

King's Lake Homeowners Association, Inc.
Board of Directors Meeting
July 1, 2019
Minutes

These are the minutes of the Board of Directors meeting for the King's Lake Homeowners Association, Inc. held July 1, 2019 at Southwest Property Management's Conference Room. The meeting was called to order at 4:00 P.M. by President Chuck Nuechterlein.

DIRECTORS PRESENT: Chuck Nuechterlein, Bill Wolfenden, Edward Rooney, Mary LeGault, Mary Ballard and Gloria Seger. Chris Hagan and Dick Weise via telephone. A quorum was established.

Tina Miller (Community Manager) and 1 homeowner.

DIRECTORS ABSENT: Steve Kohn, Marsha Bergquist and Bill Oar

SECRETARY'S REPORT:

It was moved by Mr. Rooney, second by Mr. Wolfenden to approve the minutes of June 10, 2019. Unanimous approval.

NEW BUSINESS:

A. Funding for phase II tree planting around the lake – Ms. LeGault motioned to reallocate \$5,807 from hurricane emergency reserve (313) to landscape replacement (716). This was seconded by Mr. Rooney and was unanimously carried.

Ms. LeGault said this charge was for the planting of last year's hurricane replacement trees, which was delayed to this year due to pump repairs. This would leave a balance of \$22,798 in the landscape replacement budget as of 7/1/19. The Landscape Committee projected an additional cost for this year at approximately \$4,000, which will leave a balance of \$18,798,

Ms. LeGault motioned to spend \$18,050 on phase II tree replacement. This was seconded by Mr. Rooney and was unanimously carried.

Ms. LeGault said because of a 25% to 40% increase in tree prices over the past two years, phase II tree replacements have been reduced from 46 trees to 29 trees. We will install 3 Cypress, 1 live oak, 16 foxtail palms, and 9 Royal palms totaling to \$18,050.

B. Walkway Repair Proposal – Mr. Nuechterlein said Bain Sealcoat recommend we cut out roots and only repair damaged areas and not resurface the entire walkway. This is more cost efficient and makes sense. Mr. Nuechterlein motioned to change the way we fund the reserve and go to the method of every 4-5 years of reseal and repair instead of regrinding and resurfacing the entire walkway. This was seconded by Mr. Rooney and was unanimously carried.

Mr. Nuechterlein said our high quote is \$19,510 from Bain Sealcoat and we will have 3 quotes total. **Mr. Rooney motioned to take \$19,510 out of Road and Path Paving Reserve to cover this project. This was seconded by Mr. Wolfenden and was unanimously carried.**

OTHER BUSINESS: Mr. Nuechterlein said we need to provide Anthony with better communication. The previous maintenance supervisor has a phone paid by the Association and Anthony is using his own cellphone. Mr. Nuechterlein would like for the association to provide a phone for Anthony. No motion needed.

ADJOURNMENT:

There being nothing further to discuss, the meeting adjourned at 4:30 P.M.

Respectfully submitted,

Tina Miller
Acting Secretary