

# Notice Board of Directors Meeting

The Kings Lake Homeowners Association, Inc.

Monday, June 15, 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, William Stephens, and Michael Peck.

**Seacrest Southwest Present:** Janine Curto, Property Manager, 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 June 12, 2026.

### Reading and Disposal of Prior Meeting Minutes

Secretary Mary Lane presented the minutes from May 18, 2026, Board of Directors Meeting and May 18, 2026, Closed Executive Board of Directors Meeting.

**MOTION: Ben Wilson** made a motion to approve both sets of meeting minutes from May 18, 2026. The motion was seconded by **Mary LeGault** A Motion was then made by **Ben Wilson** to suspend reading of the minutes; seconded by **Mary LeGault** **The Board unanimously passed both motions.**

**Presidents Report – Robert Roy Richardson,** provided a brief report. A meeting will be scheduled with the Courtyards Association to discuss the drainage ditch concerns. Lake Doctor invoices and reports will be posted to the community website (AppFolio and Kingslaketoday). New Independence Day flags have been ordered for the community. Mr. Richardson also requested reimbursement of expenses related to the Association's 250th Celebration, which management will submit for processing.

**Treasurer Report – Gary Ryan,** provided a brief update on the monthly financials. Gary Ryan reported that the May financial statements had been received and reviewed. He advised the Board that there are currently eight homeowners in collections, one property in foreclosure, and twenty-two active liens. The Board discussed the collection process, including late fees and foreclosure procedures. **Mary Lane made a motion to create a set of procedures for the lien and foreclosure processes. This motion was tabled until the next Board meeting.**

**Property Managers Report - Janine Curto**, provided a brief report. She continues to conduct weekly property inspections throughout the community. During her most recent inspection, several commercial vendor signs were observed in front yards of single-family homes. The homeowners were contacted, and the signs have since been removed.

Ms. Curto thanked Maintenance Supervisor Erminio for his continued partnership and assistance. She also reported that she continues to hold weekly conference calls with President Robert Richardson to review community matters and remains diligent in addressing homeowner concerns and following up on outstanding items.

At the request of Duncan Farnsworth, Ms. Curto researched and presented several options regarding the compliance and reporting requirements associated with the Southwest Florida Water Management District.

### **Committee Reports**

- **Building & Grounds – Ben Wilson** reported that two proposals have been received for fencing improvements at the pickleball/tennis court.
- **ARC Architectural Review Committee – Duncan Farnsworth** reported that one exterior paint application was reviewed and approved.
- **Landscape – Mary LeGault** – reported that the annual flowers have been installed. Removal of several trees and tree replacement will be scheduled upon approval.
- **Lakes – Gary Ryan** - provided the lake report. Mr. Ryan reported that the muck reduction and phosphorus treatment for two of the community lakes has been completed. More than 1500 littoral plants are scheduled to be installed round the lakes.
- **Website – Robert Roy Richardson** – All recent documents have been updated on the website.
- **Documents – Rick Lane** – The Documents Committee continues working on revisions to the Association's governing documents to modernize and update the covenants.

### **Old Business:**

- **Courtyard Drainage Ditch** –Ben Wilson, Duncan Farnsworth, and Robert Richardson will meet with representatives of the Courtyards Association to discuss the drainage concerns and develop a plan of action.
- **250<sup>th</sup> Celebration** – All decorations have been purchased. Management will process reimbursement for Mr. Richardson's approved expenses.
- **Pickleball Courts** - The Board discussed a resident safety concern regarding the courts. Additional proposals will be obtained, and the matter was tabled until the next meeting.

### **New Business:**

- **Landscape Benches**

The Board considered the purchase of landscape benches in the amount of **\$6,257.52**.

**MOTION:** Mary LeGault made a motion to approve the purchase. Mary Lane seconded the motion.

**Vote:** Five (5) in favor and five (5) opposed. **Motion failed.**

- **Maintenance Dump Trailer**

The Board discussed purchasing a maintenance dump trailer.

**MOTION:** Ben Wilson made a motion approving to search for a dump trailer. William Stephens seconded the motion.

**Vote:** Seven (7) in favor and two (2) opposed. **Motion passed.**

- **Tree Trimming**

The Board reviewed the proposal from Roots Up for tree trimming services in the amount of **\$12,755.**

**MOTION:** Mary LeGault made a motion to approve the proposal. Mary Lane seconded the motion. **All in favor. Motion passed.**

- **Replacement Trees**

The Board reviewed the proposal to purchase replacement trees in the amount of **\$11,500.**

**MOTION:** Mary LeGault made a motion to approve the purchase. Mary Lane seconded the motion. **All in favor. Motion passed.**

## **Adjournment:**

**MOTION:** Ben Wilson made a motion to adjourn the meeting of June 15, 2026, at 7:42 pm. The motion was seconded by Williams Stephens unanimously passed the motion.