

**King's Lake Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**May 16, 2022**

**Minutes**

A meeting of the Board of Directors of the King's Lake Homeowners Association, Inc. was held at The Elks Lodge, 11250 Tamiami Trail E., Naples, Fl. 34113. The meeting was called to order at 7:04 PM by Gail Miers followed by the pledge of allegiance.

**DIRECTORS PRESENT:** Gail Miers, Gloria Seger (absent), Jennifer Stampfli, Marsha Bergquist, David Dardi (via Zoom), Mary LeGault, Gayla Boss (absent), Jim Shumake, Robert Casale, and Robert Reuthe. A quorum was established. Also present was Brooke Winters, CAM, for Southwest Property Management.

**PRESIDENT'S REPORT:** Gail reports that Brooke and Erminio are having weekly meetings on Mondays to ensure a smooth transition. She is happy with the communication and feels that everyone is working well together. She is reaching out to other Presidents within King's Lake and hoping to share information and new ideas. Appfolio training was provided by Southwest to the Board, and the next step will be to ensure that members of the Association are understanding the website. Gail states that they are working on database clean up, updating forms, and checking on issues with owners receiving emails. Over the next 60 days, Gail has appointed a Committee to research electronic voting. They will review demos and come back with a recommendation. The Board will also be invited, along with the Committee, to review each demo. Gail feels that the meeting notices can be improved. No action will be taken at this time. Dave has volunteered to get samples and pricing from Lykins.

**SECRETARY'S REPORT:**

**MOTION:** Mary LeGault motioned to waive the reading and accept the minutes of April 25, 2022, as written. The motion was seconded by Robert Casale and unanimously passed.

**TREASURER'S REPORT:** Jennifer Stampfli reads the monthly financials for March 2022. This report can be found on the website to review.

**PROPERTY MANAGER REPORT:** Brooke Winters gave an overview of items that she is currently working on with the Board which includes the following items:

- Monday meetings with Erminio to retrieve receipts and go over weekly projects and/or issues.
- Bulletin Board updated with accurate information and phone number.
- Erminio has completed a repair to the bench in the pickle ball and tennis court area.
- Laptop has been approved for Erminio to use, and wifi will be connected through Comcast.
- Hawkseye was given sign information approved at the last meeting. A proof with pricing will be received for approval.

- Erminio has ordered new flowers for the front entrance which are scheduled to be installed on May 23<sup>rd</sup>. New soil has already been placed and old flowers have been removed.

## **COMMITTEE REPORTS AND OLD BUSINESS:**

- A. Landscape/Irrigation/Infrastructure** – Mary LeGault reports that there have been requests to have Maple Trees trimmed. Mark Williams will survey the trees prior to Hurricane Season. They are working with 3 bids for the painting of caps along Kings Lake Blvd., the pump house, and maintenance shed. This will include some stucco repairs and new garage door. There has been an issue of flooding near Steeplechase along King’s Lake Blvd., which will be closely monitored until the issue is identified and resolved.
- B. Lakes** – David reports that there is not much to say at this time. It has been difficult getting reports from Solitude. They have stated that many of their reps are now gone. He did contact the new project manager. It was a productive conversation about expectations. Dave did report to them that he wishes for the spike rush to be cut down. Solitude has sprayed, and this will help thin the spike rush.
- C. Roads & Paths** – Gail reports that first piece of education has gone out for the King’s Lake Speedway. Another will be sent out, but there is still a long way to go in the process.
- D. Amenities-** Jen reports that they will keep reservations for the courts on paper. No one seems to be interested in going online.
- E. Architectural Review** – Gail Miers reports that they are working to regroup this Committee. Mary has stated that multiple owners are replacing roofs without approval. She reminds all to please submit an ARC form prior to completing projects.
- F. Legal** – No Report
- G. Budget & Finance-** No report
- H. New Owner Orientation-** Marsha reports that she has completed the welcome letter. Gail recommends including frequently used numbers and website information.
- I. Document Revision-** Gail reports on Gloria’s behalf. The FAQ was sent out via the website. The Committee is making good progress, but they are not getting much feedback from the Community on the questions. Jen states she will link this to the Facebook page and remind owners to respond.

**OLD BUSINESS:** The Board did not have old business to discuss.

**NEW BUSINESS:** The Board did not have old business to discuss.

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**ADJOURNMENT:** There being no further business to discuss a motion was made to adjourn the meeting.

**MOTION: Jim Shumake motioned to adjourn the meeting at 8:35pm. This motion was seconded by Mary LeGault and unanimously passed.**

Respectfully submitted,

Brooke Winters, CAM  
Southwest Property Management