

King's Lake Homeowners Association, Inc.
Annual Members Meeting
February 8, 2022
Minutes

The Annual Members' Meeting of the King's Lake Homeowners Association, Inc. was held on February 8, 2022 at St. Paul's Episcopal Church, 3901 Davis Blvd, Naples, FL 34104.

Call to Order: The meeting was called to order by Dick Weise at 7:18PM.

Directors in attendance were Mary Ballard, Marsha Bergquist, Dick Weise, Jim Shumake, Gloria Seger, Ed Rooney, and Mary LeGault. Also in attendance were Steven L. Anderson of Southwest Property Management, Erminio Andres Francisco, Maintenance Supervisor, and Robert Murrell, attorney for the Association.

Proof of Notice: Proof of notice was given by notarized affidavit.

Election of Chairman: It was moved by Mr. Rooney and seconded by Ms. Seger to elect Dick Weise to serve as chairman of the meeting. All were in favor. Mr. Weise introduced Commissioner Penny Taylor.

Quorum Certification: A quorum was achieved, and the meeting continued. There are 351 owners present in person or by proxy.

Dick Weise led the Pledge of Allegiance and welcomed the members in attendance and introduced Steven L. Anderson, as acting property manager for King's Lake Homeowners Association. Mr. Weise also introduced Robert Murrell as the Attorney for the Association and explained the rules for owner participation at this owners meeting.

Disposal of Prior Meeting Minutes: It was moved by Mrs. Segar and seconded by Mr. Rooney to waive a reading of the 2021 Annual Meeting and accept them as written. All were in favor.

Reports of Officers: Mr. Weise went over the Board's fiduciary duties and thanked Mr. Rooney and Mrs. Ballard for their years of service on the Board. He also thanked Gerald Batten for acting as interim maintenance supervisor. Erminio Andres Francisco was introduced to the community as the new maintenance supervisor.

Committee Reports

- A. **Treasurer:** Mr. Rooney reported the financial condition of the association for December 31, 2021 and also for January 31, 2022. He also reported the association has a Crime policy to cover fraud. **Mr. Rooney moved to approve the year-end financials and roll the 2021 surplus over to 2022, was seconded by Mr. Shumake. All were in favor.**

- B. **Document Revision:** Ms. Seger explained the process used to create the document being voted on and opened the meeting to comments from the audience.
- C. **Architectural Review:** Mr. Rooney reminded members that the ARC forms need to be accompanied by two checks. A \$25.00 application fee and a \$300.00 damage deposit that will be returned when your project is completed and approved. Any generator installs must comply with Collier County requirements.
- D. **Other Committees:** The remaining committee's gave brief updates of accomplishments for the year.

Report of Nominating Committee: There are 6 candidates for 4 seats. The four individuals who will serve for two-year terms are David Dardi, Mary LeGault, Jennifer Stampfli and Richard Weise.

Results of the Proxy Vote: The result of the vote to approve the Amended and Restated documents of Kings Lake HOA were reported. There were 351 votes cast, 226 in favor and 125 opposed.

New Business: Mary Lane moved to adjourn the meeting to a date no later than 60 days from today. The motion was seconded by Gayla Boss. Motion carried on voice vote.

Adjournment: There being no further business, the meeting was adjourned at 9:35 PM.

Respectfully Submitted,

Steven L. Anderson, CFCAM, CAM
Acting Secretary