Notice Board of Directors Meeting

The Kings Lake Homeowners Association, Inc.
Monday, August 17, 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, and Michael Peck.

Board of Directors Member Absent: William Stephens.

Seacrest Southwest Present: Janine Curto, Property Manager.

Call to Order and Establishment of a Quorum

The meeting was called to order at 6:04 p.m. by Robert Roy Richardson, President. The Pledge of Allegiance was recited. Roll call was conducted, and a quorum of Directors was established.

Proof of Notice of Meeting

The Notice and Agenda of Meeting were properly distributed to the Directors and all owners on August 10, 2026.

Reading and Disposal of Prior Meeting Minutes

Secretary Mary Lane presented the minutes from the July 20, 2026 Board of Directors Meeting.

MOTION: **Mary Lane** made a motion to approve the meeting minutes from July 20, 2026. The motion was seconded by **Ben Wilson**. A motion was then made by **Ben Wilson** to waive the reading of the minutes; seconded by **Rick Lane**. All Directors present voted in favor, and both motions passed.

President's Report - Robert Roy Richardson: Mr. Richardson updated the Board on several matters. A two-foot landscape buffer along lake banks will be required to help reduce runoff into the lakes, and a community email will be distributed regarding the requirement. The Association is reviewing the GetQuorum survey process and developing potential survey questions. Planning for the 2027 budget is underway, and all Board members were asked to submit a wish list for consideration. Attorney recommendations were distributed, and both recommended attorneys have been contacted. The pump repair has been completed, pump calibration will be scheduled, and water-usage readings will be recorded on the fifteenth of each month. Seacrest Southwest will provide an updated management contract. The Board also discussed possible maintenance inventory replacement costs. Camera-notification signs have been donated and posted in the preserve area.

Treasurer's Report - Gary Ryan: Mr. Ryan reported approximately $540,000 in cash, certificates of deposit, operating accounts, and reserves. Accounts receivable totaled approximately $27,000, with six owner's delinquent and eleven owners late.

Property Manager's Report - Janine Curto: Ms. Curto reported that weekly on-site property inspections continue throughout the community. Several violation notices were issued during the prior month, and all but one property had returned to compliance. She thanked Mr. Richardson, Mr. Farnsworth, and the Architectural Review Committee for their assistance in resolving an ongoing compliance matter. Maintenance reporting procedures and expectations were reviewed with Erminio, who is providing detailed weekly reports for distribution to Mr. Richardson and upload to AppFolio. The Board also discussed establishing a fining committee and rental-compliance concerns.

Committee Reports

- **Building & Grounds - Ben Wilson:** The variable frequency drive at the pump house has been replaced. A quote is being obtained to replace the pipe. The pump reserve has approximately $12,300 remaining. Quotes will also be obtained for electrical and pipe upgrades for consideration in the 2027 budget. The Board discussed a dump trailer estimated to cost between $5,000 and $7,000.
- **ARC Architectural Review Committee - Duncan Farnsworth:** Mr. Farnsworth provided an update regarding the Committee's review of numerous ARC applications.
- **Landscape - Mary LeGault:** Several trees have been removed, and numerous plantings have been installed. Additional trees are scheduled to be planted on Saturday.
- **Lake Management - Gary Ryan:** The new littoral plantings are doing well, and overall lake conditions are favorable. Brown debris was observed in Lake 4 within the portion shared with Lakewood at Kings Lake.
- **Website - Robert Roy Richardson:** Because invoice files require substantial storage space, the Board discussed uploading invoices to the website once each month.
- **Documents - Rick Lane:** The Documents Committee continues working on the Purchasing and Bidding Policy, Assessment Collection Policy, and Collection Authorization Resolution.

Old Business

- **Courtyard Drainage Ditch -** Duncan Farnsworth reported that he spoke with the Association's attorney, Robert Murrell. The matter was tabled until the next Board meeting.
- **Tennis/Pickleball Court -** Jeff Euclide expressed concern regarding traffic during play. Potential solutions discussed included forming a club, including a related question in the resident survey, and revisiting the matter during the winter when seasonal residents can attend meetings.
- **Maintenance Trailer -** Ben Wilson provided several comparable dump-trailer options ranging from approximately $5,000 to $7,000. The matter was tabled until the next Board meeting.

New Business

- **Purchasing and Bidding Policy -** Following lengthy discussion and review, the Board agreed to make revisions and table the matter until the next Board meeting.
- **Assessment Collection Policy -** Following lengthy discussion and review, the Board agreed to continue its review and table the matter until the next Board meeting.
- **Collection Authorization Resolution -** Following lengthy discussion and review, the Board tabled the matter until the next Board meeting.
- **Barrier Wall -** The Board discussed the barrier wall after receiving a telephone call regarding an unpaid invoice. Mr. Richardson will investigate the status of the invoice and update the Board on his findings.

Adjournment

MOTION: Mary LeGault made a motion to adjourn the meeting at 8:48 p.m. The motion was seconded by **Mary Lane**. The motion passed.