

# Board of Directors Meeting

The Kings Lake Homeowners Association, Inc.

Monday, March 16, 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 and Diane Chirinio, Seacrest Southwest VP.

### Call to Order and Establishment of a Quorum

The meeting was called to order at 6:00 pm by Robert Richardson, Vice-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 March 12, 2026.

### Reading and Disposal of Prior Meeting Minutes

**MOTION: Gail Rowe** made a motion to approve the minutes from February 16, 2026. The motion was seconded by **Ben Wilson**. A Motion was then made by **Gail Rowe** to suspend reading of the minutes; seconded by **Ben Wilson**. The Board unanimously passed both motions.

**Presidents Report - Gloria Seger** - Provided a brief report.

**Property Managers Report - Janine Curto**, Ms. reported that **GetQuorum** has accepted full responsibility for failing to send the required meeting notices and has provided a formal letter of apology. The error was confirmed to be internal and not intentional. Updated notices have been mailed, and the Annual Meeting has been rescheduled for **April 20, 2026**, with GetQuorum covering all associated printing costs. Ms. Curto noted that she worked closely with the Board and Association counsel, **Robert Murrell**, throughout the process.

Janine Curto provided a brief property update, noting a recent site inspection conducted with **Mary LeGault** and **Erminio**, during which minimal violations were observed and addressed.

She further reported that internet service for the maintenance building has been secured through **CenturyLink** at a cost of **\$55.32 per month**, resulting in significant annual savings.

Janine Curto concluded by reporting that the Association currently has **269 proxies** and requires **295** to achieve quorum. She advised that all proxies must be resubmitted for the rescheduled Annual Meeting.

**Treasurer Report – Gary Ryan**, provided a brief financial report.

## Committee Reports

- **Building & Grounds – Ben Wilson** reported that we received a proposal for the directional power repairs. After discussion, this will be tabled until; next meeting.
- **ARC – Mary LeGault** provided an update on the ARC applications recently submitted.

- **Landscape – Mary LeGault** – reported that Daniel and Erminio have installed mulch, a new doggie trash can and installed some new plantings.
- **Lake – Gary Ryan** provided a very detailed and informative lake report.

**MOTION: Gary Ryan** made a motion to approve the littoral plantings and the phosphorus treatment for the lake, total of \$13,800.00. The motion was seconded by **Ben Wilson**. The motion passed.

- **Website – Robert Richardson** – Lake report will be available on the website. Proxies will also be available on the website.

## Old Business:

- Discussion was held regarding the **KLHOA 250 USA Independence Celebration**. A committee was formed consisting of **Robert Richardson, Gail Rowe, and Mary LuGault**. The committee will meet and present details to the Board at a future meeting.

## New Business:

- **Kingsway Directional Sign:** Following discussion, the Board agreed to table this item until the next meeting.
- **Courtyards Drainage Ditch: Ben Wilson** reported that he met on-site with the Courtyards President to discuss drainage concerns and potential tree removal. **Mary LueGault** and **Ben Wilson** will meet with **Steve** to obtain a quote for tree removal, as well as secure an additional quote from another vendor.

## Adjournment:

**MOTION: Robert Richardson** made a motion to adjourn the meeting of March 16, 2026, at 7:33 pm. The motion was seconded by **Ben Wilson** unanimously passed the motion.