

**King's Lake Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**October 17, 2022 @ 6:30 PM**

**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 6:35 PM by Gail Miers followed by the pledge of allegiance.

**DIRECTORS PRESENT:** Gail Miers, Gloria Seger (zoom), Jennifer Stampfli, Marsha Bergquist, Robert Reuthe, Mary LeGault, Jim Shumake, Robert Casale, Jennifer Stampfli, Robert Richardson. **A quorum was established.** Also present was Nora Schweihs, LCAM, for Southwest Property Management.

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

**PRESIDENT'S REPORT:**

- **Introduction of new Owl Zoom, state of art technology for upcoming meeting.**
- **Update on email, sending via website and email to assure all email are correct.**
- **Very fortunate with the outcome of Ian. Minimal damage and thanks go out to Mary and Bob for their leadership in pre-hurricane prep and post clean up.**
- **While board didn't meet over the summer, much infrastructure completed as will be reported by committees**
- **Welcome to our new CAM, Nora Schweihs LCAM.**
- **Director Update: We lost two amazing and productive board members over the summer . Dave Dardi & Nancy Peyton , both who made a major contribution to our Lake Management Program, passed away over the last several months. Gail will continue to oversee the Lakes Committee , manage the Solitude Contract, and work on rebuilding the committee .**
- **Planning to organize a meeting of officers from our sub-associations.**
- **Budget committee starting their work on the 2023 budget.**

**SECRETARY'S REPORT:** Gail Miers **motioned** to waive the reading and accept the minutes of June 20, 2022, as written. Minutes of the June 20<sup>th</sup> board meeting was reviewed, discussed and corrected to reflect the correct dollar amount that the board approved the A/C project installation over the summer. Board approved the minutes once corrected.

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**TREASURER'S REPORT:** Jennifer Stampfli read the monthly financials for September 2022. This report can be found on the website to review.

**PROPERTY MANAGER REPORT:** Nora Schweihs gave an overview of items that she is currently working on with the Board which includes the following items:

- Working closely with Gail Miers on updated invoices, App Folio, and Communication flow to assure everyone is on the same page and working as a team.

- Diligently working as team to assure budget is ready for November 14, 2022, Meeting
- We order an Owl for future meetings allowing a better communication for upcoming Budget and Annual Meeting.
- Working closely with Bob Casale and Erminio to adhere to all work orders are completed on a timely basis.
- Working closely with Mary LeGault to review all ARC request and sending out violation letters.

## COMMITTEE UPDATES:

**Building & Grounds Committee** – Bob Casale is the team lead of this newly created committee. This committee encompasses **Landscape, Irrigation, Roads and Path, and Maintenance Building and Staff Supervision** with committee members overseeing each sub committee. Bob reported that the maintenance shed building A/C work has been completed and all county codes have been met.

- **Landscape** – Mary Legault, Landscape Chair, reported she went throughout community with Erminio to be sure all common areas have been cleaned up from Ian, debris and trees removed or trimmed along the pathways.
- **Infrastructure & Irrigation** – Wall has been completed with painting, power washed, gazebo is benches being replaced, getting bids on tennis grounds, Wall Project along Davis finalized, stucco. complaint painting completed; maintenance building painted completed. Lake has been cleaned/ Directional Sign Project, engineering electrical landscaping lighting, survey completed. Drawings are available.
- **Path & Roads** – All trees down from Ian have been removed, lakes cleaned of debris along with roadways have been cleared of debris.
- **Amenities** – Getting bids on paving Tennis Courts.

**ARC & Compliance** - Mary LeGault has been facilitating ARC process until a chairman can be appointed. She reported that Arc applications are all caught up. Going forward, we need to resolve the problem of owners moving forward with projects without approval.

**Lake Management** – Gail is overseeing this committee and lake management plan for the time being and reported that we are holding back payment on invoices until we receive missing service reports and review account with an account executive.

**Document Revision** - Gloria Seger stated new red line copy to finalize this week as soon as Attorney approves, will be discussed in Town Hall.

**Legal** – Jim Schumake stated things are somewhat quiet. Collection process is successfully addressing past due accounts.

**Communications** – The plan is to continue to use email blasts for board meeting notification and general community information and board updates. Gail is still pushing to install permanent bulletin boards in two locations of the community.

**Nominating** – Jim Schumake nominated candidate Robert Richardson as board nominee to replace Gayla Boss who recently resigned from the board. The nomination was seconded and unanimously approved by all board members.

**ADJOURNMENT: MOTION:** There being no further business to discuss , **Gail Miers motioned** to adjourn the meeting at 8:44pm. This motion was seconded by Mary LeGault **and unanimously passed.**

Respectfully submitted,

Nora Schweihs, LCAM  
Southwest Property Management

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