



Dear Owner

The enclosed packet includes a proxy for you to direct your vote regarding our proposed amended and restated documents.

These documents were either sent to you electronically or in hard copy in January 2023. They are also available for viewing on our website, kingslake.today.

The following are the highlights of the document changes:

The articles of incorporation and bylaws have been specifically updated to remove developer language and reflect current Florida statutes, which we are required to provide for in our governing documents. With minor exception, our documents have not been updated since 1979.

A notable change in the bylaws provides for enforcement of our documents while also providing fair recourse for any levy dispute between an owner and the board, with a review performed by non-board member, peer owners.

The protective covenants have been rewritten to address many issues which did not exist in 1979, such as non-commercial trucks now widely used as family passenger vehicles. The covenants outline property use restriction and, in some cases, relax the current use and parking restrictions that exist in our old documents.

The most significant change in the protective covenants is the addition of a rental policy to prohibit short term rentals in single family homes and eliminate the transient, motel like use of a property in our residential community.

It is important to note that these are master association documents. Condominium owners in our community have a set of documents specific to their sub-association, however in instances where provisions overlap, the more restrictive provision will apply. This usually occurs in rental or property use provisions.

The Kings Lake board has unanimously approved these documents to maintain and preserve the standards which you have already set in our beautiful community.

Kings Lake Board of Directors

SOUTHWEST PROPERTY MANAGEMENT

1044 CASTELLO DRIVE, SUITE #206
NAPLES, FLORIDA 34103-1900
(239) 261-3440 ♦ FAX: (239) 261-2013
EMAIL: AdminDept@swpropmgt.com

NOTICE OF MEETING

TO: All Unit Owners

NOTICE is hereby given that the Annual Meeting of the members of **Kings Lake Homeowners' Association, Inc.** will be held at the date, hour and place below noted:

DATE: March 13, 2023

HOUR: 6:00 p.m. - Registration start at 5:30

PLACE: New Hope Ministries Administrative Bldg., 7576 Davis Blvd, Naples, FL

PURPOSE: 2023 Annual Members Meeting

BALLOT: The following members have submitted their names for candidacy to serve on the Board of Directors:

Judy Engelskirch

Mary Lane

Gail Miers (Incumbent Board President)

Gail Rowe

Gloria Seger (Incumbent Vice President)

Williams Stephens

In as much as there are six (6) nominations for (4) positions open, there will be an election.

AGENDA

1. Calling of Roll & Certifying of Proxies
2. Proof of Notice of Meeting or Waiver of Notice
3. Reading & Dispensing of Any Unapproved Minutes
4. Reports of Officers
5. Announcement of Directors
6. Unfinished Business
7. New Business
 - a) Vote to approve Amended and Restated Declaration of Protective Covenants, Conditions and Restriction of Kings Lake.
8. Adjournment

DATED: February 10, 2023

By: Nora Schweihs

Community Manager

Immediately following this meeting, the new Board will have an Organizational meeting to elect officers.

In the event you are unable to attend the meeting, you may be represented by this proxy, naming any qualified voter you desire.

PLEASE RETURN YOUR PROXY AND BALLOT IN THE SELF-ADDRESSED ENVELOPES PROVIDED OR SCAN AND EMAIL TO: ADMINDEPT@SWPROP.MGT.COM

PROXY

THE UNDERSIGNED, HEREBY APPOINTS the Secretary or _____ as my proxy holder with full power of substitution to vote and act for me to the same extent that I would if personally present at the Membership meeting of Kings Lake Homeowners Association, Inc., to be held on March 13, 2023, at 6:00 p.m., at New Hope Ministries Administration Building, 7675 Davis Blvd., Naples Florida, or any adjournment thereof*.

I specifically authorize and instruct my proxy holder to cast my vote as follows:

Should the proposed Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions of Kings Lake, Articles of Incorporation and Bylaws of Kings Lake Homeowners Association, Inc. be approved? A copy of the proposed Amended and Restated Governing Documents were previously mailed or electronically transmitted. (The Board of Directors recommends a “yes” vote.)

In Favor _____ **Opposed** _____

PRINT NAME

CONDOMINIUM/UNIT NO. OR SINGLE-FAMILY HOME ADDRESS

SIGNATURE

DATE: _____

**THIS PROXY IS REVOCABLE AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT THEREOF, AND IN NO EVENT FOR MORE THAN NINETY (90) DAYS.*

Kings Lake Homeowners Association, Inc.

2023 Annual Members Meeting

March 13, 2023

Election Ballot

(Vote for up to four (4) Candidates)

Mark an "X" in the Appropriate Box

CANDIDATE INFORMATION SHEETS INCLUDED

- Judy Engelskirch
- Mary Lane
- Gail Miers- Incumbent
- Gail Rowe
- Gloria Seger - Incumbent
- William Stephens

VERY IMPORTANT - Do not sign or otherwise identify your name or unit number on this ballot. Please vote for up to four (4) candidates (only one vote per candidate) by placing a check mark or an "x" in the box to the left of the candidate's name. Do NOT vote for more than four (4) candidates or the ballot is invalid.

