Notice Board of Directors Meeting

The Kings Lake Homeowners Association, Inc.
Monday, May 18, 2026, 6:00 PM
Elks Lodge -11250 Tamiami Trail E. Naples, FL

Board of Directors Meeting Minutes

Board of Directors Members Present: Robert Roy Richardson, Duncan Farnsworth, Mary Lane, Gary Ryan, Mary LeGault, Ben Wilson, Richard Lane Jr. & Gail Rowe.

Seacrest Southwest Present: Janine Curto, Property Manager, and Diane Chirinio, Seacrest Southwest VP, and Brooke Birdelle, Seacrest Southwest Regional Director.

Call to Order and Establishment of a Quorum

The meeting was called to order at 6:00 pm by Robert Roy Richardson, 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 13, 2026.

Reading and Disposal of Prior Meeting Minutes

MOTION: Ben Wilson made a motion to approve the minutes from April 20, 2026. The motion was seconded by **Gary Ryan**. A Motion was then made by **Ben Wilson** to suspend reading of the minutes; seconded by **Gary Ryan. The Board unanimously passed both motions.**

Seating of New Board Members

The Board conducted a vote regarding the seating of two new Board members, William Stevens and Michael Peck. Secret ballots were collected from all Board members present.
The results were announced by Janine Curto as follows:

- William Stevens: 5 Yes votes, 3 No votes
- Michael Peck: 5 Yes votes, 3 No votes

Based on the results of the vote, both William Stevens and Michael Peck were approved to serve on the Kings Lake HOA Board of Directors. Their terms will expire in 2029, and each will serve a three-year term.

Presidents Report – Robert Roy Richardson, provided a brief report**.** Mr. Richardson as the newly elected President, would like Board meetings to be conducted in a more formal manner. He requested that Board members and attendees address one another as "Mr." and "Ms." during meetings. Mr. Richardson reported that he, along with Maintenance Supervisor Erminio and Property Manager, Janine Curto, recently conducted a property inspection, including a drive-through of the community and a review of the lake areas. He also advised that he has retrieved all boxes previously held in storage and is currently reviewing their contents. During this process, he is organizing records, discarding unnecessary documents, and preserving items of historical significance. Mr. Richardson noted that several old photographs of the community were discovered among the stored materials. Additionally, Mr. Richardson discussed the status and maintenance of the United States flag within the community. He expressed interest in establishing a volunteer Veterans Committee to assist with the care and proper display of the flag, including ensuring that it is flown, lowered, or displayed at half-staff in accordance with appropriate protocols and national observances.

Property Managers Report - Janine Curto, provided a brief report. Property Manager Janine Curto thanked the Board and homeowners for their efforts in achieving quorum at the Annual Meeting. She reported that she has been working with President Robert Richardson and conducted property inspections with Mr. Richardson and Maintenance Supervisor Erminio, during which violations were reviewed, homeowner concerns were addressed, and an irrigation line break was resolved. Ms. Curto reported that Mr. Duncan Farnsworth is serving as the new ARC Chair. Two ARC applications are currently under review: 2252 Royal Lane for a pool, pool deck, cage enclosure, and walkways, and 4242 Prince Lane for a generator installation. She also reported that all CenturyLink equipment has been returned and the Association will receive a $150 refund. In closing Ms. Curto introduced Brooke Birdelle as Seacrest Southwest's new Regional Director.

Treasurer Report – Gary Ryan, provided a brief update on the monthly financials.

Committee Reports

- **Building & Grounds – Ben Wilson** reported that the broken irrigation mainline has been repaired. He also reported that he and Mr. Farnsworth inspected the drainage ditch area and will be meeting with the affected courtyard board to discuss potential solutions. Additionally, the Lake Path entrance sign has been relocated. There are currently no "No Soliciting" signs displayed on the property.
- **Landscape – Mary LeGault** – reported that the annual flowers will be installed this week. She also advised that hardwood tree trimming is being scheduled. Planning is underway for July decorations, including flags and lighting throughout the community.
- **Lake – Gary Ryan -** provided the lake report. Mr. Ryan reported that the Lake Committee met twice during the month to discuss muck reduction and phosphorus treatment for two of the community lakes.

MOTION: Mary Lane following discussion, made a motion to approve the proposal for muck reduction and phosphorus treatment on two lakes in the amount of $43,000. The motion was seconded by **Mary LeGault. Vote:** All in favor, with one abstention. Motion passed.

- **Website – Robert Roy Richardson** – All Board emails have been updated on the website.
- **Documents – Rick Lane –** nothing to report at this time.

Old Business:

- **Courtyard Drainage Ditch** – Ben Wilson and Duncan Farnsworth inspected the drainage ditch area and will be meeting with the affected courtyard board to discuss potential solutions. One proposal was received from Hurricane Tree Service for a two-phase project totaling $16,000 ($8,000 per phase). After discussion, the Board tabled this item to the next meeting for further review.
- **Signs** – tabled to next meeting
- **250th Celebration –** Landscape Committee discussed in detail the decorations and provided a budget not to exceed $1,000.

MOTION: Gary Ryan made a motion to approve the 250th Celebration decorations, in the amount not to exceed $1,000. The motion was seconded by **Ben Wilson**. **The Board unanimously passed the motion.**

Pickleball Courts - The Board discussed maintenance needs at the pickleball/tennis courts, including potential improvements to the gate, benches, and court surface. Information was also shared regarding the TeamReach app for court users code: KLPB. Following discussion, it was determined that the courts do fall under the Building and Grounds Committee. Mr. Ben Wilson, Chair, will work with Erminio to develop a plan and present recommendations to the Board at a future meeting.

New Business:

- **July & August Board Meetings** –The Board discussed holding Board meetings during the months of July and August. Upon a motion duly made and seconded, **the Board unanimously approved holding Board meetings in both July and August. Motion passed.**
- **Funding Guidelines -** The Board reviewed proposed guidelines for funding requests, invoices, payment requests, and budget allocations. Following discussion, a motion was made and seconded to require Budget Committee review of Board member purchase requests to assist with budget tracking and fund allocation. **The motion passed by majority vote, with one director voting against the funding guidelines.** It was noted that the procedures do not apply to routine purchases made by management or maintenance staff. **Motion passed.**

Adjournment:

MOTION: Ben Wilson made a motion to adjourn the meeting of May 18, 2026, at 8:02 pm. The motion was seconded by **Mary LeGault** unanimously passed the motion.