

The Kings Lake Homeowners Association, Inc.

Board of Directors Meeting Minutes

Monday, August 21, 2023 - at 6:30 P.M.

Elks Lodge, 11250 Tamiami Trail, East Naples, FL 34113

CALL TO ORDER:

Meeting was called to order at 18:35., by President Gail Miers.

After the Pledge of Allegiance to the Flag of United States of America, proper notice of the meeting was affirmed, and a quorum was established by 10 of 11 board members being in attendance. Ms. Seger and Ms. LeGault were in attendance via Zoom. Only Mr. Stephens was absent.

Nora Schweihs, Property Manager, was in attendance and handled the Zoom Session for this meeting.

The reading of the Secretary's report from July 31, 2023, Board of Directors meeting was waved and a motion to accept the minutes as submitted was made by Ms. Lane and seconded by Mr. Lane. The motion passed without dissent.

Presidents Report.

Ms. Miers mentioned the ongoing process to implement Rental Registrations for Single-Family homes under New Art. III Section 19 of our Covenants. Notices were sent out by mail and electronically by E-Blast to the membership, reminding owners of Rental Property to comply with the Kings Lake registration requirements. Ms. Seger reminded the Board that home owners who rent their property have until September 1st of this year to notify Seacrest of leases or paid reservations that were made prior to the June 27th amendment.

Treasurer's Report:

Jennifer Stampfli reported that the Association has approximately \$487,000 cash on hand. The current year-to-date expenditures are On-Budget. There was an approximate \$4700 return for legal fees associated with Collections.

Property Managers Report:

Nora Schweihs explained the on-going compliance process. Ms. Lane, Ms. Miers and Mr. Lane provided a discussion on how the new compliance process was being linked to AppFolio at Seacrest Property Management. Ms. Miers reiterated that all violations of our current By-Laws and Covenants were to be funneled through Seacrest Property Management and our Manager. This was to ensure accuracy of the violations reported.

Committee Updates

Budget and Finance:

Jennifer Stampfli stated the Association is placing most of our reserve funds into Money-Market certificates to provide a better return on our budget accounts.

Building and Grounds:

Mr. Casale reported the ongoing replacement and repairs to the irrigation system that continues and will continue for the foreseeable future. He also stated that the Association is seeking 3 bids for a security system for the maintenance area and buildings.

Ms. Stampfli reported that the Tennis/Pickleball court renovation was to start sometime around the 11th of this September. Signs were to be posted to notify Members that the courts would be closed for those 2 weeks.

Mr. Casale, responding to a question, stated that while all the work necessary for the Air-conditioning of the Maintenance building has been completed for some time and the A/C functional; Collier County had still not completed their final inspection.

Mr. Casale reported on the flooding problem that has occurred after heavy rains along the pathway at the entrance to Kings Lake by Steeplechase near Kings Lake Blvd. Mr. Casale observed a recent rain event that resulted in some flooding in the area. He noticed that within 24 hours the water had receded. Several Board members expressed the opinion that the problem might have been overstated, and the Board should withhold any actions till the expensive resolution is warranted. More estimates for this work may be forth coming.

Mr. Reuthe mentioned to the Board that the grassy strip between Kings Way and the sidewalk along Davis Blvd. is not being mowed regularly. Mr. Casale will mention this to our maintenance personnel.

A.R.C.:

Ms. LeGault informed the Board that recent A.R.C. applications have been approved. They include a new pool at 2265 Royal Lane. There had been some questions as to how contractors would access construction for the new pool. A.R.C. was assured that transit would be only through the homeowner's property. What had been characterized as possible New-Construction at 2282 Royal Lane without proper application, was confirmed by our Property Manager to be a water leak in need of repair and not new construction. No violation was warranted.

Ms. LeGault reported that work on the renovation of the Directional Sign project at Kings Lake Blvd and Kings Way was estimated to start in the second week of October. Initial work would be the demolition phase of the project.

Lake Management:

President Miers and Mr. Lane, having met with our present Lake Management Contractor, suggested to the Board, that the Association transition to a new contractor for maintenance of the Lakes. Ms. Miers also presented a written Report to the Board from the Lake Management committee dated August 21, 2023. **(See attached Report)** A motion by Ms. Seger to start such a transition was seconded by Mr. Casale and passed by the Board 10-0.

