

King's Lake Homeowners Association, Inc.
Board of Directors Meeting
June 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 Church – 3901 Davis Blvd, Naples Fl 34104. The meeting was called to order at 7:00 PM by Chuck Nuechterlein followed by the pledge of allegiance.

DIRECTORS PRESENT: Chuck Nuechterlein, Mary LeGault, Nancy Payton, Mary Ballard, Ed Rooney, Jim Shumake, Dick Weise, Marsha Bergquist and via telephone were Bill Wendle, Dave Dardi and Gloria Seger. A quorum was established.

Also present were Tina Miller, CAM, and Anthony Phillips of Southwest Property Management. One Homeowner was also at the meeting.

SECRETARY'S REPORT: The Board minutes of May 10, 2021 were presented for review and approval. **Mr. Weise motioned to accept these minutes and Mr. Rooney seconded. All were in favor and the motion passed.**

TREASURER'S REPORT: Mr. Rooney said there was a discrepancy of \$3400 difference in the Review Report done by the CPA compared to the December 2020 Financials. The Bookkeeper at Southwest Property Management submitted a list of where the \$3400 was allocated and was a match. **Mr. Weise motioned to approve the 2020 Review Report and was seconded by Mr. Rooney. The motion was passed 10 to 1. Ms. Payton voted against because she has not seen the Review Report.**

Mr. Rooney went over the May Financials and said we have a total asset of \$581,787. Approx. \$300K in operating and \$283K in Reserve. Total in delinquency is approx. \$17K.

Mr. Weise motioned to approve the May Financials and was seconded by Ms. Ballard. The motion was passed 10 to 1. Ms. Payton voted against because she has not seen the Financial Report.

OLD BUSINESS:

- A. Landscape** – Ms. LeGault said the viburnums hedge replacement with Clusia in selected areas is in progress. The Committee has identified some areas to install the benches near Steeplechase and Greenfield Village. The design architect previously working on the Directional Sign is very sick and a new architect, Arpan Patel, from WJ Johnson will take over. The quote to start the design drawing is \$7,045. Ms. LeGault said the Architect will work within our budget and will give us options for the design and plants. Ms. LeGault said the project will be in the neighborhood of \$30K. **Ms. LeGault motioned to approve the PO from WJ Johnson and was seconded by Mr. Shumake. The**

Board will review at the design and construction stage of the project prior to proceeding. Unanimously carried.

Molter Landscaping has over sprayed some shrubs/hedges and killing them. Mr. Phillip will address this with Molter. Mr. Phillips said approx. 40 7-gallon clusias are needed for the hedge at Barron Lane. **Ms. Payton motioned to spend up to \$2,500 for the plants and was seconded by Mr. Rooney. Unanimously carried.**

- B. Preserve** – Ms. Ballard said Mr. Phillips will take care of and remove the Oyster plants and other invasive plants.
- C. Lakes** – Mr. Dardi said the littoral test areas were planted last Tuesday. When all of the four designated areas were planted, we were able to plant an additional area using the left-over littorals that were harvested for the project. There are now two areas of littorals in front of Steeplechase, and one in front of Bristol Square, Tamaryn, and the Hamptons. So far, we have had two communications of praise from residents of Steeplechase and Tamaryn and no complaints. The first laboratory test results of lake quality are back. Nitrates, Phosphates, and Cholophyll are all in the good region of the Tropic State Index with the exception of the Nitrate level at the North end of Duchess Lake. That is in the high area of the fair region. Nothing to be concerned about but requires watching. It could be caused by the feces from a large population of ducks that enjoy that section of the lake or the improper use of lawn fertilizers too close to the lake.
- D. Roads & Paths** – Mr. Nuechterlein said we will table the “Stop – Kings Lake Private Property – No Trespassing” sign discussion.
- E. Architectural Review** – Mr. Rooney said nowhere in our Docs are owners restricted from having an above ground propane gas tank for a generator. As long as the County approves it then we cannot prevent this from being installed. Mr. Rooney would like to add some ARC guidelines to the new revised document to make it more restrictive.
- F. Irrigation**- Mr. Weise said an owner at 2224 Royal Lane would like to be added back on our irrigation. However, the connection is more complicated than usual as valves were removed and we now have to add them back and dig up the line. The Board said the owner should be responsible for paying the labor and material expenses to connect back to the irrigation system. Mr. Weise will reach out to the owner.
- G. Website** – Ms. Payton said the monthly lake updates are posted on the website and people are reading them. Still working on the wildlife page and should be completed in the Fall. The ARC form was added to the website. Ms. Payton said the old website can come down.
- H. Legal** – Mr. Shumake said we are moving towards the right direction with Ray Bass, Esq. Mediation is the next step, and we need to resolve the issue with selection of the mediator.

- I. Document Rewrite** – Ms. Seger said the committee received many comments and some were duplicates. The committee will meet to go over all the comments then set up a workshop meeting with the Board.
- J. Welcome Committee & Newsletter Committee** – Ms. Bergquist said she is ready to start in the Fall.
- K. Infrastructure Committee** – Ms. LeGault said the caps and columns were not washed nor painted on the wall. Ms. Miller will contact the vendor.

NEW BUSINESS: Mr. Nuechterlein said we will take July and August off and resume our meeting at the Fire Station in September.

President's Report – None

ADJOURNMENT: There being no further business to discuss, Ms. Seger motioned to adjourn the meeting and was seconded by Mr. Dardi to adjourn the meeting at 8:55 pm.

Respectfully submitted,

Tina Miller, CAM