

The Kings Lake Homeowners Association, Inc.

Board of Directors Meeting Minutes

Monday, October 16, 2023 - at 6:30 P.M.

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

CALL TO ORDER:

Meeting was called to order at 18:31., 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. Mr. Shumake and Ms. Lane were absent. Ms. Lane and Mr. Shumake arrived shortly after roll call. Ms. Lane attended via Zoom.

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

The reading of the Secretary's report from September 18, 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 reported that we have established a liaison with the Collier County Sheriff's Office. John Hurley is the contact in the Sheriff's Department. Ms. Miers went on to discuss the need for a possible Neighborhood Watch for Kings Lake. The President hoped that one of the Board Members would take on the responsibility to interact with Mr. Hurley.

There is one more session of the Budget Committee and the Goal of the Budget committee was to finalize the 2024 Kings Lake Homeowners Association Budget. The Budget needs to be ready for approval by the Board for the November Meeting.

The President asked of our Membership, via an Email-Blast, for volunteers to serve on our numerous committees. Ms. Miers is also asking every Board Member to solicit at least one volunteer from our Membership to serve on those committees.

Ms. Miers distributed to each Board Member copies of contracts to be discussed and approved by the Board for maintenance of our Lakes.

Treasurer's Report:

Ms. Stampfli had not finalized the report at this time. Ms. Miers mentioned that there has been a problem in getting timely reports from Bank Horizon. Seacrest is requesting help from the Board to get on line access to monthly statements to facilitate timely preparation of these statements.

Property Managers Report:

Nora Schweihs reported there remained only two violations. The upswing in recent enforcement activity has led to better compliance from the property owners.

Committee Updates

Documents Committee:

Ms. Seger had no report for this month.

Building and Grounds:

Mr. Casale reported the tennis court renovation had been completed on Wednesday October 11th and re-opened on Friday the 13th.

At Kings Lake Blvd and Kings Way, there has been an ongoing electrical problem with the lighting in that area. Power to the West side of the entrance has been restored. Problems are still present with the center and east sections. An Electrician is scheduled for this Thursday, October 19th to assess the problem.

Mr. Casale reported that we had received a second bid to Alarm the Maintenance building, the new storage shed, and install some security cameras in the area. He hopes to receive a final third bid shortly.

Ms. Miers discussed the possibility of placing additional security surveillance in other areas of Kings Lake. Also mentioned were possible upgrades to the Maintenance Building office and Lavatory.

Landscaping:

Ms. LeGault informed the Board that the Directional Sign Project at Kings Way is well underway. Large palms have been planted. The Association has planted some new shrubs at the corner bordering Camelot. We also have plans for Sod replacement in that area. The Trenches have been dug for the electrical portion of the project. Stonework for the New Sign should be finished sometime this week. Shortly thereafter, the New Directional sign should be installed.

There seems to be more damage to the center median shrubs from over spraying. We may need to go back to the contractor to correct that situation. Hurricane damaged tree-trimming will continue this November.

A.R.C.:

Ms. Legault reported that A.R.C. has been unable to meet to review its Guidelines. They plan on meeting before the next Kings Lake Board Meeting in November.

There was one roof replacement application. There was an application for a Generator at 2265 Royal Lane; we're waiting on the owner to sign the application before approval.

Ms. Miers instructed that A.R.C. meet and update the guidelines set forth in our documents and applications for uniformity and clarity.

Lake Management:

President Miers and Mr. Lane engaged the Board in a discussion of three proposals from "**Lake Doctors**" for maintenance of Kings Lake and Prince Lake. The 1st proposal is a yearly maintenance contract consisting of an initial \$6500 to cover immediate needed maintenance to the Lakes, a monthly maintenance fee of \$1745 for twice monthly service to the Lakes. The annualized cost of this proposal is \$25,695. A lengthy discussion ensued amongst the Board. Mr. Casale expressed his concerns as to part of the contract that required our maintenance staff to engage in part of the maintenance of the Lakes. Mr. Shumake requested that a motion on the Lake's Management Contract being awarded to "**Lake Doctors**" for yearly maintenance at \$25,695 be moved. Mr. Lane put forward that motion and Mr. Shumake seconded the motion. The Board voted 11-0 for approval. The 2nd of 3 proposals consist

of Harvesting, removal, and disposal of vegetation debris from the Lakes. The cost for the 2nd proposal is \$20,664. This contract would not include possible disposal (Landfill) fees. Ms. Miers estimated the "Landfill costs" might range between \$1000 to \$2000.

According to the President, the funds for the 2nd contract would come out of our reserve's fund for the Lakes that currently holds around \$45,000. The 3rd contract is for the "Muck Digester Application" that follows the 6 Day Harvesting, Removal, and Disposal from the 2nd Contract. This 3rd Contract requires an expense of \$3312. On a question from Ms. Seger, Ms. Miers mentioned that the "Lakes Committee" would assess the installation of 2 "Kasco Circulators" in the coming year to facilitate corrective maintenance to the Lakes water quality. The President then requests one motion for the approval of Contracts 2 and 3. Ms. Seger put forward that motion to approve Contracts 2 and 3 with "Lake Doctor's". The motion was seconded by Mr. Richardson. Motion passed 11-0.

Communications and Website:

Ms. Miers requested that the new website could use some better photos and asked the board members for some submittals. Mr. Richardson mentioned that Board Members had been provided with a link to a rendition of the New Website offered by Mike Shields. Also, Mr. Richardson related that only one board member had given feedback to the new Site. The Secretary pointed out that before the Association should adopt the New Website, the forms, and documents to be placed on the Site need to be updated and uniform. Mr. Lane mentioned these forms and documents to be included in that site be edited on our existing website before engaging the New Website.

Old Business:

Nothing was offered.

New Business:

Nothing was offered.

ADJOURNMENT:

A Motion was made by Mr. Richardson, seconded by Ms. LeGault, to adjourn the meeting. The Motion carried, 11-0. The Meeting was adjourned at 19:42.