

The Kings Lake Homeowners Association, Inc.

Board of Directors Meeting Minutes

Thursday, November 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 18:37., 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 6 of 11 board members being in attendance. Ms. Lane, Ms. Stampfli, Mr. Casale, Mr. Reuthe, and Mr. Stephens were absent.

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

Secretary's Report:

The reading of the Secretary's report from October 16, 2023, Board of Directors meeting was waved and a motion to accept the minutes as submitted was made by Ms. Seger and seconded by Mr. Lane. The motion passed without dissent.

Presidents Report:

Ms. Miers reported on the 2024 Kings Lake Homeowners Association proposed Budget. In the budget process an error was made in the expected revenues for 2024. The sales of irrigation from the Lakes were not estimated and thus, with the projected revenue for the irrigation, the revised 2024 budget came in at a lower Maintenance Fee.

There was a discussion on autopay and Owner's Maintenance Fee overdue balances, on the billing process, and the need for an Audit. State Statues require the Association to have an audit of our Financials if our revenue exceeds **\$500K**. It was noted that our Membership, at our Annual Meeting, could vote to wave the Audit if asked by proxy from the Board of Directors.

The President presented a few communications. There was a concern by owners that people were not following the Rules around Kings Lake. Also, there were comments about missing signs at the Lake Path. Ms. Miers commented on the ongoing communications with our Sub-Association and the progress made there from.

Ms. Stampfli has resigned from the Board of Directors and Her position as Treasurer. Ms. Miers mentioned the need to fill that position. Also, Mr. Casale has sold his home in Kings Lake and is in the process of moving. There was discussion as to whether Mr. Casale could fill his remaining tenure on the Board. Mr. Casale has expressed an interest in remaining active in the Association.

There was concern that the Board was losing two active Members in the Association.

Ms. Miers talked about the next General membership meeting in 2024. The President is trying to solicit a Guest Speaker for the occasion. The Board needs to decide on a venue and a date for our annual Membership Meeting.

Treasurer's Report:

Ms. Miers again mentioned the resignation of Ms. Stampfli. There were no Financials for October to Report at this time. The problem continues to be our financial institutions providing timely reports.

Property Managers Report:

Nora Schweihs reported there remained only a few violations. The Leasing process is going well. Seacrest is receiving numerous Rental requests from owners as required. Ms. Seger commented that there remain only two rental properties not complying with the 30-Day Rental Covenant. Ms. Schweihs has been in contact with those owners to correct the situation. Ms. Miers questioned the administrative cost associated with monthly mailings and the billing Cycle. Some billing issues still need to be resolved with the Vendor.

Committee Updates

Building and Grounds:

Ms. LeGault reported on the electrical upgrades and repairs performed at our entrance on Kings Way. There had been an ongoing electrical problem with the lighting in that area. Now completed, the lighting and Christmas displays should be fully functional. Ms. Seger mentioned the need to formally approve the contract for those repairs with the Contractor, **Radiant Light**. The emergency repairs had been approved by Board Members via Email earlier. It was now necessary to formally approve the cost of the repairs with a Board vote. Ms. Seger went through the 2 invoices present by the Contractor. The total, **\$9654.46** is to be paid out of reserve, this being an infrastructure improvement. A motion to approve the expenditure of **\$9654.46** to be paid to **Radiant Light** for the repairs to electrical service at the Main Entrance to Kings Lake was put forward by Mr. Richardson and seconded by Mr. Shumake. The motion passed without dissent.

Amenities:

Ms. Miers related that with the seasonal return of many of our members, the Tennis/Pickleball court needs better supervision. With the resigning of the two Board Members primarily administering the posting of signup sheets for Tennis and Pickleball, there needs to be someone stepping forward to oversee the Courts.

Landscaping:

Ms. LeGault informed the Board that the installation of this year's Christmas display is almost finished. We have received many compliments about the display from the Membership. The Fall annuals have been planted and shortly, the Planter Bowls at the two monuments on Davis Blvd will be replanted. The Directional Sign Project at Kings Way is almost completed. Illumination of the large Palms and the Directional sign has been activated. Ms. LeGault wanted to Thank everyone involved in the process.

A.R.C.:

Ms. LeGault reported that A.R.C. has received two applications for roof replacements: 2218 and 2206 Kings Lake Blvd. Both applications have been approved.

Mr. Richardson offered a brief description of the New and **Updated A.R.C. Application** form to be posted in Seacrest's Appfolio, on the Kings Lake Today website, and the New Kings Lake website. This will be the new form to use for all A.R.C Applications. Changes included updating the contact information, **removal** of the present **\$25 Application Fee**, now there will be **one \$300 deposit** to be paid by the Applicant/Owner, the **\$50 "Re-inspection fee"** was **removed**, and **construction hours** are now consistent with our **Revised Rules and Regulations**.

Lake Management:

President Miers stated that "**Lake Doctors**", our new vendor for the Lakes, has started treating all 4 Lakes for controlling the Spike Rush. Sometime before the end of this year, work will begin removing sunken vegetation from Prince Lake. Recent "Water Quality Tests" show Kings Lake (Lake 1) to be in good shape. Lakes 2 & 3 have high concentrations of Phosphorus and Nitrogen which encourages Algae growth in those Lakes.

Communications and Website:

Nothing was offered.

Old Business:

Ms. Seger brought forward the clarified and revised **Rules & Regulations** to be discussed for Board approval. One correction was made to the new document involving the date for Christmas displays. A further discussion commenced considering construction hours for Saturday's posted on the **A.R.C. Application** Form and the same hours in the revised **Rules & Regulations**. All agreed that these two documents should be consistent, and the construction hours for Saturdays would remain as: **8:00 a.m. to Noon**. The feeling of most Members was that after posting and circulating the Revised **Rules & Regulations**; changes could be offered to these documents if necessary. Ms. Seger offered a motion to adopt the corrected and Revised Rules & Regulations for The Kings Lake Home Owners Association. Ms. LeGault seconded the motion. The motion carried: 6-0.

New Business:

President Miers offered before the Board, for discussion, the Budget Proposal for 2024. Each Member had previously received the proposed 2024 budget via email. A motion to adopt the proposed Kings Lake Homeowners Association Budget for 2024 was motioned by Mr. Lane and seconded by Ms. Seger. The 2024 Proposed Budget was **Adopted** on a vote of: **6 – 0**. The 2024 Assessment will be **\$434**.

ADJOURNMENT:

A Motion was made by Ms. Seger, seconded by Mr. Lane, to adjourn the meeting. The Motion Passed: 6-0. The Meeting was adjourned at 20:03.