

**The Kings Lake Homeowners Association, Inc.**

**Board of Directors Meeting Minutes**

**Monday, December 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 18:33., 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 7 of 9 board members being in attendance. Ms. Seger was present via Zoom, Mr. Shumake arrived at 18:36 with only Mr. Stephens being absent.

Nora Schweihs, Property Manager, was in attendance and handled the Zoom Session for this meeting. It was determined at the initiation of the meeting, that "Zoom" session was not working. Board member Ms. Seger, re-established attendance via phone.

**Secretary's Report:**

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

**Presidents Report:**

Ms. Miers reported on the process for the 2024 Kings Lake Homeowners Association Assessment. At the beginning of December, those Association Members not signed up for Electronic Notification, were sent by USPS their 2024 Assessment Invoice. History has shown that it can take weeks for these mailings to reach the Individual Owner. Those Owners with accounts in Seacrest Appfolio, received their Invoices Electronically. And those using direct-pay in Appfolio had their Assessment paid automatically. The President reminded Membership that direct-pay from your Bank needs to have the individual Owner update the amount \$\$\$ each year, as the Maintenance Fee changes year after year. Ms. Miers encourages our Membership to use ACH-Withdrawal option within Appfolio that bills your Bank the correct amount each year, and those Funds are withdrawn on the 27<sup>th</sup> in the month of December. Using Appfolio with electronic notification saves the Association the cost of hundreds of mailings. Mr. Lane questioned the lack of email addresses offered by the membership to Seacrest and is there the possibility of the Sub-Associations offering their email databases to Seacrest. The 2022 Audit of Kings Lake Homeowners Association has been completed by the Davis Group at a cost of \$4000 and forwarded to all the Board Members. Mr. Lane questioned the accuracy of the 2022 Audit and whether the Audit had included the December 2022 Financials? Mr. Lane also questioned whether it was truly an audit or just a review as stated in the document. It was decided to table this discussion until the next Board meeting. Ms. Miers reminded The Board of Directors, at our Annual Meeting in March, the Membership could vote to wave the 2023 Audit if asked by proxy from the Board of Directors.

The Annual Membership Meeting will probably be held in the second week of March 2024. Most likely at St. Paul's Church. The President is working on inviting a Guest Speaker for the event.

With the resigning of two active Board Members last Month, one term expiring in March 2024, and the other term ending in March 2025, these Board positions will stay open until the 2024 annual meeting and board elections take place.

President presented a few communications; one, being problems with the Membership getting parts and repairs for their Mailboxes.

The President responded to a question from the audience concern staffing of the Association's Committees. Mentioned was the loss of Building and Grounds Chairman Bob Casale and the need to replace this position.

Ms Miers raised a topic for future discussion regarding a clause in our existing governing documents stating the number of board directors can be a minimum of 3 directors and a maximum of 11.

Discussion is needed among the board to determine and recommend what would be the right number of directors for a community of our size. She noted that most other HOA's have a maximum number of 7 directors. The number of directors impact quorum numbers needed to conduct business and when there are resignations, that quorum number doesn't change. The board can establish through resolution the number of board members from year to year. A permanent change will require an amendment change in our documents.

#### **Treasurer's Report:**

Ms. Miers mentioned the Financials for November 2023 have been completed and will be posted to the website.

#### **Property Managers Report:**

Nora Schweihs reported there remained only 2 violations. One has been forwarded to our Attorney for resolution. 1737 Knights Way is one of those properties non-compliant. Mr. Lane recommended using the Collier County Code enforcement for many of these non-compliance issues. Mr. Reuthe brought up the Hedges at Greenwood Village not being trimmed and overhanging the sidewalk. Mr. Lane thought there should be better posting in Seacrest Appfolio of current and past violations.

#### **Committee Updates**

#### **Building and Grounds:**

Ms. LeGault reported that signs removed along the Kings Lake path have been re-installed at their proper locations. Ms. Seger and Ms. LeGault went to Lowes to pick out plumbing fixtures for the renovation of the Bathroom at the Maintenance building. Those renovations are ongoing, which includes new wall paint and Epoxy on the floor. A new desk has been ordered for the office.

A new US flag is on display at our Kings Way entrance.

There have been an ongoing weather-related problems to our display, but this is not unusual.

"Rootsup" accidentally broke one of the concrete bowls at the top of the East Monument while trimming a nearby tree. It has been temporarily repaired but may need to be replaced.

There was a question on the placement of one of the Lake Signs at our West Entrance to Kings Lake.

**Landscaping:**

Ms. LeGault informed the Board that we have received numerous **compliments** about the Christmas display from the Membership.

A Large Acacia Tree across from Evergreen Lake CT. has been damaged and will have to be removed at an Estimated cost of **\$750**.

There is another tree at Prince Lake that will need removal in the future.

**A.R.C.:**

Ms. LeGault reported that A.R.C. has received an application for roof replacement at 2533 Kings Lake Blvd. That application has been approved.

**Lake Management:**

President Miers reported the Lakes maintenance project is proceeding "Ahead of Schedule" and under Budget. The clearing of the Lake vegetation will continue and access areas to the Kings Lake are to be established. Kings Lake (Lake 1) is in good shape and healthy. The President mentioned the prospect of budgeting up to \$25K a year for continued harvesting of vegetation.

**Communications and Website:**

Mr. Richardson mentioned that we are ready to transition to the New "Kings Lake Today" Website. There will be a transitioning period to update the documents posted on that Website.

**Old Business:**

Nothing was reported.

**New Business:**

There was a discussion about the Tennis Court. Particularly the posting of Rules for use of the Court. Mr. Reuthe was asked to investigate the parking areas at the Courts.

**ADJOURNMENT:**

A Motion was made by Ms. Seger, seconded by Ms. LeGault, to adjourn the meeting. The Motion Passed: 8-0. The Meeting was adjourned at 20:25.