

King's Lake Homeowners Association, Inc.
Board of Directors Meeting
December 9, 2019

Minutes

A meeting of the Board of Directors of the King's Lake Homeowners Association, Inc. was held on December 9, 2019, at the Greater Naples Fire Station, Naples, FL. The meeting was called to order at 7:00PM by Chuck Nuechterlein followed by the pledge of allegiance.

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

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

SECRETARY'S REPORT: Mr. Weise motioned to accept the minutes of the November 18, 2019 meeting with one revision to the Legal Report – “Mr. Kohn reported the attorney prepared language . . .” Ms. LeGault seconded. All were in favor.

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

NEW BUSINESS:

Mr Nuechterlein suggested that first the Board accept the resignations of directors Bill Oar and Chris Hagan. Both were thanked for their service. David Dardi and Jim Shumake will be appointed to replace them. Mr. Kohn motioned to accept the resignations of the outgoing directors and approve the appointments of the new director. Mr. Weise seconded. All were in favor. In addition, Mr. Nuechterlein motioned that Mary Ballard be named Secretary. Mr. Weise seconded. All were in favor.

OLD BUSINESS:

- A. **Landscape** – Ms. LeGault thanked Anthony, Daniel, and Gloria for their help with the Christmas decorations. The committee is studying the replacement of 1900 linear feet of hedge along King's Lake Blvd. of either side of the entrance at King's Way. They received an estimate of \$30,000 for 7-gallon clusia plants, and the estimate did not include the removal of the old hedge or additional soil that will be needed. Ms. LeGault motioned that Management solicit bids for the replacement of the hedge – linear feet and number of plants to be determined after further study. Ms. Seger seconded. All were in favor.

There was also a discussion of the three bald cypress trees recently planted on the bank of the large lake. **Mr. Kohn motioned that one of the trees be repositioned to form the “triangle” originally intended. Ms. LeGault seconded. By show of hands, seven (7) directors were in favor.** The tree will be moved in January or February when water levels are low.

Anthony was asked to replace the eagle at the top of the flagpole at the entrance and to investigate LED lighting on and around the flagpole.

- B. Preserve** – Ms. Ballard reported there is no update on the Preserve. A discussion followed about the scheduling of court time on the tennis court. Mr. Nuechterlein explained that the decision was made to use a “first come, first served” method to accommodate occasional players. Many in the audience argued that the sign-up sheet for court times was working fine and shouldn’t be changed. The Board decided to put the issue to a vote of the members at the Annual Meeting in February. The players thanked Anthony for cleaning the court surface and requested the replacement of the pickleball net and the purchase of a broom.
- C. Lakes** – Mr. Wolfenden reported that water quality is very good in the lakes at the present time. A letter and petition were received by the Board from residents of the Hamptons complaining about the amount of spike rush in the lake. Mr. Hagan explained again that spike rush is a naturally occurring plant necessary to maintain lake health and to preserve the stability of the lake banks. Its existence is one of the reasons for the excellent water quality. 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 suggested the committee research the addition of littoral plants along the lake banks.
- D. Roads and Paths** – Mr. Dardi will assume Mr. Oar’s responsibilities on the committee.
- E. Architectural Review** – Mr. Shumake will assume Mr. Hagan’s responsibilities on this committee. Management reported that one application was approved for reroofing and new exterior paint. One violation letter was sent regarding the parking of a boat on a driveway.
- F. Irrigation** – Mr. Weise reported that the Greenfield Village now has its own irrigation well and will be removed from our system January 1, 2020.
- G. Legal** – Mr. Kohn reported the results of a conversation with the attorney. Mr. Murrell is preparing the language for the roofing amendment that will be voted on at the Annual Meeting. An additional amendment would be necessary to add rental restrictions for the single-family homes in King’s Lake. While there is no interest in pursuing this at the Annual Meeting, a subject expert might be invited to the meeting to educate homeowners on the topic. Mr. Murrell is also preparing an answer to a Fair Housing complaint filed against the HOA regarding access to the community website by sight-impaired

individuals. Mr. Murrell commented that the recent suggestion by a resident that access to the walking path by those with limited mobility issues would not be an ADA violation but could be a Fair Housing issue. However, the concept of “reasonable accommodation” comes into play again, and the complainant would have to make the area accessible at his own expense with the permission of the HOA which does not appear practical. Finally, Mr. Murrell’s office continues to monitor emails received from Ms. Schmidt.

Mr. Shumake will assume Mr. Hagan’s responsibilities on the Legal Committee.

H. Nominating Committee – Ms. Ballard reported that the following directors’ terms are up: Chuck Nuechterlein, Gloria Seger, Marsha Bergquist, Bill Wolfenden, and David Dardi. If no one else presents a resume expressing interest in the Board, this will be the slate of candidates for 2020.

PRESIDENT’S REPORT: Mr. Nuechterlein reported he has invited Sheriff Rambosk to speak at the Annual Members’ Meeting will be held at St. Paul’s Episcopal Church on February 10, 2020 at 7:00PM. Topics of discussion could include Identity Theft, Active Shooter, Security, or Harassment. It was suggested that the petition from the residents of the Hamptons be answered by the Board. Mr. Wolfenden will draft a response.

ADJOURNMENT: There being no further business to discuss, **Mr. Weise motioned to adjourn. Mr. Nuechterlein seconded. All were in favor, and the meeting was adjourned at 8:40PM.**

Respectfully submitted,

Laura DePamphilis

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