

# Notice Board of Directors Workshop & Meeting

The Kings Lake Homeowners Association, Inc.

Monday, January 20, 2025, 6:00 PM

Elks Lodge -11250 Tamiami Trail E. Naples, FL

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## Board of Directors Meeting Minutes

**Board of Directors Members Present:** Gail Miers, Mary LeGault, Robert Roy Richardson, Richard Lane Jr., William Stephens, and Gary Ryan. Present via Microsoft Teams, Gloria Seger.

**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 Gail Mier, 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 January 16, 2025.

### Reading and Disposal of Prior Meeting Minutes

**MOTION: Gary Ryan** made a motion to approve the minutes from September 16, 2024, October 12, 2024, November 11, 2024, and December 16, 2024. The motion was seconded by **William Stephens**. The Board unanimously passed the motion.

**Presidents Report Gail - Miers** gave a detailed Presidents report. She discussed the details of the wall repair. She discussed details regarding the 2025 Annual meeting on March 11, 2025. Kings Lake needs a speaker for the Annual meeting. 30-day notice to be distributed by February 11, 2025, with all required documents and new amendment. Gail also reported that the Bookkeeper is working on finishing up the end of year financials.

**Property Managers Report - Janine Curto**, provided a brief report. Updated the Board on the status of a couple noncompliant homeowners that received violations. Majority have been cured, while 2 will be receiving a 2<sup>nd</sup> notice and following up with Collier County on another. There will be a scheduled property inspection day to address the mailboxes. A friendly reminder regarding mailboxes will be sent out prior to the inspection. Janine will be looking into providing Erminio with some education on landscape, gardening, diseased trees and safety.

### New Business

#### Committee Reports

- Building & Grounds – Lighting is a concern on the paths and around the community. There has been a request for a bike rack at the Tennis Court. Erminio has been requested to purchase a reliable squeegee for the Tennis Courts. Several replacement signs have been ordered for around the community. Ray the Trapper was on property to remove a nuisance alligator and was not successfully removed yet, he will be returning. He has requested to not be interrupted. There is a concern regarding activity in the preserve area after dark. There is a sign that the preserve is only open from dusk to dawn.
- ARC – Will update the ARC application on the website.
- Lake Management – Gary Ryan will be the Chair of the Lake Management Committee
- Website – Robert Richardson has updated the calendar on the website.

### Adjournment:

**MOTION: Robert Roy Richardson** made a motion to adjourn the meeting of January 20, 2025, at **7:02pm**. The motion was seconded by **William Stephens**. The Board unanimously passed the motion.