

**King's Lake Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**October 12, 2020**

**Minutes**

A meeting of the Board of Directors of the King's Lake Homeowners Association, Inc. was held electronically on October 12, 2020, via ZOOM. 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, Nancy Payton, Ed Rooney, Jim Shumake, Gloria Seger, Dick Weise, 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 September 14, 2020 BOD meeting were presented for review and approval. **Mr. Weise motioned to accept the minutes as written. Mr. Rooney seconded. All were in favor.**

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

**OLD BUSINESS:**

- A. Budget** – Mr. Rooney presented the draft budget for 2021. The Office Expense line item was increased to allow for a revised document mailing to the membership. The contribution to the Reserves will be slightly less in 2021. The cost to create the website will be covered by “Unassigned” line item in the 2020 budget. Irrigation fees will remain the same as will the total assessment of \$350/ year. **Mr. Shumake motioned to present the draft of the 2021 budget at the November BOD meeting for approval. Ms. Seger seconded. All were in favor by a show of hands.**
  
- B. Landscape** – Ms. LeGault reported that she will be meeting with Vincent Difini, landscape architect with W.J. Johnson & Associates, to discuss improvements to the entrance directional sign. The Committee will need to determine where the borders of the Camelot and Greenfield neighbors are. Anthony will be installing the fall annuals beginning on November 5<sup>th</sup>. In addition, there are plans to add more climbing fig to the wall, replace the bromeliads at the entrance wings and add new magnolias.
  
- C. Preserve** – Ms. Ballard reported that the Preserve is in good shape.

- D. Lakes** – Mr. Wolfenden reported that the Committee will be meeting with Kamila Perez of Collier County to discuss the lakes reports she drafted for the King’s Lake HOA at no cost to the Association. The report will then be posted to the community website. Mr. Dardi questioned whether there was sufficient access to Duchess Lake for the planting of littorals or if this would be homeowners’ responsibility. Mr. Nuechterlein assured the Board that all lakes will be taken care of by the Association. The elimination of torpedo grass and excess spike rush is ongoing 15 feet from the shoreline into the center of the lake. Mr. Wolfenden presented a proposal from Florida Aquatic for \$10,000 to mechanically harvest unwanted vegetation from Lake #2. Mechanical harvesting has not been performed since 2013. **Mr. Shumake motioned to approve the harvesting proposal as presented. Ms. LeGault seconded. All were in favor by a show of hands.** Mr. Wolfenden concluded by stating that no decision has been reached on a new lake maintenance vendor. Ms. Payton expressed concern that the Board might be overly aggressively treating the removal of vegetation from the lakes. A homeowner reiterated the desire by residents of the Hamptons that all spike rush be eliminated from Kings’ Lake completely.
- E. Roads & Paths** – Mr. Dardi reported that damage accidentally done to the walking path during the installation of trees on the lake bank has been repaired and will be seal coated in several weeks. Roberto Martinez paid for the repair. The Committee is researching the purchase of three new weather-proof signs to support the meeting agendas. Mr. Dardi also gave a brief report on the meeting of the East Naples Community Development Council he attended. Improvements will be focused on three areas. The Recycle Plant on Airport-Pulling Road also needs to be relocated.
- F. Architectural Review** – Mr. Rooney reported that the pool installation at 2303 King’s Lake Blvd. was approved once it was determined that the engineering was correct. This is the only parcel in King’s Lake without an easement to the lake. Management added that boats and trailers have been removed from driveways, and trash has been removed from the yard of 1770 Knight’s Court along with an unregistered vehicle.
- G. Irrigation** – Mr. Weise reported that the system is working to expectations.
- H. Website** – Ms. Payton presented her recommendation to the Board that M S Web Services be chosen to create a new website for the community for \$1,250 with maintenance for the first year and then renewed each year for \$1040. This provider is highly recommended by members of the Steeplechase neighborhood. **Ms. Payton motioned to engage the services of MSWebservices to create the new website. Mr. Rooney seconded. All were in favor by a show of hands.** A new Website G/L line item will be added to the budget beginning in 2021.
- I. Legal** – Mr. Shumake reported that a settlement letter has been presented to one homeowner, which includes a contractual right to enforce its conditions. Collections are proceeding normally with one homeowner placed on a payment plan.

**J. Document Rewrite** – Ms. Seger reported that the Committee expects an initial draft of the proposed documents by mid-October.

**K. Newsletter** – Ms. Bergquist reported that all articles for the Fall Newsletter must be submitted to Mr. Nuechterlein for review and then to her by October 18<sup>th</sup> so that they can be submitted to Southwest Property Management in time to edit and print the newsletter which will be mailed no later than November 2<sup>nd</sup>.

**PRESIDENT’S REPORT:** Mr. Nuechterlein reminded the BOD that the November meeting would be held on November 16<sup>th</sup> to allow time for the newsletter to be edited and mailed with the 2021 proposed budget inserted.

**ADJOURNMENT:** There being no further business to discuss, **Mr. Weise motioned to adjourn. Mr. Shumake seconded. All were in favor, and the meeting was adjourned at 8:27 PM.**

Respectfully submitted,

*Laura DePamphilis*

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