

King's Lake Homeowners Association, Inc.
Annual Members Meeting
February 12, 2019
Minutes

These are the minutes from the Annual Members Meeting of the King's Lake Homeowners Association, Inc. on February 12, 2019 at St. Paul's Episcopal Church, Naples, FL. The meeting convened at 7:00 p.m.

A. President Nuechterlein called the meeting to order. At 7:00 P.M

B. Election of Chairman

It was moved by Mr. Rooney, second by Mr. Kohn to elect Chuck Nuechterlein to serve as chairman of the meeting. Unanimous Approval.

Mr. Nuechterlein welcomed the members in attendance and led the U.S. pledge of allegiance.

C. Guest Speaker

Chairman Chuck Nuechterlein introduced guest speaker Kamila Perez, who works with Collier County Pollution Control. Kamila gave a presentation about the lakes in King's Lake and spoke about the importance of clean lakes and littoral plantings. She reported that our lakes are in great condition and support many wading birds, which is also a sign of healthy lakes. She left handouts detailing her presentation in the back of the room for everyone in attendance to have.

D. Determination of Quorum

There were 541 owners in person or by proxy. **A quorum was established.**

E. Proof of Notice of Meeting or Waiver of Notice

Proof of Notice of the meeting was given by Notarized Affidavit (attached).

F. Reading and Disposing of Any Unapproved Minutes

Edward Rooney motioned to waive the reading of the previous annual meeting minutes and approve them as written. Steve Kohn seconded, and the motion carried unanimously.

Mr. Nuechterlein read a statement regarding the individual responsibilities of the directors and their roles. Former Director Alan Cragg was honored for his many years of service to Kings Lake. Alan and his wife Marcie have moved to Shell Point.

Before any business was conducted, President Nuechterlein noted this is the first time in memory that King's Lake has had an election. He motioned to move to agenda item J (appointment of ballot counters). Mr. Kohn seconded, and the motion carried unanimously. Manager Mark Williams asked for volunteers to help count ballots. There were 6 volunteers and Mark took them to another room to count ballots.

G. Officer Reports:

A. President's Report

No specific report.

B. Treasurer's Report

Copies of the year-end financial statement of December 31, 2018 were available for owners to review. Mr. Rooney reviewed the statement and answered questions from the owners. Our financial records are being reviewed by an independent C.P.A. The King's Lake Homeowners

Association is in good financial condition with adequate reserves for future replacements.

2018 Surplus Funds - It was moved by Mr. Rooney, second by Mr. Weise to approve the rollover of 2018 surplus funds into 2019. Unanimous approval.

H. Committee Reports

A. Lakes Committee

Ed Rooney (Chairman) briefly spoke about the contract the association has with Ecological Control and answered a few questions from owners in attendance. He then noted the association is many years away from dredging and took a recommendation to add a “Do Not Feed The Ducks” sign.

B. Landscape Committee

Gloria Seger reported there are two dead Magnolia trees behind the east King’s Lake entrance sign. We are in the process of having these removed and replaced.

We lost approximately 25 trees around the lake because of Hurricane Irma.

Last year we purchased 17 replacement trees but could not get them planted because of insufficient irrigation. These trees are currently being held at the local nursery that we purchased them from. We hope to have them planted in the very near future. The trees are a mixture of Shady Lady, Gumbo Limbo, Live Oak and Crepe Myrtle.

C. Irrigation Committee

Dick Weiss reported on the pump house issues and the process the association had to follow to get the irrigation working again. He noted the settling of the pump house floor, pump issues due to corrosion and buildup and problems with the irrigation lines. In October, specialists were hired to give advice on actions the association needed to take. The roof was removed, piers added for the foundation floor, the wet well was lined with concrete, the pump re-installed and the roof put back on. There was a temporary pump used while the work was being performed. Everything has been completed and the pump is running again. The total cost to date is \$70,353 but should end around \$75,000.

D. Architectural Review Committee (ARC)

Bill Wolfenden briefly reviewed the application process for owners to follow for association approval for exterior work.

E. Roads & Paths

Bill Oar (Chairman) reported that lake paths are starting to get damaged by tree roots. The committee is looking to have these paths seal coated.

H. Preserve Committee

Mary Ballard reported the preserves are in good shape.

I. Legal Committee

Steve Kohn (Chairman) reviewed the Board’s collection policy. The Legal Committee

aggressively pursues delinquent accounts with late notices and liens. He then explained that the committee is looking to change the original documents and that's the reason for the proxy vote. The association needs 890 "yes" votes for the amendment to pass. Since there were not enough proxies returned to hold a vote, the association can hold another meeting at a later date. The proxies are valid for 90 days from the date of this meeting.

I. Report of Nominating Committee:

Gloria Seger reported that there are 6 directors running for re-installment. In the Fall newsletter we sent out a request soliciting homeowners who would be interested in serving on our board. As a result, we received 2 responses from owners whose names were then added to the ballot.

The results of the election will be determined after all the ballots have been counted.

J. Election of Directors:

Mark Williams announced that the incumbents had received the most votes and will remain on the board until 2021. They are as follows:

Mary Ballard, Chris Hagan, Steve Kohn, Mary LeGault, Edward Rooney and Richard Weise.

6. New Business

- A. Gayla Boss recognized and thanked Anthony Phillips for installing the Greenfield Village Purple Martin birdhouse.
- B. Steve Kohn reported on the proxy progress and how many more proxies were needed. He then conducted a drawing for Publix \$25 gift cards for those owners who did return a proxy. A special \$100 gift care drawing was held for owners who collected 5 or more proxies. Joyce Malone won the \$100 gift card drawing. The \$25 gift card drawing winners were: John Bailey, Melissa Menelo, Louis Mosurak, Gayle Rowe, Glen Ricoff and John Harris.
- C. President Nuechterlein covered a few different phone numbers for owners to call including a number for nuisance animals, for owners to report speeders (239-530-ZOOM) and a number to call for alligator trappers.

There being no further business, it was moved by Judy Nuechterlein to adjourn to reconvene the meeting on March 11, 2019. Gayla Boss seconded, and the motion carried unanimously.

The meeting adjourned at 8:48 p.m.

Respectfully submitted,

Mark Williams
Acting Secretary