

Notice Board of Directors Meeting

The Kings Lake Homeowners Association, Inc.

Monday, October 20, 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, Ben Wilson, Gail Rowe, Richard Lane Jr. & Mary Lane.

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 Robert Roy Richardson, Vice-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 October 17, 2025.

Reading and Disposal of Prior Meeting Minutes

MOTION: Ben Wilson made a motion to approve the minutes from September 15, 2025. The motion was seconded by **Mary LeGault**. A Motion was then made by **Ben Wilson** to suspend reading of the minutes; seconded by **Mary LeGault**. **The Board unanimously passed both motions.**

Presidents Report - Gloria Seger reported that William Stephens has resigned as a KLHOA board member. She thanked Bill for volunteering his time. After Gloria contacted the Lake Doctors regarding the condition of the Lake, 2 quotes were provided for the lake. One was for raking and removing dead vegetation for \$22,000 and the second was for \$7,000 to add new littorals next Spring. In lieu of the \$22,000 contract, KLHOA Maintenance Dept. have begun raking the lake and removing the dead vegetation. They will continue this process until they have completed the entire lake. The Budget committee has completed the 2026 proposed budget. A 14-day notice along with the proposed 2026 budget will be sent out. 2026 Budget Approval BOD Meeting will be 11.17.2025.

Property Managers Report - Janine Curto, provided a brief report. Janine is on property once a week at which time she looks for violations, address any HOA concerns, and follow up with Erminio on any maintenance matters. Janine expressed her sincere appreciation to Gloria, Robert, Gary, and Rick Lane for their hard work and dedication on the 2026

proposed budget. After several years with Molter as KLHOA landscape company, she recommends that KLHOA seek three competitive bids. services. Lastly, Erminio and Daniel continue their monthly training provided by Seacrest Southwest, ensuring they remain well-equipped to support our community's needs. That concludes her report.

Treasurer Report – Gary Ryan provided an update on the delinquent properties; KLHOA attorney has begun the foreclosure process. Gary will be following up on Goodnight, a Steeplechase unit owner that has passed away.

Committee Reports

- **Building & Grounds** – Ben Wilson reported that our maintenance supervisor has re-programmed the use of Kings Lake #1 water for irrigation to conform to Collier County guidelines. An irrigation notice will be sent to the 25 homeowners and the 2 subdivisions: Windsor & Camelot. After a lengthy discussion, Janine will collaborate with Ben, Gloria, and Mary Lane to create the notice.

MOTION: Gail Rowe made a motion to approve changing irrigation hours for users of lake water. The motion was seconded by **Ben Wilson**. All in favor, 1 opposed, motion passed.

- **ARC** – Mary LeGault – Mary has informed the KLHOA that William Stephen will remain on the ARC.
- **Landscape** – Mary LeGault – Annuals have been removed, and the new fall flowers have been ordered. They will be ready to pick up Nov. 4th. There will also be new soil installed with new fall annuals.
- **Lake** – Gloria Seger previously provided an update.
- **E-Voting** – Robert Richardson – provided an update on the 3 electronic voting companies.

MOTION: Ben Wilson made a motion to move forward with contracting Get Quorum. The motion was seconded by **Gary Ryan**. The Board unanimously passed the motion.

- **Website** – No report given.
- **Roads & Paths** – No Report given.

Adjournment:

MOTION: Ben Wilson made a motion to adjourn the meeting of **October 20, 2025, at 7:07 pm**. The motion was seconded by **Robert Richardson** unanimously passed the motion.