

# Notice Board of Directors Workshop & Meeting

The Kings Lake Homeowners Association, Inc.

Monday, December 16, 2024, 6:00 PM

Elks Lodge

11250 Tamiami Trail E. Naples, FL

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## Board of Directors Meeting Minutes

**Board of Directors Members Present:** Gail Miers, Mary LeGault, **Robert Roy Richardson**, Richard Lane Jr., Mary Lane, William Stephens, Gail Rowe, Benjamin Wilson, and Gary Ryan. Present via Microsoft Teams, Gloria Seger.

**Seacrest Southwest Present:** Janine Curto, Property Manager, Diane Chirino, Vice-President, Domenic Apperti, Regional Director, and Marleny Ramirez, Office Manager.

### Call to Order and Establishment of a Quorum

The meeting was called to order at **6:02 pm** by Gail Mier, President. A quorum of Directors was established.

### Proof of Notice of Meeting

The Notice and Agenda of Meeting was properly distributed to the Directors and all owners prior to the meeting date and was posted on property on December 12, 2024.

### Reading and Disposal of Prior Meeting Minutes

**MOTION: Gloria Seger** made a motion to waive approving the Minutes of the prior Board of Directors meeting until the January 2025 Board of Directors meeting. The motion was seconded by **William Stephens**. The Board unanimously passed the motion.

### Presidents Report

**Gail Miers** gave a detailed Presidents report. She reported that the 2023 audit is complete. She discussed details regarding the 2025 Annual meeting on March 11, 2025. Kings Lake needs a speaker for the Annual meeting. 60-day notice to be distributed by January 11, 2025, with all required documents and new amendment.

### Property Managers Report

**Janine Curto** gave a brief property managers report. Performed a property inspection on December 10, 2024, with the assistance of Mary LeGault. There were 7 violations discovered. 2 political signs, 1 broken fence, 3 residents with several flags and a banner, and 1 homeowner with tarps on the hedges. While on property Janine & Mary agreed the community mailboxes need some attention. Janine will be sending out a friendly reminder regarding mailboxes and performing an inspection in January. There was an accident on Davis near the Publix, the wall was damaged and will be repaired after the holidays.

### New Business

#### Seacrest Southwest Property Management Presentation

Presentation was given by Seacrest Southwest Property Management Staff - Diane Chirino, Vice-President, Domenic Apperti, Regional Director, and Marleny Ramirez, Office Manager.

### Adjournment:

**MOTION: Robert Roy Richardson** made a motion to adjourn the meeting of **December 16, 2024, at 8:00 pm**. The motion was seconded by **William Stephens**. The Board unanimously passed the motion.