Hello.

My name is Judy Engelskirch. My husband, Steve Katz, and I have been coming to Naples three or four times a year for almost 30 years - always staying at The Cove Inn. In December of 2020 we were fortunate enough to purchase our home in Kings Lake, our first-choice neighborhood. We have had a very welcoming experience.

I have been a registered nurse for almost 38 years. At this point I am semi-retired with my last gig as a home health nurse in assisted living facilities. I have three kids - a 27 year old daughter and twin son and daughter who are 24. We have thoroughly enjoyed our time in Kings Lake and look forward to many great years ahead.

Thank you for your consideration to the board.

Best,

Judy

1/31/23

Mary Lane - Statement for King's Lake Board

I live in the Woodlands with my husband, Rick, and our dog, Cocoa, and two cats, Beautiful and Rascal. My husband and I have been married 52 years. We have lived in King's Lake, full time for seven years. I currently serve on the landscaping committee in the Woodlands.

My desire to serve on the King's Lake BOD is motivated by a desire to assist with our management and help seek a logical and safe middle ground where disagreements or misunderstandings exist. If I don't have an answer, I will research it.

Prior to my retirement, I worked as a library director in public, academic, and corporate libraries. In those roles, I often worked to creatively achieve a balance of ideas. I managed buildings and grounds in addition to collections and personnel management.

I have an open mind and a desire to serve each of us in our beautiful King's Lake neighborhood.



Gail M Miers

I currently have the honor of serving as your Kings Lake HOA President and would very much like to continue for another term. It has been my focus to revitalize our organization with improved and increased communication , visibility, and transparency to our owners , expand the involvement of our community in our existing and new board committees and provide a pathway for others to serve on the board with knowledge of what is needed to support our growing and everchanging community.

By way of introduction, Scott and I have been full time Florida residents since 2016 when we purchased the Miers homestead in the Hamptons community. The Miers family has owned in Kings Lake since the 70's and were among the first to move into the newly developed family of Kings Lake. I served as President for 2 years on our Hamptons board and quickly got involved in the Kings Lake Lake Committee to address the need for a Lake Management Plan and control the spike rush and torpedo grass impeding the beauty of our lake. This will always be a work in progress, but great strides have been made.

My professional experience includes 40 plus years in sales, marketing, and operations management. Industry experience includes technical education, lab equipment contract services and executive search and recruiting. As a former business owner, I acquired broad based leadership skills in all areas of business management.

I have always been active in any community I have lived in. In Connecticut, I served 11 years on our Property Owners Association of Lake Hayward. It is a great way to make lifelong friends and give back to my community and support property values and quality of life.

In the hopes that our revised governing documents are passed, I ask for your support in this years' election.

I am pleased to share my background and experiences as a candidate for the Kings Lake Association Board of Directors in our upcoming election.

I have lived in Kings Lake for many years: first with a condo at the Hamptons and presently both as a Steeplechase condo owner and a single family home owner right on Kings Lake Boulevard. My education has consisted of gaining a Ph.D. in educational administration and becoming a certified mediator through the Harvard University Program on Negotiation and Dispute Resolution. I was a volunteer mediator for the Barnstable County Small Claims Court and worked for many years as a teacher, principal, central office administrator and college professor.

Two memorable assignments stand out in my career as being able to meet difficult challenges: I was hired by the Massachusetts Commissioner of Education to turn around an inner city school district that had been taken over by the State for under performing; and a few years later I was hired by the Hartford Public Schools to address a recently won lawsuit by the NAACP. I created several highly competitive magnet schools for that district that was inclusive of all student populations. These goals were achieved by everyone working together in each district and celebrating the gains, regardless of how incremental they were, at the time.

I am presently a real estate agent, former Weight Watcher's employee, property manager, landlord, and home owner on Martha's Vineyard and Naples, Florida. For many years I have also been a volunteer for the Naples and Bonita Springs St. Vincent de Paul Thrift Store and have been a Clerk for over 15 years for a road association on Martha's Vineyard. I recently completed the Florida Statutes course to be on an HOA Board of Directors, and received my certificate. I believe that all of these experiences attest to my being able to work with diverse people as well as being very familiar with budgets, establishing and revising policies and being responsible for follow-through and reporting to my peers and constituents. My plan is to become a year-round Kings Lake resident this summer, following the sale of my home in Massachusetts.

King's Lake is a special community with special condo and single family homeowner residents. I appreciate your input and participation in Association issues as they are vital to continued progress and hope that they will continue. If elected, I will serve each one of you as individuals, and work with the Board members to assure that you are living in a safe and well maintained environment. I want you to continue to enjoy the pleasures, freedom and rights that owning your own residence brings! Thank you.

