

King's Lake Homeowners Association, Inc.
Board of Directors Meeting
June 15, 2020

Minutes

A meeting of the Board of Directors of the King's Lake Homeowners Association, Inc. was held electronically on June 15, 2020, via ZOOM. The meeting was called to order at 7:05PM by Chuck Nuechterlein followed by the pledge of allegiance.

DIRECTORS PRESENT: Chuck Nuechterlein, Bill Wolfenden, Mary LeGault, Marsha Bergquist, Ed Rooney, Jim Shumake, Gloria Seger, Mary Ballard, and Dave Dardi. A quorum was established.

Also present electronically were Laura DePamphilis and Anthony Phillips of Southwest Property Management, and several homeowners.

SECRETARY'S REPORT: The minutes of the May 11, 2020 meeting were presented for review and approval. **Mr. Rooney motioned to accept the minutes as written. Mr. Shumake seconded. All were in favor.**

TREASURER'S REPORT: Management reviewed the May,2020 financial report. Mr. Dardi questioned the \$1,000 budgeted expense for mailboxes and was told we purchase and sell mailboxes to homeowners over the course of the year. There is an income offset to the expense in the budget. Anthony Phillips mentioned that the cost of the mailbox has risen by \$1.00. **Mr. Dardi motioned to accept the Treasurer's report. Ms. Seger seconded. All were in favor.**

OLD BUSINESS:

- A. Landscape** – Ms. LeGault reported that the clusia hedge project is complete, the annuals have been installed, and the bald cypress trees have been installed as well. She met with Mark Williams, owner of Roots Up, to review the proposals to trim both hardwoods and palms. This vendor has proven reliable in the past, and his prices are very reasonable. **Ms. LeGault motioned to approve the two tree trimming bids for \$7,451. Mr. Shumake seconded. All were in favor by a show of hands. Ms. LeGault motioned to affirm the decision to plant the bald cypress trees for \$6,175 which was made prior to the Board meeting because time was of the essence to install the trees before the lake level increased. Ms. Seger seconded. All were in favor by a show of hands. Ms. Seger motioned that Roberto Martinez supply and install seventeen (17) trees as part of the Phase 3 replacement project for an amount not to exceed \$15,000. Mr. Rooney seconded. All were in favor by a show of hands.**
- B. Preserve** – Ms. Ballard reported that things are running smoothly in the Preserve.
- C. Lakes** – Mr. Wolfenden reported that the water quality in all four lakes was tested on April 14, 2020. The results indicate the quality of Lake #3 is not satisfactory. Letters were sent to sixty- five (65) owners around the lake emphasizing best practices for helping to support lake health. Ecological Control has been asked to submit a bid to harvest excess plant material from Lake #2. Mechanical harvesting was done three or four years ago as well. The Committee finds Ecological Control unresponsive to its needs lately and does not believe that Ecological Control has been proactive in creating a plan for the future. It has interviewed Solitude Lake Management and will be meeting with

Clarke Aquatic Services should the decision be made to change lake vendors. Several committee members will also be attending an upcoming program on Lake Management and Littorals presented by Rookery Bay. The shoreline has been sprayed for torpedo grass again on Lake #1.

- D. Roads & Paths** – Mr. Dardi reported that the sealcoating of the path was completed on May 8th. The Committee is very happy with the results. Damage to sod was repaired. There was one incident involving a hose that disconnected causing some damage to landscape and the home located at 2140 Evergreen Lake Court which has been addressed by Bain Sealcoating.
- E. Architectural Review** – Mr. Rooney reported that the hedge along the fence behind 1701 Knight’s Court has died from lack of irrigation and should be replaced. The documents indicate that a fence must be camouflaged with vegetation and that homeowners must maintain their property to the street. The homeowner was mistakenly told the Association was responsible for maintaining the hedge. It was replaced years ago and has died for lack of irrigation. The Association should not spend any more money to rectify. The homeowner needs to be notified to replace the hedge and maintain it going forward.
- F. Irrigation** – Anthony Phillips reported that Setpoint is scheduled to perform its quarterly preventive maintenance on the irrigation pump.
- G. Website** – There was no report from the Committee.
- H. Legal** – Mr. Nuechterlein reported that the attorney continues to proceed against those owners who are still in arrears.
- I. Document Rewrite** – Ms. Seger reported that the Committee is collecting ideas as to what needs to be updated in the King’s Lake documents.

NEW BUSINESS:

- a. Lakewood Resident Complaint** – The Board has received a letter from the owner of 4537 Beechwood Lake Drive complaining about several trees behind her home that belong to the Association that she fears could fall on her house during a storm. The trees appear to be healthy and pose no threat at the present time. The Lakewood resident will be notified that no action is deemed necessary at this time by King’s Lake HOA.
- b. Reserve Study** – Management discussed the importance of commissioning a reserve study periodically to confirm that the remaining useful lives and replacement costs of the assets contained in the reserve schedule are accurate. The Board feels that it can make these determinations without a formal study.
- c. Hurricane Preparedness** – Management reported that Southwest Property Management has drafted a letter concerning Hurricane Preparedness that it will email to homeowners in King’s Lake.
- d. July and August Meetings** – The Board will suspend the July and August meetings as it does each summer acknowledging that if a meeting becomes necessary, it can be held electronically via ZOOM.

ADJOURNMENT: There being no further business to discuss, **Mr. Rooney motioned to adjourn. Mr. Shumake seconded. All were in favor, and the meeting was adjourned at 8:35 PM.** The Board then went

into Executive Session with attorney Robert Murrell to discuss possible litigation against a King's Lake HOA homeowner.

Respectfully submitted,

Laura DePamphilis

Laura DePamphilis, CAM