

Notice Board of Directors Workshop & Meeting

The Kings Lake Homeowners Association, Inc.
Monday, February 17, 2025, 6:00 PM
Elks Lodge -11250 Tamiami Trail E. Naples, FL

Board of Directors Meeting Minutes

Board of Directors Members Present: Gail Miers, Mary LeGault, Robert Roy Richardson, Richard Lane Jr., Mary Lane, Gail Rowe, Ben Wilson, 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 February 12, 2025.

Reading and Disposal of Prior Meeting Minutes

MOTION: Robert Richardson made a motion to table approving the minutes from January 20, 2025, until the next board meeting. The motion was seconded by **William Stephens**. The Board unanimously passed the motion. Minutes are to be emailed to all Board Members once completed for Board to review.

Presidents Report Gail - Miers gave a detailed Presidents report. She discussed details regarding the 2025 Annual meeting on March 11, 2025. She will ask the Murrell Law Firm to speak at the Annual meeting regarding the 2024 HOA Updates. 30-day notice was distributed on February 11, 2025, with all required documents and new amendment. We have received 14 proxies, as of today. 293 proxies are required for quorum. Janine will send out an email blast. All Committee Chairs will be asked to give a report on each Committee at the Annual meeting. A safe has been purchased and is being stored at the Maintenance building for important documents, blueprints, surveys, etc. Gail will share Elks contact information with Janine and Gloria. Board meetings will be the 3rd Monday of each month, except for March due to the Annual Meeting on March 11th. Financials have been updated to AppFolio. Robert Richardson questioned the \$47,000 surplus. Past Treasurer Mitch was present at meeting and addressed the question.

Property Managers Report - Janine Curto, provided a brief report. Janine expressed her gratitude for 3 Board Members; Mary, Mary & Rick for their hard work recording all the noncompliant homeowners that need attention to their mailbox and/or outdoor lighting. She will be sending all 87 noncompliant homeowners a violations letter due to the attention needed to their mailbox and/or lighting. 2 violation matters have been turned over to the Murrell Law Firm. Janine is awaiting to be advised by the attorney. Janine is awaiting confirmation of the dates for the next class that Green Scapes, Linda Nelson provides. She will share this info once received with the Board and Erminio. This will be a great tool for Erminio to provide him with some education on landscape, gardening, diseased trees and safety.

New Business

Committee Reports

- Building & Grounds – Wall Project update, we are waiting on the engineering report from Moguel Construction to determine what will be required for repair of the damaged wall along Davis Blvd. Erminio was able to successfully repair a large irrigation leak to the line that provides lake water irrigation to 21 single family homes. A bike rack has been purchased and installed. Concrete will be poured, once permanent location is established. There are 4 dead trees on property that need to be

removed. The Preserve has been cleaned out and several truckloads of dead debris has been removed. All new signs have been installed. Ray the Trapper has not successfully removed the nuisance alligator yet. Please call Mary LeGault if you spot the alligator.

- ARC – There were 7 ARC applications approved. The ARC application has been updated.

MOTION: Ben Wilson made a motion to approve the updated ARC application. The motion was seconded by **Mary LeGault**. The Board unanimously passed the motion.

- Lake Management – All Lake reports from the Lake Doctor is uploaded onto AppFolio.
- Website – Robert Richardson has posted the updated ARC Application.
- Easement – William Stephens questioned the easement accessibility. Discussion of forming a committee, getting quotes for surveys, Liability questions that would need to be consulted with insurance company, Collier County and Murrell Law Firm. After a lengthy discussion this will be tabled until the next Board meeting.

Adjournment:

MOTION: Robert Roy Richardson made a motion to adjourn the meeting of February 17, 2025, at **7:36 pm**. The motion was seconded by **Mary Lane**. The Board unanimously passed the motion.