

The Kings Lake Homeowners Association, Inc.

Board of Directors Meeting Minutes

Monday, August 19, 2024 - at 6:00 P.M.

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

CALL TO ORDER:

Meeting of the Board of Directors was called to order at 18:00 by Vice-President Gloria Seger.

After the Pledge of Allegiance to the Flag of the 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. Ms. LeGault was present via Microsoft-TEAM. Ms. Rowe and Ms. Miers were absent.

Ms. Nora Schweihs - Seacrest Properties Management - handled the Microsoft-TEAM session for this meeting.

Secretary's Report:

Mr. Richardson had no minutes to present for approval.

Treasurer's Report:

Mr. Mitchell reported the status of our accounts as to the adopted 2024 budget. As to the calendar year, the Association should be running at about 58% of our yearly expenditures at this point in the year. On the overall Budget the association is running to date at 53.8%, which is well within the projections forming this year's budget. Mr. Mitchell did point out individual line items that had exceeded their budget projections, but as to the effect on the overall budget they were minimal. These individual overruns need watching and addressed in next year's budget.

Presidents Report:

In the absence of Ms. Miers, Vice-President Seger reported on emergency repairs to the irrigation pump on July 9th. The repairs were made by the 19th at a cost of \$5,540.

Property Managers Report:

Ms. Schweihs reported there have been no new A.R.C. Applications.

Committee Updates

ROADS, PATHS:

Mr. Stephens reported on estimates to repair and seal the pathway around Kings Lake. Mr. Stephens received two price quotes from "Bain Sealcoat". One for patching and sealing 30 areas along the path @ \$9,912 and the second for repairing and sealing of the entire pathway @ \$12,780. These quotes will be forwarded to the Budget committee for consideration in the 2025 Budget.

Landscaping:

Ms. Seger reported the planting of 4 shade trees along the Lake-Path. The cost of \$5,030 was budget line item #703. More Calusa hedge has been planted across from Windsor Condos. Funds \$1,875, for the Hedge plantings came out of line item #312, a reserve account for that purpose.

Building and Grounds:

Mr. Wilson reported that there had been complaints regarding the timing of the irrigation system. There had been a leak in the system that had been noticed by a member and repairs had been made. In response to a question of contractors used for such repairs; Mr. Lane suggested that a listing of vendors be placed in the "Board only Section" on our website "Kings Lakes Today". Mr. Lane put forward that motion, seconded by Mr. Ryan and approved by a vote of 9 -0. Mr. Wilson reported on the possible upgrading of the lock used at the Tennis/Pickleball court. After discussion amongst the board members, no action was taken.

A.R.C.:

No report was given.

Lake Management:

Mr. Lane reported that the Lake Committee had met and mentioned that the chemical treatment of the Lake's had better result than expected. The 3rd harvesting by "Lake Doctors" was not necessary at this time.

Communications and Website:

Mr. Richardson reported that the information updates on Kings Lake Today are ongoing. He further offered to start a quarterly Newsletter in the future that would be electronic only.

Documents:

Nothing was reported.

Old Business:

Ms. Lane reported on the updating and replacing of missing signs. Ms. Lane provided a quote for the replacing the directional sign damaged on East Kings Lake Blvd. Cost estimated at \$690 installed. Further mentioned, was the need to replace 22 small signs along the Lake and common areas. Costs estimates are \$75 each, plus 16 posts at \$65 each. Installation of these small signs to be performed by our maintenance staff. Ms. Lane put forward a motion to purchase all these signs at a cost up to \$3,300. The motion was seconded by Mr. Stephens and passed without dissent.

New Business:

On a motion by Ms. Seger and seconded by Ms. Lane the Board voted 9-0 to adjourn and move to Executive session at 19:20

ADJOURNMENT:

On a motion by Ms. Seger and seconded by Mr. Wilson, the Board voted 9-0 to adjourn the Executive session at 19:38.