute 617.0830; addressing the length of time to maintain certain official records; posting certain documents on its website or making available through records request if the association or its agent is not liable for the disclosure of certain information.
  - Section 3033 covers new requirements when it comes to the certification of Board members.
  - Section 3035 added new requirements for the HOA's Architectural Committee.
  - Section 3045 added common area and community golf course to the list of "not visible from" and added that homeowners can have a vegetable garden and a clothesline as long as it is not visible from frontage or adjacent parcels, etc.
  - Section 305 changed the timeline for the procedure of holding hearings and or membership suspension; modified the timeline for notifications regarding such hearings; fine payments; HOA recouping attorney fees and added a time frame to specific violations the HOA cannot levy a fine or imposed suspension against an owner during that timeframe.

Please make sure you read your HOA documents, especially your section covenants and the 720 Florida State Statute. The HOA documents can be found on Ourlely.com.

**Lely Golf Estates is one HOA that consists of 6 different sections.**

**Unit 1** includes the following streets: Doral Circle; Willow Creek Ln; Warwick Hills Dr. & Oakland Hills Dr.

**Unit 2** includes # 11 thru 180 Pebble Beach Blvd, Heather Grove Ln, Briarcliff Ln, Big Springs Dr., Thorncrest Ln, #121 thru # 136 Baltusrol Dr. & #'s 115 & 123 St Andrews Blvd

**Forest Hills Section** includes #'s 124 thru 399 Forest Hills Blvd, Bay Meadows Dr. & #'s 248 thru 264 Pebble Beach Blvd

**Pinehurst Estates Section** includes Pinehurst Cir & #'s 169 thru 292 Baltusrol Dr.

**St. Andrews East** includes #407 thru 562 Forest Hills Blvd, Hidden Valley Dr., #'s 340 thru 392 St Andrews Blvd & Valley Stream Ln.

**St. Andrews West** includes Pebble Beach Cir, Pine Valley Cir & #'s 131 thru 224 St Andrews Blvd

**We still have one open seat in St Andrews East, Pinehurst and two seats open for Unit 2. Please consider filling an empty seat on the board to make sure you and your neighbors have a voice with the Lely Golf Estates Board.**

Interesting in learning more? Please contact the Chairperson of the Nominating Committee at [tmihalovich@gmail.com](mailto:tmihalovich@gmail.com)



## Hurricane Preparedness: Gas Generator Care and Maintenance

Electricity is the main source of utility power across Florida. Yet, when hurricanes hit the power almost always goes out, and we are stuck in a hot, humid climate with no lighting, no way to cook our food, keep

## GAS GENERATOR HINTS

1. Use only ethanol-free gasoline
2. Treat it with 2 oz of Seafoam additive per gallon
3. Test the generator briefly each month- turn the fuel valve off when shutting it down to ensure all fuel in the carburetor is consumed
4. Keep the generator's fuel tank full; keep at least 1 gallon of Seafoam treated ethanol-free gas on hand for the generator
5. Never run a generator in an enclosed space; place it under an overhang outside of your garage instead.

### Preparing for Hurricane Season

- Prep your residence to withstand a hurricane
- Prep your family to remain safe during a hurricane and its immediate aftermath
- Prep to evacuate from the path of a serious hurricane

refrigerators running, even to run fans much less A/C. This is why people purchase portable generators. Effectively maintaining your generators, especially gasoline powered generators, is key for it to be reliably available for use during a power outage.

Portable electric generators have small gasoline-powered engines connected to small electrical generators. Typically, generators will produce 12V DC (actually 13.8 volts, like a car's alternator) and 120V AC (what is typically used in a home to power lights and small appliances). Some larger generators will also produce 240V AC and can run dryers and HVAC systems. If you buy one of these larger generators, it's recommended that you get a qualified electrician to install a generator outlet and a generator intertie kit that isolates your house from the street when the generator is connected.

Inverter generators have an additional component to tightly regulate AC power so spikes that can damage sensitive electrical equipment (computers, modern TVs, etc.) are prevented. To avoid the need for this special generator, make sure you use surge protectors on all your sensitive equipment.

The vulnerable component of a generator is its gas engine and preventative maintenance is key. Don't use ethanol gas (E10) from the local gas station as fuel. Ethanol gas absorbs water from the atmosphere, clogs carburetors, and will clog your generator in as little as a couple of weeks if you are not running the generator constantly. Use only ethanol-free (pure) gasoline if possible. This fuel is readily available locally. I prefer Seafoam fuel additive (found at any auto parts store), and use a mixture of 2 oz per gallon of pure gas and in a 1-gallon gas can of spare fuel. I do the same with all my engines... generators, motorcycles, ATVs, and my gas- and diesel-powered vehicles. This prevents fuel-related problems with generator engines equipped with carburetors.

Second, make a habit of starting your generator once a month and running it for 10 minutes. Plug a lamp or an appliance into the generator to ensure it is creating power (I power my air compressor and check/fill the tires on our vehicles). At the end, stop the engine by turning the fuel valve off and letting it run until it stops. This will ensure that any fuel left in the carburetor is completely consumed so there's no fuel left to solidify ("gunk up") and cause problems. Once the generator stops, turn all switches off, let it cool, and then top off the fuel tank to keep it full for use and to prevent water condensation from forming inside the fuel tank. This additional step combined with using ethanol-free gasoline treated with Seafoam will prevent all fuel-related issues. I have maintained my generators for over a decade with these two practices and have yet to have any problems.

