

King's Lake Homeowners Association, Inc.
Board of Directors Meeting
June 20, 2022

Minutes

A meeting of the Board of Directors of the King's Lake Homeowners Association, Inc. was held at The Elks Lodge, 11250 Tamiami Trail E., Naples, Fl. 34113. The meeting was called to order at 7:03 PM by Gail Miers, President, followed by the pledge of allegiance.

DIRECTORS PRESENT: Gail Miers, Mary LeGault, Gayla Boss, Bob Casale and Robert Reuthe with Jim Schumake, David Dardi and Marsh Bergquist (via zoom). **A quorum was established.** Also present was Brooke Winters, CAM, for Southwest Property Management.

Gail Miers reviewed the rules of owner participation. She stated that the zoom meeting is being recorded.

SECRETARY'S REPORT: Gayla Boss, Secretary motioned to waive the reading and accept the minutes of the April 25, 2022, as written. The motion was seconded and unanimously passed.

PRESIDENT'S REPORT: Gail Miers stated that SW Property Management has set up permissions in Appfolio for the Board to receive appropriate information. She reminded the Board to provide new board member certification documentation to SW Property Management for the files. Gail Miers received correspondence regarding issues on the KL path with flooding when it rains and Bob Casale is working on this issue. Kings Lake traffic and speeding were once again discussed with information provided by Robert Reuthe. Correspondence has also been received regarding the number of rabbits in the area with the hopes that the association can eradicate.

Off season objectives for July, August and half of September include:

- Revitalize ARC Committee (cradle to grave process, ARC guidelines, ARC forms & storage of documents) with Mary LeGault and Robert Reuthe heading up;
- Revitalize Compliance reference documents and getting CAM up to speed for inspections;
- Finalize new committee structures with list provided;
- Review new owner/transfer application & approval process ASAP;
- Review & clean up of master HOA association list ASAP;
- Meet regarding audit forms;
- Complete website build out;
- Meet with AD HOC rules & regulations Committee;
- Meet and greet with sub divisions boards by September;
- Review demos with electronic voting software vendors;
- Schedule Board workshop before Sept/Oct meeting;
- Review collections policy; and

- Understand list & billing process of irrigation customers.

TREASURER'S REPORT: Jennifer Stampfli, Treasurer was absent due to family emergency, therefore, the Treasurer's Report was delayed.

PROPERTY MANAGER REPORT: Brooke Winters, CAM reported that she is working on our website and Portfolio. She is taking direction from Gail Miers, President.

COMMITTEE REPORTS:

1) Building & Grounds

- a) **Landscape** – Mary LeGault provided an update to her Directional Signage Project at the end of Kings Way. Required Surveys complete and landscape design is being reviewed and modified. Additional quotes will be needed for lighting and grading required. This project will extend into 2023 and will utilize funds through the landscape improvement and signage reserve accounts.
 - b) **Infrastructure & irrigation** – Board approved maximum of \$23,000 to complete the repair and painting for the border wall. Project to be completed during the summer.
 - c) Board approved the purchase and installation of a split system A/C system for the maintenance shed. Based on preliminary cost projection, the board allocated \$3600 for the project and required it be done in accordance with county standards and permitting.
- 2) **ARC & Compliance** – Discussion ensued regarding whether to mandate no parking on grass or calling County Code Enforcement. No decision was reached.
 - 3) **Lakes**- Dave Dardi and Bob Casale discussed changing to semi-annual testing of lake quality from quarterly testing which currently cost \$8,000/yr.
 - 4) **Document Revision**- Gloria Seger will return up North during July to handle a family illness so this item was postponed until she returns in the Fall.

OLD BUSINESS: There was lengthy discussion on getting new permanent bulletin board structures for official notices at a cost of 1600.00 Topic was tabled until fall.

Proposed new bulletin boards cost \$1600.

ADJOURNMENT: There being no further business to discuss, a motion was made and seconded to adjourn the meeting at 8:30 pm.