Gail K. Rowe, Ph.D., "A King's Lake Resident and a Voice of Reason"

Gloria Seger, Board Vice President, KingsLake HOA

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> It has been my privilege and pleasure to serve on the KingsLake HOA Board for over 5 years. During that time I have worked on the following, serving our community.

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> Chairing meetings in the absence of the President

> Budget development, 2 years

> Nominating committee, 2 years

> Lakes committee during the formulation of our Lakes Management plan

> Landscape currently and through the restoration of our trees and green spaces after the devastation of Hurricane Irma.

> Responsible for the design and installation of our annual Christmas display along with our landscape chair and our maintenance crew.

Currently working on our directional sign update project,

> and for the last two years chair of our governing documents revision project.

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> I have been a homeowner in KingsLake for over 14 years and I am deeply committed to serving our beautiful and unique community. I truly appreciate the opportunity to continue to serve.

> Thank you for your consideration.

Gloria Seger

William Stephens
2369 kings lake blvd

Moved from New Castle, Indiana, 1982 to Naples Florida I have always lived and owned my properties in East Naples Winter park 1986-2001 Whittenburg villas 2001-2012 (now rental property) Kings lake blvd 2012-present Opened and managed as a partner masquerading hair salon, located a hibiscus center from the year of 1986 through 1992 Now president and managing partner of Hair Esteem Inc. at 372 5th Ave. S., Naples, FL from 1992 to present Would love to bring my organizational and communicational skills to the board to help them listen more to the property owners, and to ensure that the property owners voices are being heard If voted to the board, I will do my best to ensure the community continues its wonderful success as a shining community in the Naples area. We have a wonderful community we who live here and own here should always be thankful to have such a wonderful and unique community in this area.

Thank you

William Stephens

King's Lake Homeowners Association, Inc.
Annual Members Meeting
February 8, 2022
Minutes

The Annual Members' Meeting of the King's Lake Homeowners Association, Inc. was held on February 8, 2022 at St. Paul's Episcopal Church, 3901 Davis Blvd, Naples, FL 34104.

Call to Order: The meeting was called to order by Dick Weise at 7:18PM.

Directors in attendance were Mary Ballard, Marsha Bergquist, Dick Weise, Jim Shumake, Gloria Seger, Ed Rooney, and Mary LeGault. Also in attendance were Steven L. Anderson of Southwest Property Management, Erminio Andres Francisco, Maintenance Supervisor, and Robert Murrell, attorney for the Association.

Proof of Notice: Proof of notice was given by notarized affidavit.

Election of Chairman: It was moved by Mr. Rooney and seconded by Ms. Seger to elect Dick Weise to serve as chairman of the meeting. All were in favor. Mr. Weise introduced Commissioner Penny Taylor.

Quorum Certification: A quorum was achieved, and the meeting continued. There are 351 owners present in person or by proxy.

Dick Weise led the Pledge of Allegiance and welcomed the members in attendance and introduced Steven L. Anderson, as acting property manager for King's Lake Homeowners Association. Mr. Weise also introduced Robert Murrell as the Attorney for the Association and explained the rules for owner participation at this owners meeting.

Disposal of Prior Meeting Minutes: It was moved by Mrs. Segar and seconded by Mr. Rooney to waive a reading of the 2021 Annual Meeting and accept them as written. All were in favor.

Reports of Officers: Mr. Weise went over the Board's fiduciary duties and thanked Mr. Rooney and Mrs. Ballard for their years of service on the Board. He also thanked Gerald Batten for acting as interim maintenance supervisor. Erminio Andres Francisco was introduced to the community as the new maintenance supervisor.

Committee Reports

- A. **Treasurer:** Mr. Rooney reported the financial condition of the association for December 31, 2021 and also for January 31, 2022. He also reported the association has a Crime policy to cover fraud. **Mr. Rooney moved to approve the year-end financials and roll the 2021 surplus over to 2022, was seconded by Mr. Shumake. All were in favor.**

- B. **Document Revision:** Ms. Seger explained the process used to create the document being voted on and opened the meeting to comments from the audience.
- C. **Architectural Review:** Mr. Rooney reminded members that the ARC forms need to be accompanied by two checks. A \$25.00 application fee and a \$300.00 damage deposit that will be returned when your project is completed and approved. Any generator installs must comply with Collier County requirements.
- D. **Other Committees:** The remaining committee's gave brief updates of accomplishments for the year.

Report of Nominating Committee: There are 6 candidates for 4 seats. The four individuals who will serve for two-year terms are David Dardi, Mary LeGault, Jennifer Stampfli and Richard Weise.

Results of the Proxy Vote: The result of the vote to approve the Amended and Restated documents of Kings Lake HOA were reported. There were 351 votes cast, 226 in favor and 125 opposed.

New Business: Mary Lane moved to adjourn the meeting to a date no later than 60 days from today. The motion was seconded by Gloria Seger. Motion carried on voice vote.

Adjournment: There being no further business, the meeting was adjourned at 9:35 PM.

Respectfully Submitted,

Steven L. Anderson, CFCAM, CAM
Acting Secretary