Communications and Website:

Mr. Richardson and Ms. Miers mentioned that they would be meeting with Mike Shields about updating our new website. This will include some editing of our current forms and documents on the site for uniformity.

Old Business:**Rules & Regulations**

Ms. Miers started the discussion off as to the recently updated Kings Lake Association “Summary of Existing Rules and Regulations, Administrative Processes and ARC Guidelines” that Mr. Lane had authored. There was some confusion as to which document was to be presented for discussion since there had been several revisions. The Board agreed to discuss the document circulated by President Miers dated August 15, 2023. Once everyone was on the same page, the discussion centered around posting the document on Kings Lake/Today website so our membership could screen the document and the Board receive feedback from the Association before a formal approval by the Board of the document. A motion was made by Mr. Casale to post this document on the Website and was seconded by Mr. Reuthe. The Motion passed. 10-0.

New Business:

Nothing was offered.

ADJOURNMENT:

A Motion was made by Ms. Lane, seconded by Mr. Casale, to adjourn the meeting. The Motion carried, 10-0. The Meeting was adjourned at 20:04.

KLHOA Lake Management Committee Update August 21, 2023

In the last two months, Rick and I have met with Solitude twice and two other Lake Management Vendors (Lake Doctors and Superior Waterway) I have also had a phone conversation with our contact and friend at Earth Tech Environmental and reviewed some summary reports over the last 4 years provided by Ecological Control & Management and the county. I learned about past projects we did to address spike rush and other invasives such as manual harvesting and stocking Lake 1 with carp. Nothing is ever just once and done. We have data now from quarterly water testing done so we can define frequency and specific tests needed ; we now can funnel some of those dollars to the treatment side.

Bottom line, it is time to change vendors. Multiple operational issues have gotten in the way of providing good customer service and proper management of our lakes.

Some Background

We awarded Lake & Wetlands our lake management contract in late 2021 (they won the bid over 5 other companies). A few short months later they were acquired by Solitude. Several meetings along the way, the relationship with Solitude did not get any traction but treading water and failed attempts at meeting the full scope of our needs.

I am waiting on two new proposals; one of the contenders in our last search was Lake Doctors. They were second on our list. Rick and I met with their consultant and he has spent some time reassessing our current situation and comparing it to his previous observations. We discussed many solution options that fall under best practice lake management. The reality is that we need a comprehensive plan utilizing several tools to address relevant issues. I have learned in all the research, lake management is not simple when addressing all the goals of protecting wildlife, water quality, aesthetics , accessibility especially in an aging water body as we have. It is always changing and no one size fits all plan exists.

Our focus problems are Lake 1 (Kings Lake), and Lake 2 (Prince Lake) Lake 2 requires special attention because it is so shallow, and the underwater weed growth is now about 100% of the lake. Lake 2 has considerable muck that adds to the problem. Lake 1 has about 40% weed growth higher than we had planned for. We have tried some muck digestive enzymes, but we haven't seen much benefit. We even stocked carp about 5 years ago. They love to eat the spike rush, but their fecal matter created other problems so not much of a gain.

According to the consultant we last spoke to:

“The underwater weeds (chara, filamentous algae, southern naiad, hygrophila, and pondweed) are extensive. Due to the extent of coverage in Lake #2, extreme caution will be needed to avoid an oxygen depletion and fish kill while the treated vegetation is dying and decomposing. This will require multiple partial treatments to safely get it under control. This will be labor and

herbicide-intensive and take a while to accomplish. Use of a harvester in Lake #2 to remove the bulk of material may be an initial option prior to treatments. This would remove the bulk of the vegetation and reduce to chance of a fish kill, while also removing a lot of material (and nutrients) from the system.”

The Lake Committee is recommending that we terminate Solitude’s contract .

Lakes Committee will be preparing an updated lake management plan that will include requests for funding as part of the 2024 operations and reserve budget plans.

We currently have spent about 12, 000 against an annual budget of 28k. We have 45k in the reserve lake account. We have some time and money to address these issues immediately.

Gail Miers