

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

Minutes

These are the minutes of the Board of Directors meeting for the King's Lake Homeowners Association, Inc. held September 9, 2019 at the Greater Naples Fire Station, Naples, Florida. The meeting was called to order at 7:00 P.M. by President Chuck Nuechterlein.

DIRECTORS PRESENT: Chuck Nuechterlein, Bill Wolfenden, Steve Kohn, Edward Rooney, Mary Ballard, and Marsha Bergquist. Gloria Seger via telephone. A quorum was established.

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

DIRECTORS ABSENT: Chris Hagan, Mary LeGault, Dick Weise and Bill Oar

SECRETARY'S REPORT:

It was moved by Mr. Rooney, second by Ms. Ballard to approve the minutes of July 1, 2019. Unanimous approval.

TREASURER'S REPORT:

Ms. Miller reviewed the July 31, 2019 and August 31, 2019 financial reports. Mr. Kohn motioned to approve the financials as presented. Mr. Wolfenden seconded, and the motion carried unanimously.

Mr. Rooney said there were some discrepancies between our December 2018 financial report and the tentative audit report due to journal entries that were not covered for that time period. The auditor will send approved report Southwest Prop. Mgt. for adjustments. Mr. Kohn motioned to accept the tentative 2018 audit report and was seconded by Mr. Rooney. Unanimously approved.

OLD BUSINESS:

A. Landscape Committee – Ms. Seger said phase II's tree install is completed and the trees look great. Clausia hedges are doing well. The three cypress trees are installed but should've waited until the water level drops. The committee will work on Phase III's plan.

B. Preserve Committee – Ms. Ballard said Mr. Phillips and Dan have been working on removing the potato vines and everything looks good.

C. Lakes Committee – Mr. Wolfenden said the water level goes up and down and is at its high point. There's not much we can do at this time. Ecological Control Maintenance have been treating the lakes and once the vegetation settles down to the bottom of the lake, Mr. Phillips will clean up.

Mr. Nuechterlein discussed the new Collier County Fertilizer & Urban Landscaping Ordinance and suggested we educate residents and make sure we are in compliance.

D. Roads & Paths Committee – Ms. Miller confirmed work for the resurfacing of the pathways along the lake will begin in January 2020.

E. Architectural Review Committee – Mr. Rooney said 2132 Evergreen Lake Court has two shrubs on the owner's property line and one out in the common area. Their neighbor would like the third tree removed/relocated as it is blocking her view of the lake. The Board thinks this should be between neighbors

and the Board should not get involved. This was tabled for the next meeting.

Mr. Rooney went over the list of owners who will be receiving violation letters.

The Board agrees to not pursue the metal awning at 2301 Kings Lake Blvd since we are working to amend the roof document to allow metal roofs. The Board also agrees storm shutters do not need ARC approvals.

There was discussion regarding the Don Carlos development by the new owner.

Mr. Nuechterlein said there have been letters sent to owners by real estate agents soliciting their properties for short term rentals. An advisory email including the letter was sent to all Kings Lake Condo Associations.

F. Irrigation Committee – Mr. Phillips said everything is working.

G. Website Committee – Mrs. Miller asked if the Board would like to look for a new webhost. The current webhost said the fees remained the same for the past 15 years. In order to reduce charges on uploading documents to the website, Ms. Miller will wait for multiple documents before sending them to IT for upload.

H. Legal Committee – Mr. Kohn suggested the Board add to the Collection Procedure that we foreclose on a home after they are two years delinquent. We currently have policy set up to turn delinquent accounts over to the attorney for payment of liens after March 18. This was tabled for the next meeting.

Mr. Kohn talked about the amendment for the roof and will ask the attorney to clean up some languages and bring it back to the Board at the next meeting.

PRESIDENT’S REPORT: Budget Committee will meet to discuss budget for 2020

EXECUTIVE SESSION: Closed meeting – Board discussion on a legal issue regarding irrigation payment for 2140 Evergreen Lake Ct. – After discussion and reviewing recommendation from the Attorney, Mr. Rooney motioned to accept the attorney’s recommendation to credit the owner \$347.36 for not having irrigation water from Aug. 2018 – Jan. 2019. This was seconded by Mr. Kohn. The motion was approved 6 to 1, with one abstention.

The owner also requested a credit for 25 days, in the amount of \$46.75, from 7/11/19 - 8/6/19, because someone turned off her irrigation water at the pump station. Mr. Phillips and Ms. Miller verified this to be true and turned her water back on on Aug. 6, 2019. Mr. Kohn motioned to credit the owner in the amount of \$46.75 for the 25 days and was seconded by Mr. Rooney. The motion was approved 4 to 3, with three abstentions.

ADJOURNMENT:

There being nothing further to discuss, the meeting adjourned at 8:40 P.M.

Respectfully submitted,

Tina Miller
Acting Secretary