

Notice Board of Directors Meeting

The Kings Lake Homeowners Association, Inc.
Monday, November 17, 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, Richard Lane Jr., Gail Rowe, and Gary Ryan. Mary Lane was absent.

Seacrest Southwest Present: Janine Curto, Property Manager.

Call to Order and Establishment of a Quorum

The meeting was called to order at **6:03 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 October 28, 2025.

Reading and Disposal of Prior Meeting Minutes

MOTION: Mary LeGault made a motion to approve the minutes from June 16, 2025. The motion was seconded by **Gary Ryan**. **The Board unanimously passed the motion.**

Presidents Report - Gloria Seger gave a detailed Presidents report. An update on the lake raking was provided. Gloria thanked everyone for their work on the 2026 budget.

Property Managers Report - Janine Curto, provided a brief report. Janine is on property once a week for a property visit. Seacrest Southwest has continued to provide Erminio & Daniel with monthly safety training. Erminio is registered to participate in a Master Gardener course starting in January. A Ring doorbell and motion camera has been installed at the maintenance buildings for security.

Treasurer Report – Gary Ryan - provided a brief report on Kings Lake HOA financial statements. All financial statements are posted on AppFolio. Gary Ryan, Ben Wilson, and Rick Lane will be researching Comcast phone bills.

Committee Reports

- Building & Grounds – Ben Wilson and Erminio have continued to implement the irrigation plan.
- ARC – Mary LeGault – provided a brief update on the recent ARC applications.
- Landscape – Mary LeGault – New soil and annual plantings have been completed. 3 trees have been removed in preserve/ Rabbit fence has been removed. Erminio and Mary will be meeting with Collier County to discuss new plantings/obstruction on the corner of Evergreen Lake Dr and Kings Lake Blvd. 3 new landscape companies have provided KLHOA with bids. Bids came back from \$72,000 - \$100,000 a year. Board will remain with Molter for this year and revisit this next budget season.
- Lake – Gary Ryan informed Board that all reports are posted on AppFolio and on website.
- E-Voting – Robert Richardson – after a lengthy discussion, Board agrees to move forward with GetQuorum electronic voting essential package at a cost of \$2275.00.

MOTION: Ben Wilson made a motion to approve GetQuorum Essential Package. The motion was seconded by **Rick Lane**. All in favor, **Motion passed.**

- Website – Robert Richardson reported that all financial data, monthly, annual are posted on AppFolio and the website. Committees need to be updated on the website.

New Business

Adoption of proposed 2026 Kings Lake HOA Budget

MOTION: Ben Wilson made a motion to approve the 2026 Kings Lake HOA budget. The motion was seconded by **Gary Ryan**. All in favor, **Motion passed**.

Adjournment:

MOTION: Gloria Seger made a motion to adjourn the meeting of **November 17, 2025, at 6:49 pm**. The motion was seconded by **Rick Lane**. The Board unanimously passed the motion. The next KLHOA Board meeting will be January 19, 2026.