

**King's Lake Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**April 8, 2019**

**Minutes**

These are the minutes of the Board of Directors meeting for the King's Lake Homeowners Association, Inc. held April 8, 2019 at the Greater Naples Fire Station, Naples, Florida. The meeting was called to order at 7:16 P.M. by President Chuck Nuechterlein.

**DIRECTORS PRESENT:** Chuck Nuechterlein, Dick Weise, Bill Wolfenden, Chris Hagan, Steve Kohn, Mary LeGault, Mary Ballard and Marsha Bergquist. A quorum was established.

Also present were Anthony Phillips (Kings Lake Maintenance Manager), Tina Miller (Community Manager) and 7 homeowners.

**DIRECTORS ABSENT:** Edward Rooney, Bill Oar and Gloria Seger

**SECRETARY'S REPORT:**

It was moved by Mr. Weiss, second by Mr. Wolfenden to approve the minutes of March 11, 2019. Unanimous approval.

**TREASURER'S REPORT:**

Ms. Miller reviewed the March 31, 2019 preliminary financial report. Mr. Weiss motioned to approve the financials as presented. Ms. Ballard seconded, and the motion carried unanimously.

Ms. Miller also reported that the financial reports are not set up property and will speak with Mr. Rooney to correct this going forward.

**OLD BUSINESS:**

- A. Landscape Committee** – Ms. LeGault said the entry flowers look great. Seventeen (17) canopy trees were put in last week around Lake One and Mr. Phillips is hand watering the trees and bubblers will be installed. Ms. LeGault mentioned several people asked for more benches around the lake area – would like to increase from 3 to 6 benches. Ms. Miller will get quotes to clean up debris by the broken chain-link fence.
- B. Preserve Committee** – Ms. Ballard said the schedule is working and everything is fine. Ms. LeGault said pickleball players are asking why we couldn't move the chains back so they can park more cars? Mr. Nuechterlein said the chains was placed there to prevent night partiers from parking there. Mr. Phillips will check to see if chains can be moved back.
- C. Lakes Committee** – Mr. Wolfenden said the lakes are in great shape. Mr. Phillips said he will start to spray next week and remove spike rush from lakes patch by patch. Ms. Hagan is concerned with taking out natural vegetation and will diminish water quality.
- D. Roads & Paths Committee** – Mr. Nuechterlein said Mr. Oar is working on getting quotes for resurfacing the walkway and so far, has one quote for \$20K. Mr. Nuechterlein would like to get more quotes.
- E. Architectural Review Committee** – Mr. Wolfenden said we need to follow up with 2301 Kings Lake Blvd's metal roof. Ms. Bergquist gave an update regarding the home at 2172 Kings Lake Blvd. that was damaged during "Irma" and still has not complied with code enforcement required repairs. Mr. Hagan will research this case with code enforcement. Mr. Nuechterlein said 2995 Kings Lake Blvd has two tree stumps left from the hurricane that are not removed. Ms. Bergquist said 2201 Kings Lake Blvd is building something and not sure if they've submitted an ARC application. There's an arbor on 2200 Royal Lane and questioned if there's a permit for this. Ms. Miller to follow up with the owners and see if they received permits. There was brief discussion on rules vs. Docs.

**F. Irrigation Committee** – Mr. Weise reported the irrigation pump is working according to standards. Mr. Kohn questioned on the timing of the sprinklers around the lakes. Mr. Phillips said Windsor and Steeplechase have their own irrigation system.

**G. Website Committee** – No report. Ms. Miller updated website with missing minutes and financials.

**H. Legal Committee** – No report.

**I. Newsletter** – Ms. Bergquist is working on newsletter and will get it published asap once received all pieces from each committee.

**NEW BUSINESS:**

**A. TQM (Total Quality Management) Program with SWPM** – Ms. Miller said Southwest Property Management is implementing a TQM program where the President and the VP would meet with the Board periodically to take a survey and ensure that all contractual services have been met and check on quality of work on various depts and staffs to ensure customer satisfaction. Ms. Miller will get back to the Board with some dates and times to meet.

**ADJOURNMENT:**

It was moved by Mr. Weise, second by Mr. Kohn to adjourn the meeting. Unanimous Approval.

The meeting adjourned at 8:20 P.M.

Respectfully submitted,

Tina Miller  
Acting Secretary