

King's Lake Homeowners Association, Inc.
Board of Directors Meeting
November 18, 2019

Minutes

A meeting of the Board of Directors of the King's Lake Homeowners Association, Inc. was held on November 18, 2019, at the Greater Naples Fire Station, Naples, FL. The meeting was called to order at 4:00PM by Chuck Nuechterlein.

DIRECTORS PRESENT: Chuck Nuechterlein, Bill Wolfenden, Mary LeGault, Mary Ballard, Chris Hagan, Dick Weise, Marsha Bergquist, Gloria Seger, Bill Oar, Steve Kohn. Edward Rooney was present via telephone. A quorum was established.

Also present were Anthony Phillips (King's Lake Maintenance Manager), Tina Miller and Laura DePamphilis of Southwest Property Management and several homeowners.

SECRETARY'S REPORT: Mr. Kohn motioned to accept the minutes of the October 14, 2019 meeting as written. Mr. Weise seconded. All were in favor.

TREASURER'S REPORT: Ms. Miller reviewed the September 30, 2019 financial report. Ms. Seger motioned to accept the report. Mr. Weise seconded. All were in favor.

NEW BUSINESS:

Mr Nuechterlein suggested the Board discuss and approve the 2020 budget before hearing the committee reports. There were no questions from the Board or from the audience. **Mr. Weise motioned to accept the budget as presented. Ms. Seger seconded. All were in favor by a show of hands.** Mr. Nuechterlein noted the new budget includes an increase to reserves without raising assessments for the next year.

OLD BUSINESS:

- A. Landscape** – Ms. LeGault reported the Christmas decorations are being installed. The new clusia hedge is thriving. Additional 7-gallon plants will be added after January, and the Committee is investigating using a new nursery. Three bald cypress trees were planted at the lake's edge in Steeple Chase per the landscape plan noting they are less expensive than palms. One should be repositioned so that the three trees form a "triangle" rather than a straight line. A homeowner complained that the new trees block her view of the lake and should be placed between buildings C and D. Ms. LeGault commented that the trees are planted between the buildings and that the Committee must consider the landscape plan, the needs of the community as a whole and the lake health rather than the concerns of one homeowner when making planting decisions. Several board members agreed to look at the placement of the trees and report back to the Board.
- B. Preserve** – Ms. Ballard reported there is no update on the Preserve. She added that tennis court usage should be 'first come, first served', and there is no booking of the court in advance. Play should be limited to one hour if others are waiting.
- C. Lakes** – Mr. Wolfenden reported that lakes are in good shape. Water levels are high. There have been complaints about the spike rush especially behind Tamarynd 11-13-17-21. Mr. Hagan explained the spike rush is a naturally occurring plant necessary to maintain lake health and to preserve the stability of

the lake banks. As water levels drop over the winter months, Anthony will trim some of the spike rush back from the center of the lake toward the shore. Mr. Nuechterlein added that Collier County has instituted a new “pollution ordinance” and will be monitoring chemical levels in these retention ponds. Littoral plants are critical to the lake health acting as natural filters.

- D. Roads and Paths** – Mr. Oar reported plans to improve the path surface are on schedule. A homeowner asked if there was any plan to make the path “handicapped- accessible” and add parking. Mr. Hagan noted that paths are sufficiently wide and sloped properly. In addition, there is no appropriate place for vehicle parking near the walking path.

- E. Architectural Review** – Mr. Rooney reported that violation letters are up-to-date. The Board is awaiting final wording on the roofing amendment from the attorney. Ms. Seger suggested another amendment controlling the renting of single-family homes in King’s Lake as the documents are silent on this issue. Some on the Board expressed concern about combining issues and confusing homeowners. It was suggested that the ARC and Legal committees work together on this issue of instituting guidelines for the rental of single-family homes.

- F. Irrigation** – Mr. Weise reported that the irrigation system is working well. The Association makes quarterly reports to the South Florida Water Management District.

- G. Website** – Mr. Nuechterlein reported that he is investigating a new website provider.

- H. Legal** – Mr. Kohn reported the attorney prepared language regarding the installation of bright lighting on homes which can disturb neighbors. Apparently the County is dealing with a similar issue in the Estates.

PRESIDENT’S REPORT: Mr. Nuechterlein reported the Annual Members’ Meeting will be held at St. Paul’s Episcopal Church on February 11 at 7:00PM. The Board is looking for an interesting speaker. It was suggested a representative of Collier County Sheriff’s Office could be invited or perhaps someone to speak about the Airbnb issue.

ADJOURNMENT: There being no further business to discuss, the meeting was adjourned at 5:15PM.

Respectfully submitted,

Laura DePamphilis

Laura DePamphilis, CAM