

King's Lake Homeowners Association, Inc.
Board of Directors Meeting
January 11, 2022

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. A quorum was established.

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

SECRETARY'S REPORT: Mr. Weise moved to waive the reading and accept these minutes of December 14, 2021 as written. The motion was seconded by Mr. Rooney and unanimously passed.

TREASURER'S REPORT: Mr. Rooney said as of December 33, 2021, ½ of Kings Lake owners have paid their 2022 assessment. The operating fund balance is \$512,000 and reserve account balance is \$215,000. Late notices will be mailed out to delinquent owners and Southwest made the agreed payment to the association in December. Davis Group will be doing the audit 2021 audit. Mr. Weise moved to accept the Treasurer's report. The motion was seconded by Mr. Shumake and unanimously approved.

President Nuechterlein requested two changes to the agenda be considered. Infrastructure Committee report be added to agenda and give Document Committee report first.

OLD BUSINESS:

Document Committee – Mrs Seger reported the work of the committee was completed. Mrs. Seger moved to accept the proposed documents. Mr. Rooney seconded and the motion was carried by a vote of 9-2. Mr. Schumake and Mrs. Payton were opposed.

Mrs. Seger then moved to submit the documents to the ownership for vote. Mr. Rooney seconded the motion and it was unanimously approved.

The Document Committee will remain as a standing committee.

- A. **Landscape** – Ms. LeGault reported the 5 Royal Palms and one Orange Geiger were installed. The purple martin house is being relocated and flowering trees are being treated for insects.
- B. **Preserve** –Ms. Ballard reported the pathway work was done. U.S. Tennis needs to be contacted to schedule court maintenance.
- C. **Lakes** – Ms. Payton reported that Solitude has treated in December and will plant littorals in May or June.
- D. **Roads & Paths** – No Report
- E. **Architectural Review** – No Requests
- F. **Irrigation**- Mr. Weise reported the system is working to standard.
- G. **Infrastructure**-Mr. Wendel reported the difficulty of getting paint bids.
- H. **Website** – No Report
- I. **Legal** – No Report
- J. **Nominating Committee**-No Report, Committee had finished their work.
- K. **Document Rewrite** – see above
- L. **Welcome Committee & Newsletter Committee** – Ms. Bergquist reported the welcome letter is being reviewed and we need to implement some way of identifying new owners.

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. Guest speaker is Commissioner Penny Taylor.

A new maintenance person has been hired and will begin training with Gerald on Monday January 17, 2022.

ADJOURNMENT: There being no further business to discuss, **Mr. Weise motioned to adjourn the meeting and was seconded by Mrs. Seger to adjourn the meeting at 8:25 pm.**

Respectfully submitted,

Steven L. Anderson, CFCAM, CAM
Acting Secretary