

Notice Board of Directors Workshop & Meeting

The Kings Lake Homeowners Association, Inc.

Monday, April 21, 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, Mary LeGault, Richard Lane Jr., Gail Rowe, Ben Wilson, and Gary Ryan. Absent was Mary Lane and William Stephens.

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 April 18, 2025.

Reading and Disposal of Prior Meeting Minutes

MOTION: Ben Wilson made a motion to approve the minutes from January 20, 2025, and February 17, 2025. The motion was seconded by Gary Ryan. **The Board unanimously passed the motion.**

Presidents Report - Gloria Seger gave a detailed Presidents report. She discussed details regarding the damaged wall on Davis Blvd. She provided an update on the East & West Monument. All Committee Chairs will be assigned at the Executive Board meeting, immediately following this meeting. Gloria reported that she had a lengthy discussion with the insurance agent regarding the 40-page liability insurance renewal. She believes we can make some changes in the policy to lower the premium cost. Gloria will be discussing this with the attorney prior. Gloria and Robert will be meeting with Seacrest Southwest on Wednesday. The alligator has been caught and removed from the lake. He was well over 7 feet long. Kings Lake Board of Directors are still in need of a Treasurer.

Property Managers Report - Janine Curto, provided a brief report. She sent 87 noncompliant homeowners a violations letter due to the attention needed to their mailbox and/or lighting on 2.28.2025. A 30-day extension will be provided to the homeowners still in noncompliance. She has received a couple complaints and have followed up on them immediately. Contacting the homeowners and resolving the issues or concerns. The 2 ongoing violations that were turned over to the attorney last month, are still being addressed and have received written notices. Gloria and Janine did a property inspection on Thursday, April 17, 2025. While several violations were noted, they took into consideration, the extreme dry conditions, and time of the year. There were three violations that the homeowners were informed. Janine has confidence that they will be resolved, if they are not already. Linda Nelson, Green Scapes is planning the next master garden class in September 2025. Seacrest Southwest has been providing Erminio & Daniel with monthly safety training. Payment will be provided to the Elks for the remaining 9 months of 2025, in the amount of \$1350.00. Kings Lake HOA requested updated contact info from all 14 subdivisions. This information will be available at www.kingslaketoday.com. NOLA letters have been sent out to the delinquent Homeowners and 10 have been sent to the attorney for further action.

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. The monuments have been inspected, and it has been reported that the East monument has water damage, that can be repaired. The West monument need stucco repair. Roberto Martinez Lawn Maintenance provided a quote for \$7000. This quote was provided to the Board.

MOTION: Rick Lane made a motion to approve the landscape quote provided. The motion was seconded by **Ben Wilson**. After a discussion, a vote was put in place, **3 approved, 4 opposed. Motion denied.**

MOTION: Mary LeGault made a motion to approve the landscape quote removing the Areca Palms. The motion was seconded by **Ben Wilson**. **The Board unanimously passed the motion.**

- ARC – There has been 2 ARC applications approved, since the last board meeting.
- Lake Management – All Lake reports from the Lake Doctor is uploaded onto AppFolio. There were 2 homeowners attending the meeting that showed interest in being on the Lake Committee. Gary Ryan, Lake Chair has met with the Lake Doctor. 2 Hamptons Board members were present and expressed concern regarding the lakes and pathways needing maintenance.
- Website – Robert Richardson has posted the recently paid invoices on the Board side of the website. He also has posted some old documents on the website under HOA Docs.
- 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.

Adjournment:

MOTION: Robert Roy Richardson made a motion to adjourn the meeting of April 21, 2025, at **7:12 pm**. The motion was seconded by **Ben Wilson**. The Board unanimously passed the motion.