

Notice Board of Directors Meeting

The Kings Lake Homeowners Association, Inc. Monday,

January 19, 2026, 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, Ben Wilson, Gail Rowe, Richard Lane Jr. & Mary Lane.

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 January 16, 2026.

Reading and Disposal of Prior Meeting Minutes

MOTION: Gloria Seger made a motion to approve the minutes from October 17, 2025. The motion was seconded by **Mary LeGault**. A Motion was then made by **Gloria Seger** to suspend reading of the minutes; seconded by **Mary LeGault**. The Board unanimously passed both motions.

Presidents Report - Gloria Seger reported that Kings Lake HOA Annual Meeting will be held

March 16, 2026, at Elks Lodge -11250 Tamiami Trail E. Naples, FL. All intent to run for the 5 Board positions will be required to be submitted by February 4, 2026.

Property Managers Report - Janine Curto, provided a brief report. She announced that Seacrest Southwest has been acquired by Odevo. All services will remain the same, and there will be no changes to management. Odevo will provide enhanced technology tools and additional resources to support operations. Janine is on the property once per week, during which time she conducts inspections for violations, addresses HOA concerns, and follows up with Erminio regarding maintenance-related matters. Additionally, Erminio will be attending a Florida Landscape Expert Certification course, which will be held on four dates over the next two months. This course will provide extensive knowledge that he will be able to implement at Kings Lake HOA. This concludes the property manager's report.

Treasurer Report – Gary Ryan, Treasurer reported that the Association has approximately \$770,000 on deposit. Approximately 244 of 300 accounts remain delinquent. Due to delays in the issuance of statements, all late fees will be waived through January 30, as requested by Gary Ryan and Janine Curto. Gary Ryan confirmed investing surplus funds not currently needed for operations into Certificates of Deposit (CDs) at an interest rate of 3.9%.

Committee Reports

- **Building & Grounds – Ben Wilson** reported that the pickleball court nets are in need of repair. He also reported that a fire occurred in the pump house on December 30th. Two quotes are currently being obtained for the necessary repairs.
- **ARC – Mary LeGault** provided an update on the ARC applications recently submitted.
- **Landscape – Mary LeGault** – reported that there were many positive reviews regarding the excellent job done on the Christmas decorations this year. She also reported that she conducted a drive-through of the community with Gloria and Arminio. Additionally, Mary noted that a bench donated by a family will be installed across from the Hamptons.
- **Lake – Gary Ryan** provided the lake report. He reported that Samantha has been appointed as the new Lake Doctor technician. Ryan also noted that he has met with Samantha on the property.
- **Website – Robert Richardson** – requested updated contact info and all reports for website. GetQuorum has been provided with the 60-day Annual Meeting Notice by Janine and has been distributed. GetQuorum will be contacting all residents to promote electronic voting.

New Business:

MOTION: Rick Lane made a motion to change future board meetings to begin at 7:00 p.m. The motion was put to a vote with eight board members present. Three members approved the motion and five opposed it. The motion failed.

MOTION: Mary Lane made a motion to change future board meetings to begin at 6:30 p.m. With eight board members present, the motion was put to a vote. Four members approved the motion and four opposed it. The motion resulted in a tie and therefore failed.

Adjournment:

MOTION: Ben Wilson made a motion to adjourn the meeting of January 19, 2026, at 7:05 pm. The motion was seconded by **Robert Richardson** unanimously passed the motion.