

The Kings Lake Homeowners Association, Inc.

Board of Directors Meeting Minutes

Monday, September 18, 2023 - at 6:30 P.M.

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

CALL TO ORDER:

Meeting was called to order at 18:36., 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 9 of 11 board members being in attendance. Ms. Seger and Mr. Lane were in attendance via Zoom. Mr. Reuthe and Ms. Lane were absent.

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

The reading of the Secretary's report from August 21, 2023, Board of Directors meeting was waved and a motion to accept the minutes as submitted was made by Mr. Stephens and seconded by Ms. Seger. The motion passed without dissent.

Presidents Report.

Ms. Miers asked Ms. Seger to give a post rental amendment update. Ms. Seger reported that 2 letters had been sent out to all single-family homeowners requesting that only those owners who rent their properties provide the HOA with copies of leases or prepaid reservations made prior to June 27th. All landlords who complied by Sept. 1st had their rentals recorded and approved.

We estimate that close to 70% of the over 40 single-family home rentals are complying with our new 30-day minimum rentals amendment or are up for sale or have been sold. As of tonight, **NO** non-compliance letters have been sent out.

Leases are now being processed by our Property Manager at Seacrest-Southwest. Letters to those owners who are not following the provisions of the rental amendment will be sent out.

Ms. Seger also reported that the Documents Committee would be meeting again in the future to consider possible updates to our existing governing documents.

There was a question as to enforcement of the new rental restrictions. Rental properties would be tracked by our property management company and by monitoring the numerous Rental Websites.

Ms. Miers mentioned the proposed changes to our Rules and Regulations and the need to update our A.R.C. guidelines. There was some feedback from the posting of the proposed Rules and Regulations from the Membership.

A long discussion ensued amongst the Board as to how to put forward the re-written Rules & Regulations and A.R.C. Guidelines to Membership. The Board requested more information about the proposed changes to be clarified to our Membership.

Ms. Miers mentioned that the Budget Committee had met the previous week and would be meeting again this coming week to formulate the 2024 Budget.

Treasurer's Report:

Jennifer Stampfli mentioned that the proposed 2024 budget was about 90% completed. Ms. Stampfli reported on the August 2023 Financials. The Association has approximately \$432,000 cash on hand. **\$252,000** of the \$432,000 is Reserves. Most of those funds have been moved into Money-Market instruments at our Financial Institutions. This will give us better dividends on our funds. Our current year-to-date expenditures are On-Budget. There are about 20 members who are behind on their payments. Approximately 9 of them are in Collections with another 5 in Foreclosure. The totals add up to about \$20,000 in receivables.

Property Managers Report:

Nora Schweihs reported that she and Ms. LeGault recently completed a 2-hour compliance tour through Kings Lake. There were only two new violations to report. The upswing in recent enforcement activity has led to better compliance from the property owners and positive feedback from the community.

Committee Updates**Budget and Finance:**

Was included in the **Presidents Report**.

Building and Grounds:

Mr. Casale reported the ongoing replacement and repairs to the irrigation system that continues. He also stated that the Association is purchasing a Fault-Locator to detect breaks and leaks in the irrigation system. This should reduce the amount of time and labor necessary to locate and make repairs to the system.

At Kings Lake Blvd and Kings Way, there has been an ongoing electrical problem with the lighting in that area. An electrician has managed to restore lighting and power to the west side of the entrance. But problems are still present with the center and east sections. The problem seems to be underground, and the electrician will be returning this week to make repairs and restore power and lighting.

The tennis court renovations have been delayed to September 25th. The hope is to have the renovations completed by October 2nd.

Mr. Casale reported that a contractor would be coming on the 20th to estimate the cost to Alarm the Maintenance building, the new storage shed, and install some security cameras in the area.

Mr. Casale also noted that our Property Supervisor Erminio's hours have changed. They will now be from 08:30 to 16:30 daily.

Mr. Casale commented 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 had received an earlier bid to expand the drainage in that area at a minimum cost of \$30,000. He didn't receive any bids from the 2 other companies that were contacted. Much of the flooding appears to be exacerbated by rain runoff coming out of Windsor. The effects do not appear long-lasting at this time and further observation will be needed to determine the scope of the problem.

Landscaping:

Ms. LeGault informed the Board that the Directional Sign Project at Kings Way was on schedule. Demo to be complete by Oct.11th. Following Demo would be the irrigation and electrical portions. Stonework for the New Sign would then be completed before installation of the new Directional Sign. Landscaping will then proceed. Erminio has done some plantings along the New Maintenance Shed. They also built a ramp for equipment to enter the shed. A "Skirt" along the New Shed was installed by the maintenance staff.

A.R.C.:

Ms. Legault reported there have been few recent A.R.C. applications. Mostly window replacing, which did not require an A.R.C. application. Two violations had been noted and attorney letters were sent out to resolve those issues. Overall, our community looks Good.

Lake Management:

President Miers and Mr. Lane will be having another meeting in the coming days. Our present Lake Management Contractor has not met our expectations. Ms. Miers and Mr. Lane are in the process to recommend a replacement Contractor. The meeting with "Lake Doctor's" had been fruitful and may provide services within our existing budget for Lake Management. Ms. Miers related to the Board the various problems that exist with these 2 Lakes (Kings Lake & Prince Lake).

Communications and Website:

Mr. Richardson and Ms. Miers mentioned that they had met with Mike Shields about updating our new website. Mr. Shields subsequently has provided a template for the New Site. This is a "Sand Box" to provide to the Board what the Site will look like so Board Members can preview before Completion. Mr. Richardson will provide the Board members with a Link to the site for their viewing, to critique or make recommendations. Ms. Miers mentioned that many of the forms and documents to be included in that site would need editing for uniformity.

Old Business:

Nothing was offered.

New Business:

Nothing was offered.

ADJOURNMENT:

A Motion was made by Mr. Casale, seconded by Mr. Stephens, to adjourn the meeting. The Motion carried, 9-0. The Meeting was adjourned at 19:51.