

King's Lake Homeowners Association, Inc.
Board of Directors Meeting
December 14, 2021

Minutes

A meeting of the Board of Directors of the King's Lake Homeowners Association, Inc. was held at St. Paul's Episcopal Fellowship Hall, 3901 David Blvd., Naples, FL. The meeting was called to order at 7:00 PM by Chuck Nuechterlein followed by the pledge of allegiance.

DIRECTORS PRESENT: Mary LeGault, Nancy Payton, Mary Ballard, Ed Rooney, Jim Shumake, Gail Miers, Dick Weise, Marsha Bergquist, Bill Wendle and. Gloria Seger was absent. A quorum was established.

Also present were Steven L. Anderson, CAM, and Gerald Batten, Maintenance Supervisor. Fourteen owners were also at the meeting.

SECRETARY'S REPORT: Mr. Weise moved to waive the reading and accept these minutes of November 15, 2021 as written. The motion was seconded by Mr. Rooney and unanimously passed.

President Nuechterlein requested two changes to the agenda be considered. Infrastructure Committee report be added to agenda and New Business addition of Determine Annual Meeting Date.

TREASURER'S REPORT: Mr. Rooney said as of November 30, 2021, we have a total cash of \$345K; \$215K in reserves and \$110K in operating cash. Year to date delinquency is approximately \$14.5K and 14 owners have been passed for collection. **Mr. Weise moved to accept the Treasurer's report. The motion was seconded by Mr. Shumake and unanimously approved.**

Mr. Rooney reported the findings of several months of internal audit work to the board and the community. There were two years of questionable items charged to the HOA Credit Card. Because fuel purchases are difficult to identify it was agreed that anything over \$150.00 per month was questionable and added to the total Southwest Property Management responsibility. A settlement amount of \$31,134.87 was agreed upon to be paid in three monthly installments beginning December 2021. **Mr. Rooney moved to accept the settlement amount as full payment in three equal installments beginning December 2021. The motion was seconded by Mr. Weise and unanimously approved.**

OLD BUSINESS:

- A. **Landscape** – Ms. LeGault said the fall annuals were planted and they look great. Mr. Nuechterlein thanked the committee and Gerald for the wonderful work on the Entranceway Holiday Decorations. Poinsettias were picked up and installed at the

entrance by Gerald. The committee ordered two Recycled Plastic benches for around the lake. They are meeting with Molter to discuss fertilization and pest control of trees tomorrow. The final 5 Royal Palms and one Orange Geiger are being installed soon.

- B. Preserve** –Ms. Ballard said tree removal and chipping proposals are signed and the work is projected for January or sooner if the schedule permits. U.S. Tennis has provided a proposal to provide maintenance to tennis courts as needed for \$625.00.
- C. Lakes** – Ms. Payton reported that Solitude has treated the Spike Rush in King Lake and Sonar Mapping in Prince Lake. The film on the lake is confirmed to be pollution/dirt/dust that will be removed by wind/wave action. She received comments that the Hamptons are very pleased with littorals and are waiting for theirs to be installed.
- D. Roads & Paths** – Mrs. Miers reported that speeding on Kings Lake Boulevard is a problem and there was discussion about county procedures for traffic studies and possible remedies.
- E. Architectural Review** – Mr. Rooney said there are no pending ARCs. He also commented on correspondence received regarding a pergola which **is** not allowed in Kings Lake HOA. He also commented on an owner who had a wrapped vehicle and container on the driveway. He may be running a business from his home. Mr. Weise moved the board send information to attorney for remedy. The motion was seconded by Mrs. LeGault and unanimously approved.
- F. Irrigation-** Mr. Weise reported the system is working to standard.
- G. Infrastructure-Mr.** Wendel reported on the condition of the exterior of the Davis Blvd. wall and pump house stucco. He recommended discussion be held over until next meeting.
- H. Website** – Ms. Payton requested assistance to reconcile Constant Contact with Appfolio email lists and requested SWPM send email list to Mrs. Miers.
- I. Legal** – Mr. Shumake said all delinquent accounts have been passed to collection.
- J. Nominating Committee-**Mr. Schumake reported that there are 4 positions open on the board and six candidates for the election to be held at the annual meeting in February.
- K. Document Rewrite** – Mr. Weise reported on the committee’s work and fielded questions from the board and audience. The board will check with Mr. Murrell to be sure the statute is followed with regards to notice.
- L. Welcome Committee & Newsletter Committee** – Ms. Bergquist said she will post a welcome letter to the website to include Rules and Regulations, Suggestions, etc.

NEW BUSINESS: The annual meeting will be February 8th, 2022 at St. Paul’s Episcopal Church and the next board meeting will be January 11, 2022 at St. Paul’s Episcopal Church.

ADJOURNMENT: There being no further business to discuss, **Mr. Weise motioned to adjourn the meeting and was seconded by Mrs. Bergquist to adjourn the meeting at 9:5 pm.**

Respectfully submitted,

Steven L. Anderson, CFCAM, CAM
Acting Secretary