

Notice Board of Directors Meeting

The Kings Lake Homeowners Association, Inc.

Monday, June 16, 2025, 6:00 PM

Elks Lodge -11250 Tamiami Trail E. Naples, FL

Board of Directors Meeting Minutes

Board of Directors Members Present: Gloria Seger, Robert Roy Richardson, Gary Ryan, Mary LeGault, Gail Rowe, William Stephens. Richard Lane Jr. & Mary Lane attended by MS-Teams. Mr. Wilson was absent.

Seacrest Southwest Present: Janine Curto, Property Manager.

Call to Order and Establishment of a Quorum

The meeting was called to order at **6:00 pm** by Gloria Seger, 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 June 9, 2025.

Reading and Disposal of Prior Meeting Minutes

MOTION: Gloria Seger made a motion to approve the minutes from May 19, 2025. The motion was seconded by Gary Ryan. **The Board unanimously passed the motion.**

Presidents Report - Gloria Seger gave a detailed Presidents report. Budget planning is starting. Requested each Chair of Committee to present a projected budget for the Committee. Informed the Board of the speed traps at Queens and KLB, Kings Lake entry, 3-way stop at KLB and Dutchess. Gloria provided a brief update on the Roads n Paths committee that met with Bain Sealcoat for the inspection and walk around of the lake pathways.

Property Managers Report - Janine Curto, provided a brief report. Janine is on property once a week for a property visit. Seacrest Southwest has been providing Erminio & Daniel with monthly safety training. June is Understanding Flammable Liquids Safety. Collier County was on property repairing sidewalks on Kings Lake Blvd. Collier County Sheriff's Office put a large speed sign that records data on KLB. Insurance COI has been posted on AppFolio.

Treasurer Report – Gary Ryan - provided a brief report on Kings Lake HOA financial statements. All financial statements are posted on AppFolio.

New Business Committee Reports

- Building & Grounds – Ben Wilson and Erminio are working on a plan for irrigation.
- ARC – Mary LeGault – Questioned a roof ARC application. Janine will investigate and update the ARC.
- Landscape – Mary LeGault – New landscape bushes have been completed. All installations will be completed by the end of the week. Larry Sanders on Queens Way has expressed interest in joining the Landscape Committee. Mary provided an update on Forensic Engineer insurance report. Mary also provided an update on the entry wall. Moguel will be finishing the stucco work and painting next week.
- Lake – Gary Ryan informed Board that all reports are posted on AppFolio and on website. Will inquire about possible obtaining some Mosquito Fish and Purple Martins.
- E-Voting – Robert Richardson – Will continue to collect data. Received 2 proposals from Get Quorum and Simply Vote. This Committee plans on reaching out to Kings Lake subdivisions to update contact information.

MOTION: Mary LeGault made a motion to approve the landscape quotes provided. The motion was seconded by **Gail Rowe**. After a discussion, a vote was put in place, **5 approved, 3 opposed. Motion passed.**

- Lake Management – Gary Ryan - All Lake reports from the Lake Doctor are uploaded onto AppFolio.
- Website – Robert Richardson has posted the recently paid invoices on the Board side of the website.
Robert requested for Lake reports to be shared and posted on website.
- Robert Richardson discussed the concern for security at the maintenance buildings, courts, and pathway entrances. After a brief discussion, Board agreed the maintenance buildings and courts could use security. Quotes will be acquired.
- Entry Monument repairs – Mary LeGault provided an update and quotes was reviewed. The proposals include power washing, painting, repairs, and water-proofing caps.

MOTION: Mary LeGault made a motion to approve the pathway repair quote provided. The motion was seconded by **Ben Wilson**. After a discussion, a vote was put in place, **Majority approved. Motion passed.**

Adjournment:

MOTION: Robert Richardson made a motion to adjourn the meeting of **June 16, 2025, at 7:19 pm**. The motion was seconded by **William Stephens**. The Board unanimously passed the motion.