

King's Lake Homeowners Association, Inc.
Board of Directors Meeting
March 9, 2020

Minutes

A meeting of the Board of Directors of the King's Lake Homeowners Association, Inc. was held on March 9, 2020, at the St. Paul's Episcopal Church at 3901 Davis Blvd., 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, Marsha Bergquist, Ed Rooney, Jim Shumake, Steve Kohn, Dick Weise and Gloria Seger. A quorum was established.

Also present were Kamila Perez of Collier County Pollution Control, Anthony Phillips (King's Lake Maintenance Manager) and Laura DePamphilis of Southwest Property Management and many homeowners.

SECRETARY'S REPORT: Mr. Rooney motioned to accept the minutes of the February 10, 2020 Organizational meeting as written. Mr. Weise seconded. All were in favor.

GUEST SPEAKER: Ms. Kamila Perez gave a presentation focused on the best practices of lake or, more appropriately, "stormwater detention pond" maintenance. She discussed how the County has mapped the flow of water, how it tracks pollutants, particularly copper, in the water. She emphasized the importance of not polluting by not mowing to the water's edge, by not allowing yard waste into the water which decays and depletes oxygen, and by not throwing any kind of trash or animal waste in the lake. Littoral plants around lake banks are preferred because they filter the water of unwanted nutrients that cause algae blooms, provide habitat for birds and fish, and stabilize lake banks. The desirable littoral area coverage around the lake is 30%, but Ms. Perez stated that is the coverage preferred by experts but not required by the County. The aesthetics of littoral plantings is subjective, and the community will need to decide what is best for itself. Different plants will do better in different applications, and test areas might be necessary. The community might also want to designate a "recreation" area free of planting for fishing or kayak access.

Ms. Perez then entertained many questions from the audience. Many who identified themselves as residents of the Hamptons community were insistent that the spike rush has overrun the lake and needs to be removed. They encouraged the Board to hire more personnel to do so. A homeowner indicated a realtor said the condition of the lake is decreasing home values. The discussion was quite contentious at times. The Board agreed to consider all suggestions and return to the community with a plan.

TREASURER'S REPORT: Management reviewed the February 29, 2020 financial report. **Mr. Weise motioned to accept the report. Mr. Shumake seconded. All were in favor.**

OLD BUSINESS:

- A. **Lakes** – Mr. Wolfenden reported that the Committee has met several times with various professionals to discuss lake health and how to move forward on the spike rush issue. At the moment, the torpedo grasses are being removed, and the spike rush is being maintained to the white stakes. A plan has been developed which includes documenting the current condition of all lakes with drone imaging, obtaining a water quality test, conferring with a littoral plant expert to decide which plants would be most beneficial and where, establishing a test location of specific littorals, and developing a 2 -3 year plan for funding. **Mr. Weise motioned to accept the plan as presented by the Committee. Mr. Shumake**

seconded. By a show hands all were in favor. Mr. Nuechterlein reminded the Board of the upcoming Lakes Management presentation at the Naples Botanical Garden on March 18th.

- B. Legal** – Mr. Kohn discussed the current assessment collection procedure and commented that 45-day pre-lien notices may have been sent prematurely based upon the collection schedule established by the Board in 2019, adding that the 5% delinquency rate did not necessitate such aggressive pursuit. **Ms. Seger motioned that beginning in 2021, 45-day pre-lien letters should be sent on March 1st by the attorney. Ms. LeGault seconded. By a show of hands, all were in favor.** The Board discussed one homeowner’s request to pay her assessment upon receipt of an income tax return and decided against making a special exception.
- C. Landscape** – Ms. LeGault reported that the Committee is working with Anthony and Roberto Martinez to remove the old viburnum hedge at the entrance and replace it with a new clusia hedge this Spring. Phase 3 replacements are underway. An ailing triple palm was replaced at the Hamptons Preserve, and a royal palm is “under watch” in Tamarynd. It will be replaced if needed. Sabal palms have been trimmed.
- D. Preserve** – Mr. Nuechterlein reported in Ms. Ballard’s absence that the lines for the pickleball and tennis court will be painted.
- E. Roads & Paths** – Management reported in Mr. Dardi’s absence that the path resurfacing project has been completed and that sealcoating will be done May 6 – 8. To minimize impact on those who use the path, the project will be divided into thirds so that no two paths will be closed on any given day. Mr. Nuechterlein noted that flowers had been sent to Mr. Dardi on behalf of the Board wishing him a continued recovery.
- F. Architectural Review** – Mr. Rooney reported that he expects one application to be submitted shortly for the installation of a privacy hedge.
- G. Irrigation** – Mr. Weise reported that the irrigation system is running perfectly!

NEW BUSINESS: Management reported that she has spoken to Bob at Gate Keepers and was told that the new fence to replace what was lost at the entrance during Hurricane Irma has been fabricated and is awaiting installation once a crew is available.

PRESIDENT’S REPORT: Mr. Nuechterlein reported that he and Mr. Kohn would be investigating new website providers.

ADJOURNMENT: There being no further business to discuss, **Mr. Weise motioned to adjourn. Ms. Seger seconded. All were in favor, and the meeting was adjourned at 9:20 PM.**

Respectfully submitted,

Laura DePamphilis
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