

**King's Lake Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**January 14, 2019**

**Minutes**

These are the minutes of the Board of Directors meeting for the King's Lake Homeowners Association, Inc. held January 14, 2019 at the Greater Naples Fire Station, Naples, Florida. The meeting was called to order at 7:00 P.M. by President Chuck Nuechterlein, followed by the pledge of allegiance.

**DIRECTORS PRESENT:** Chuck Nuechterlein, Dick Weiss, Bill Wolfendon, Bill Oar, Marsha Bergquist, Steve Kohn, Chris Hagan, Gloria Seger, Mary Ballard and Ed Rooney. A quorum was established.

Also present were Anthony Phillips (Kings Lake Maintenance Manager), Mark Williams (Community Manager) and 5 homeowners.

**DIRECTORS ABSENT:** Mary Legault.

**SECRETARY'S REPORT:**

It was moved by Ed, second by Bill Oar to approve the minutes of December 10, 2018. Unanimous approval.

**TREASURER'S REPORT:**

Mark reviewed the December 31, 2018 preliminary financial report. Steve motioned to approve the financials as presented. Ed seconded, and the motion carried unanimously.

**A. Partial Payment Plans** – Chuck noted Mark had received a request from an owner asking for permission to allow this owner to pay their annual fee in installments over the next few months. Mark sent the request to the Legal Committee for input. Chuck noted the history of King's Lake and Board policy is to not allow annual maintenance payment by installments. By consensus the Board agreed that all owners must pay in full at the beginning of each year when the invoices are received.

**OLD BUSINESS:**

**A. Landscape Committee** – Anthony noted there have been new plants installed along the perimeter of the property and the bushes along Davis Blvd. have all been trimmed. There have also been bushes removed along the walkway between the lakes and new plants will be installed soon.

**B. Preserve Committee** – Mary Ballard noted the preserves are in great shape and the rules/regs for the tennis courts have been re-posted.

**C. Lakes Committee** – Ed noted there has been a presence of naiad and chiliad approaching the surfaces in the lakes. Ecological Control will start treatment in February to correct these algae. Ecological Control will send over a proposal for review and approval.

**D. Roads & Paths Committee** – Bill Oar mentioned there are still root issues along the walkway and there are surface cracks starting to appear. Bill will work with Anthony to get bids to seal the lake path.

**E. Architectural Review Committee** – Bill noted the only issue is with 2172 King's Lake Blvd. This owner is with the attorney and a civil suit has been filed. The owners at 2236 Prince Lane have requested to expand their lanai 3'. The committee is unsure if this expansion will interfere with the required 20' Lake Maintenance Easement. Mark is addressing this issue and will report back to the committee.

**F. Irrigation Committee** – Foundation Professionals has completed their work and MRI has installed a new concrete liner in the wet well. Set Point has been to the property and noticed one side of the new well is higher than the other. MRI will need to come back to the property to make this repair. After MRI is complete, Set Point will start to re-install the irrigation equipment. The re-installation should take 2 weeks.

**G. Website Committee** – No report.

**H. Legal Committee** – No report. Discussed during Treasurer Report.

**NEW BUSINESS:**

**A. Martin Birdhouses** – Chuck mentioned he received a request from one of the condo associations in the community asking for approval to install a Purple Martin Birdhouse. The condo association would pay for and maintain the birdhouse, including the annual put up and take down. They're asking for KLHA to initially install and to store the birdhouse when not in use at our maintenance facility. Steve motioned to approve the request. Chris seconded, and the motion carried unanimously.

**B. Board Resolution – Election Procedure** – Chuck spoke about the legal opinion the association received from The Murrell Law Firm (attached to minutes). For owners who have returned their proxy, but did not vote yes or no, the Secretary may vote on behalf of the owner if the owner designated the Secretary as their proxyholder. The Secretary may also elect board members on behalf of the owner if the owner did not turn in a ballot. One Board candidate was concerned that her resume was not included with the Annual Meeting/Election packet. Since no candidate resumes were included the Board decided no harm was done.

Steve mentioned the association needs 290 proxies or owners in attendance to have a quorum at the annual meeting. The document committee is hoping for at least 500 proxies to be returned by the annual meeting. Steve then reviewed the incentive plan that has been presented to owners. The association needs 890 yes votes for the amendments to pass. Chuck has contacted all the sub-associations and has meetings scheduled with each association to speak about the amendment vote.

**ADJOURNMENT:**

It was moved by Chris, second by Steve to adjourn the meeting. Unanimous Approval.

The meeting adjourned at 8:07 P.M.

Respectfully submitted,

Mark Williams  
Acting Secretary