

King's Lake Homeowners Association, Inc.
Board of Directors Meeting
January 13, 2020

Minutes

A meeting of the Board of Directors of the King's Lake Homeowners Association, Inc. was held on January 13, 2020, at the Greater Naples Fire Station, Naples, FL. The meeting was called to order at 7:00PM by Chuck Nuechterlein followed by the pledge of allegiance.

DIRECTORS PRESENT: Chuck Nuechterlein, Bill Wolfenden, Mary LeGault, Mary Ballard, David Dardi, Marsha Bergquist, Ed Rooney, Jim Shumake and Gloria Seger. A quorum was established.

Also present were Anthony Phillips (King's Lake Maintenance Manager) and Laura DePamphilis of Southwest Property Management and many homeowners.

SECRETARY'S REPORT: Mr. Rooney motioned to accept the minutes of the December 9, 2019 meeting as written. Mr. Shumake seconded. All were in favor.

TREASURER'S REPORT: Ms. DePamphilis reviewed the December 31, 2019 financial report. Mr. Shumake motioned to accept the report. Ms. Seger seconded. All were in favor. There was a discussion about accepting installment payments on irrigation water as one owner is insistent on doing. It was argued the Association is not a utility and should not accept installment payments. This issue affects only a handful of owners, and every owner is expected to pay for the irrigation water when it is billed at the beginning of the year. If the homeowner continues to be delinquent, a late notice should be sent and irrigation water turned off if payment is not forthcoming. Management was instructed to ask attorney if water could be turned off. Mr. Dardi motioned that the payment policy remain unchanged and the homeowner be instructed accordingly. Ms. LeGault seconded. All were in favor by a show of hands.

OLD BUSINESS:

- A. Lakes** – Mr. Wolfenden reported that the quality of the water in the retention ponds continues to be excellent. Spike rush around the lakes' edge contributes to that, and there is no plan to remove the rush. Ecological Control has treated the plants beyond the white markers, and the Association will continue to contain the rush to those limits. The Committee is setting up a meeting with Ecological Control to discuss additional/ alternative littoral plants for the lake banks. A member of the Hamptons Condominium Association will be invited to attend that meeting. In the past the Association was treating weeds and algae with copper sulfate which is a toxic chemical. Currently, because of maintenance and lake health, that treatment is not necessary. The health and maintenance of these retention ponds is controlled and monitored by South Florida Water Management and Collier County.

There were many comments and questions from homeowners present. Concerns included fewer fish and birds than 30 years ago, difficulties of fisherman to reach water from shore, the spike rush continuing to grow deeper into the lake, the desire to limit the spike rush to five feet into the lake, and the misconception that the spike rush was "planted" rather than naturally occurring.

- B. Landscape** – Ms. Legault reported the Committee received many compliments about this year's decorations – thank you, Anthony! The RFP has been sent to landscapers regarding replacement of the viburnum hedge at the entrance on King's Lake Blvd. The deadline was extended because of the

Christmas holiday. The Committee is considering replacing the bromeliad triangles because they are getting old and are no longer attractive. The annuals look beautiful! The Committee is contemplating replacement of some of the viburnum on King's Way with mature plants to better match existing. Phase 3 of the project to replace trees around the lakes continues. The electrician has been asked about better LED lighting at the entrance.

Mrs. Coleman complained again about the bald cypress trees planted on the lake edge behind her home. The Committee's plan to move one at the Association's expense and offer to remove the other two at the homeowner's expense was rejected by the homeowner. The stress of this situation is affecting her health. *Mrs. Coleman stated it would be acceptable to her if the tree on the far left remained, and the other two were relocated.* The Committee will reconsider its plan.

- C. Preserve** – Ms. Ballard reported the issue of sign up for court time will be decided by the members at the Annual Meeting. Someone put up another schedule that was promptly removed.
- D. Roads & Paths** – Mr. Dardi reported that the path resurfacing project has begun and should take about two weeks to complete rather than the one week originally anticipated. After extensive research he is also comfortable with Bain Sealcoating's plans to sealcoat the path after repairs to 51 locations are complete. Sealcoating will probably be done in mid-April after Easter to minimize impact on residents since the path will need to be closed for several days.
- E. Architectural Review** – Management reported that one application for new windows was approved. Mr. Rooney would like to discuss the approval process with Management.
- F. Irrigation** – Anthony Phillips reported the irrigation system is functioning properly, and the pump building is no longer sinking.
- G. Legal** – Mr. Shumake reported the proposed amendment regarding roofing materials being considered at this year's Annual Meeting will modernize the King's Lake HOA documents. Ms. Bergquist requested a copy of the recent violation letter sent to Ms. Schmidt.

PRESIDENT'S REPORT: Mr. Nuechterlein asked that each committee chairperson be prepared to deliver a report at the Annual Meeting next month. He announced the speaker at the next Collier County Presidents' Council meeting on January 21st will be a representative from Collier County Pollution Control who will be discussing new lake maintenance ordinances.

ADJOURNMENT: There being no further business to discuss, **Ms. Seger motioned to adjourn. Mr. Dardi seconded. All were in favor, and the meeting was adjourned at 8:25PM.**

Respectfully submitted,

Laura DePamphilis

Laura DePamphilis, CAM