

Notice Board of Directors Meeting

The Kings Lake Homeowners Association, Inc.

Monday, May 19, 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., Mary Lane, Gail Rowe, Ben Wilson, and Gary Ryan. **Absent was 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 May 5, 2025.

Reading and Disposal of Prior Meeting Minutes

MOTION: Ben Wilson made a motion to approve the minutes from April 21, 2025. The motion was seconded by **Gary Ryan**. **The Board unanimously passed the motion.**

A presentation from Get Quorum, Frank Valdes was given to the King's Lake Board of Directors and all residents attending.

Presidents Report - Gloria Seger gave a detailed Presidents report. A court box has been purchased, and Erminio will install it by the courts for supplies. Gloria requested to hold a quick Executive Board meeting following this meeting. Gloria reported that after several lengthy discussions, some changes have been made to the policy, she was able to lower the premium cost from \$39,000 to \$33,223. Gloria provided a recap on the report from the Forensic Engineer on the damaged wall. Lastly, John Cartwright has agreed to join Baines Sealcoat with the inspection and walk around of the pathways.

Property Managers Report - Janine Curto, provided a brief report. On 5.6.2025, Janine drove the lake pathways and entire Kings Lake property with Erminio. Taking several pictures and looking for any areas that need attention. Erminio and Janine will repeat this again on the 1st Tuesday of each month. Janine is on property once a week for a property visit. While on property she asked a vendor to remove his roofing sign from a resident's front yard. On 4.28.2025, 35 - NOLA – notice of late assessments was sent out to the delinquent homeowners. Seacrest Southwest has been providing Erminio & Daniel with monthly safety training. May is Safety-Heat Stress Awareness & Prevention.

Treasurer Report – Gary Ryan - provided a brief report on the treasurer report. Gary has received some training on AppFolio from Seacrest Southwest. Gary has been working with Janine & Gabby, Accounting Dept on the delinquent homeowners and the process.

New Business

Committee Reports

- Building & Grounds – Ben Wilson will be collecting quotes for maintenance and court security.
- ARC – Mary LeGault - There has been 2 ARC applications approved, since the last board meeting. 1 denied and requested for additional information.
- Landscape – Mary LeGault – Reviewed the quote for removal of 4 trees, grind 2 stumps, replace with Shady Ladies. Reviewed the quote to install 5 Fishtail Palms.

MOTION: Mary LeGault made a motion to approve the landscape quotes provided. The motion was seconded by **Gail Rowe**. After a discussion, a vote was put in place, **5 approved, 3 opposed. Motion passed.**

- Lake Management – Gary Ryan - All Lake reports from the Lake Doctor are uploaded onto AppFolio.
- Website – Robert Richardson has posted the recently paid invoices on the Board side of the website. Robert requested for Lake reports to be shared and posted on website.
- 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.
- Entry Monument repairs – Mary LeGault provided an update and quotes was reviewed. The proposals include power washing, painting, repairs, and water proofing caps.

MOTION: Mary LeGault made a motion to approve the Entry monument quotes provided. The motion was seconded by **Ben Wilson**. After a discussion, a vote was put in place, **6 approved, 2 opposed. Motion passed.**

MOTION: Mary LeGault made a motion to approve to move forward with electronic voting. The Committee will gather the information and quotes and present it to the board to decide which vendor to use. The motion was seconded by **Ben Wilson**. **The Board unanimously passed the motion.**

Adjournment:

MOTION: Gary Ryan made a motion to adjourn the meeting of **May 19, 2025, at 7:43 pm**. The motion was seconded by **Ben Wilson**. The Board unanimously passed the motion.