

The Kings Lake Homeowners Association, Inc.

Board of Directors Meeting Minutes

Monday, October 21, 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 18:04 by President Gail Miers.

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 6 of 11 board members being in attendance. Ms. Rowe was present via Microsoft-TEAM @ 18:08 and Ms. Seger joined @ 18:37. Mr. Stephens, Ms. LeGault and Mr. Ryan remained absent from the meeting.

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. The September 16th meeting minutes will be presented at the November 11th Board Meeting for approval.

Treasurer's Report:

Mr. Mitchell reported on the Budget Committee meetings drafting the 2025 proposed operating Budget. Mr. Mitchell recommended that any balance left from the year 2024 be put to increase the Reserve account in the 2025 Budget. The Budget Package for members will go out to the membership on October 28th. Approximately 700 households require paper notification.

Presidents Report:

Ms. Miers reported that many of our membership, after a recent Email Blast, have signed up for electronic notification. The President offered board members to take advantage of seminars for education of HOA Board members. Ms. Miers informed the Board that Ms. Nora Schweihs will no longer be our property manager. Seacrest Properties Management will be placing Ms. Janine Curto in that position.

Property Managers Report:

Ms. Schweihs reported they were following up on 2 violations and would be instructing our New CAM on violation procedures.

Committee Updates

ROADS, PATHS:

No report was given.

Landscaping:

Ms. Miers read Ms. LeGault's report: Due to the recent tropical storms, many trees and shrubbery have received "Wind Burn" damage. Most should recover but, in the future, some may have to be replaced. RootsUp has completed the annual tree trimming per contract. Erminio has prepared our annual beds for fall plantings.

Building and Grounds:

Erminio was asked by Ms. Miers about irrigation and sprinkler repairs. Erminio mentioned that he had the sprinkler system up to date, but there has been a problem with the irrigation pump electrical voltage that FPL is investigating.

Mr. Wilson provided a written report on the Flooding at the "Courtyard" and the area around Kings Lake Blvd. After his extensive report, Mr. Wilson concluded that a drainage ditch is Kings Lake property, was being used to dump trash and landscaping materials. After a discussion among the Board Members, it was concluded that it is the responsibility of Kings Lake HOA to clear this drainage ditch. It was proposed that we contact our vendor "Molter" to provide the cost of clearing this drainage ditch.

A.R.C.:

No report was given.

Lake Management:

There was nothing to report.

Communications and Website:

Mr. Richardson reported that the Financials have been posted to the Website. He further noted that he has chosen a format for a Newsletter and hoping to get input from other members of the board.

Documents:

Ms. Miers informed the board that a proposed amendment to allow "late fees" for delinquent accounts was being reviewed by Legal Counsel before being brought before the Board to approve the amendment and placing it before the membership at our next annual Membership meeting.

Old Business:

Ms. Miers reported that a vendor was contracted to produce the missing and new signs that was previously approved by the Board.

New Business:

Mr. Richardson mentioned that there would be a Website and Facebook posting of our Sign Rules and Regulations governing Political and Holiday signs within the HOA, as well as an Email Blast.

ADJOURNMENT:

On a motion by Mr. Richardson and seconded by Mr. Mitchell, the Board voted 8-0 to adjourn at 19:16.