

**King's Lake Homeowners Association, Inc.**

**Board of Directors Meeting**

**June 10, 2019**

**Minutes**

These are the minutes of the Board of Directors meeting for the King's Lake Homeowners Association, Inc. held June 10, 2019 at the Greater Naples Fire Station, Naples, Florida. The meeting was called to order at 7:03 P.M. by Vice President Chris Hagan.

**DIRECTORS PRESENT:** Chris Hagan, Bill Wolfenden, Steve Kohn, Edward Rooney, Mary LeGault, Mary Ballard, Dick Weise and Marsha Bergquist. Gloria Seger telephone. A quorum was established.

Also present were Anthony Phillips (Kings Lake Maintenance Manager), Tina Miller (Community Manager) and 4 homeowners.

**DIRECTORS ABSENT:** Chuck Nuechterlein and Bill Oar

**SECRETARY'S REPORT:**

It was moved by Mr. Weise, second by Mr. Rooney to approve the minutes of May 13, 2019. Unanimous approval.

**TREASURER'S REPORT:**

Ms. Miller reviewed the May 31, 2019 preliminary financial report. Mr. Weise motioned to approve the financials as presented. Mr. Kohn seconded, and the motion carried unanimously.

**OLD BUSINESS:**

**A. Landscape Committee – Ms. LeGault made a motion to spend \$2000 for 100 linear ft of 25 gallon Calusia as a test to replace the existing Viburnum hedges along the east border. This was seconded by Mr. Rooney and was unanimously carried.** Ms. LeGault also suggested using Calusia instead of repairing the fence damaged by the hurricane. Mr. Hagan disagreed and said Calusia will be an ongoing maintenance and expense.

Ms. LeGault said someone is putting round-ups on the palmettos and killing them. This is near the Hamptons and is a violation. The Board discussed the difficulty of finding the violator. Mr. Hagan asked Ms. LeGault to draft a letter to the Hamptons Board and bring it to the Board for review and approval first.

There were discussions regarding funding for the Phase II tree installment project. Mr. Hagan would like to stay within budget and suggested leaving some trees from Phase II to be with Phase III. Ms. LeGault said the \$2000 for the Calusia should come out of Landscape Reserves and Magnolia tree for \$1200 should come out of the Hurricane fund. **Ms. LeGault motioned to wait for the next two bids to come in and see what is the best we can do with the funds we have. This was seconded by Ms. Seger and was unanimously carried.**

**B. Preserve Committee –** Ms. Ballard said an owner asked if the Board would allow a basketball goal be placed by the Tennis Court? Mr. Kohn does not think it is a good idea. Mr. Hagan said there's issues with maintenance and storage.

**C. Lakes Committee –** Mr. Wolfenden said the lakes are in great shape. They were recently sprayed.

**D. Roads & Paths Committee –** Ms. Miller received another bid on the sealcoating and asphalt repairs for the pathway around the lake, however, there's a big discrepancy in the measurement of the areas where repair work is needed. Bain quoted approx. 2,592 sq ft of areas to be repaired and Bell Paving quoted 200 sq ft. Mr.

Hagan suggested having Mr. Oar walk and mark the areas needing repair before asking for bidders to re-evaluate the areas.

**E. Architectural Review Committee** – Mr. Weise said 2264 Royal Lane has piles of dirt in their yard and things are overgrown. Looks like work is stopped due to permit issue. Mr. Rooney will contact code enforcement to check on status.

**F. Irrigation Committee** – Mr. Weise said everything is running smoothly.

**G. Website Committee** – Mr. Miller said she spoke with the IT person responsible for the website, and he understands we are trying to cut costs. Going forward, we will wait for several documents to be uploaded to the website instead of one document at a time. Ms. Miller said we've been paying the rate for the annual web host fee for over ten years.

**H. Legal Committee** – Document Change- Mr. Kohn said it takes \$4000 - \$6000 to do a complete document rewrite. Mr. Kohn said he and Mr. Nuechterlein believe we should only handle the roof material this year and not do a complete rewrite of the document. Mr. Weise said the ARC should draft up a guideline/standard for the roof material allowed in the community. **Mr. Kohn motioned to ask Bob Murrell (our attorney) to write up an amendment for the roof policy for the board to look at. This was seconded by Mr. Weise and was unanimously carried.**

**PRESIDENT'S REPORT: None.**

**NEW BUSINESS: Mr. Hagan motioned to take July and August off and Board meetings to resume in September. This was seconded by Mr. Kohn and was unanimously carried. Next meeting is on Sept. 9<sup>th</sup>.**

**ADJOURNMENT:**

There being nothing further to discuss, the meeting adjourned at 8:30 P.M.

Respectfully submitted,

Tina Miller  
Acting Secretary