Third, the next time you need fuel for your car, go to a station offering ethanol-free gasoline, dump the remaining fuel from your fuel can into your car's fuel tank, fill your vehicle, and re-fill the gas can with ethanol-free gas. Remember to put 2 oz per gallon of Seafoam into your gas can. The Seafoam-treated pure gas will make your car run better, and you'll have fresh fuel in your gas can.

What happens if you don't follow this protocol, if you store gas with ethanol in your generator's fuel tank and run it without getting all the gas out of the carburetor? You will have constant issues trying to start the generator, and you'll have to have the carburetor pulled from the generator so it can be disassembled and cleaned. If corrosion has set in from the water that is inherent in ethanol-based gasoline, you will have to rebuild or replace the carburetor. This costs around \$200... much more than using pure gas and the once-per year can of Seafoam at \$10.

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## Violations policy and procedures in Lely Golf Estates

The Board has received some questions recently about the procedure of the Violations/ Hearing process. As a reminder, Lely Golf Estates is made up of six different sections or "Units." Each unit has its own set of covenants. So, what might be a violation in one section might not be a violation in another. While board members and our Community Association Manager (CAM) do patrol our community, most of the violations reporting is done by neighboring homeowners. Here is the process followed once a complaint is received:

- 1) The community Units covenants are checked to verify if the complaint is accurate.
- 2) Once verified as a legitimate complaint, the property is visited to investigate. Our goal is to talk to an owner in person first before the first letter is sent via mail. The letter includes what violation was observed, which Article in their sections covenants' it falls under, the date, time, pictures of the violation and the time frame to correct the violation.
- 3) A courtesy follow-up takes place shortly after the allotted time to correct has expired.
- 4) If the violation is not corrected within the allotted time frame, then a fine and/or suspension of membership may be levied against the owner after being approved by the Board of Directors.
- 5) If a fine or suspension is levied against an owner, another letter is sent to the owner stating they are being fined a certain dollar amount and/or their membership may be suspended. The letter also advises them of the Hearing process including a date & time for the hearing.

### Implement your plan

- **Keep critical supplies (food, water, medicines and hygiene-related, flashlights, battery banks or portable power stations, batteries and radios, a generator) ready to go.**
- **Be as ready to evacuate as you are to stay (ensuring personal vehicles are fully fueled, maintained, and prepared, packing specific items such as personal and financial documents, clothing, ID, and money so that you can hit the road for a couple of days to a couple of weeks.**
- **Stay on top of the latest news and heeding warnings from government officials to evacuate.**

The Hearing Committee is part of the checks and balances system written in our documents and mandated by Florida state statute when it comes to fining and/or suspension of an HOA member. The committee members are volunteers who are non-Board members and not related to any Board member. Three committee members preside over the hearing. The committee only has the authority to approve or disapprove the fine and/or suspend membership as requested by the Board. If the majority of the Committee members disagree with the Board recommendation to fine and or suspend membership this does not mean the violation is voided. The owner is still in violation and must correct it. If corrective action isn't taken by the owner in time outlined in the initial violation letter, then the Hearing process will be repeated. The HOA has a legal right to enforce its covenants, including instituting legal proceedings to enforce compliance. Any expense incurred to remedy the violation will be billed to the lot owner, including legal fees and services provided.

## Support our local businesses

If you would like to place ad to promote your business to over 400 households, please contact Ellen Clifford at [s.ellen.clifford@gmail.com](mailto:s.ellen.clifford@gmail.com)

 <p>Gulf Coast <b>INTERNATIONAL PROPERTIES®</b></p> <p><b>Live Exceptionally</b></p>  <p><b>PATRICK FULTON</b> REALTOR® 239.682.3078 pfulton@gcipro.com</p> <p><a href="http://www.gcipro.com">www.gcipro.com</a> - <a href="http://www.portroyalwaterfronthomes.com">www.portroyalwaterfronthomes.com</a> <a href="http://www.gcipropertyrentals.com">www.gcipropertyrentals.com</a></p>	 <p><b>Chris &amp; Andrea</b> <b>Owner Operators</b> 239.537.2327 239.682.1684 Licensed and Insured 3823 Tamiami Trail E # 174 Naples, FL 34112</p> <ul style="list-style-type: none"> <li>• Small drywall repair</li> <li>• Pressure washing</li> <li>• Window cleaning</li> <li>• Paver Sealing</li> <li>• Screen repair</li> <li>• Picture/TV hanging</li> <li>• Replace locks/handles</li> <li>...and much more!!</li> </ul> <p><b>Gulf Coast Handy Pros LLC</b> HOMEWATCH Experts, Winner Nextdoor 2023 Neighborhood Faves - 3 years in a row!</p>
 <p>at Hammock Cove <b>Mela's Cafe</b> ESTD BREAKFAST AND LUNCH 2024 4302 Thomasson Drive, Naples, FL 34112 Tel: 239-384-9587</p>	 <p><b>PREMIERE PLUS REALTY</b> <b>LUXURY INTERNATIONAL</b></p> <p>Cell: (239) 298-6371 Fax: (206) 309-0574 Email: Thomas@NaplesRealEstate.Agency 1100 5th Ave. S. #101B, Naples, FL 34102</p>  <p><b>Thomas Weger</b> REALTOR®</p>   