

**King's Lake Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**January 11, 2021**

**Minutes**

A meeting of the Board of Directors of the King's Lake Homeowners Association, Inc. was held electronically on January 11, 2021, via ZOOM. The meeting was called to order at 7:00 PM by Chuck Nuechterlein followed by the pledge of allegiance.

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

Also present electronically were Tina Miller, CAM and Anthony Phillips of Southwest Property Management. Several Homeowners were also in the meeting.

**RULES FOR OWNER PARTICIPATION AT BOARD MEETINGS:** Mr. Nuechterlein reviewed the rules for owner participation at Board meetings that had been adopted at the November meeting.

**SECRETARY'S REPORT:** The minutes of the December 14, 2020 BOD meeting were presented for review and approval. Mr. Nuechterlein said the correction to November 16<sup>th</sup> minutes, under Architectural Review Committee, where Ms. Seger's made a correction and said "a home that went up for sale where tenants were evicted was abandoned" should be "the home was neglected and not abandoned" should be reflected in the December minutes. Mr. Weise points out that his name was misspelled in the last sentence in the adjournment section. Mr. Dardi also points out that the Nominating Committee section was not written in the minutes where the Board agreed to close the nomination by 12/21/20 with four candidates for four seats unless there's nomination from the floor on the day of the Annual meeting. **Mr. Rooney motioned to accept the minutes as corrected. Mr. Weise seconded. All were in favor.**

**TREASURER'S REPORT:** Ms. Miller reviewed the December 2020 financial report. Ms. Miller said total cash after the subtraction of the liabilities is approx. \$50K. We have approx. \$253K in Reserve; approx. \$12K in delinquent accounts that have been turned over to our attorney for collection. We end the year with a surplus of \$3,110. Discussion on collection policy, first late notice goes out on 1/15 and final notice on 2/1. The Board will get a list of delinquent accounts and give their approval before Southwest sends them to the attorney. **Mr. Shumake motioned to accept the Financial report. Mr. Weise seconded. All were in favor.**

**OLD BUSINESS:**

- A. **Landscape** – Ms. LeGault said many people complimented on the Christmas Decoration. Ms. LeGault met with another Landscape Architect regarding the directional sign area on Kings Lake Blvd, and they agreed with WJ Johnson that they cannot do the plantings

until the wall is constructed. Waiting on the second quote. Ms. LeGault suggested not doing the concrete wall to keep the cost down but will discuss this with the committee. The stone wall at Windsor, that we might want to replicate, may be tipping and will eventually fall over because it was installed incorrectly.

There will be experimental littoral plantings in different areas of the Kings Lake shoreline.

Ms. Seger reminded Ms. LeGault that we need to budget for additional new benches as well as the replacement of existing benches next year.

Anthony trimmed the foliage that overhangs the clusia hedge between Kings Way and Knights court.

- B. Preserve** – Anthony said he trimmed the nature trail. Everyone has been behaving in the tennis courts.
- C. Lakes** – Mr. Wolfenden said Earthtech will have a report to us for a long-term maintenance plan for the lakes by the end of next week. Earthtech said we can proceed with the harvesting in lake one with Florida Aquatic. There were some issues with the staging area where various condo associations would not allow Florida Aquatic to stage. There were discussions on putting up signs on the path to not allow passage while work is in progress. Mr. Wolfenden suggested we terminate Ecological Control's service because they have been unresponsive. There were concerns for missed applications/spray if we terminate Ecological Control too soon. There is a 30-day termination grace period, and this should give us time to get a replacement. **Mr. Wolfenden motioned to terminate Ecological Control and was seconded by Ms. Payton. The motion was passed 9 to 1 with Mr. Weise voting against.** Ms. Miller will send out the 30-day termination notice to Ecological Control by certified mail.
- D. Roads & Paths** – Mr. Dardi said he has posted signs to say the path is closed. Mr. Dardi suggested closing the entire path for 3-5 days. Ms. Payton will ask Mike to put something on the website regarding the closure. Mr. Nuechterlein and Ms. Payton will get something out to the communities by eblast. Mr. Dardi, in a report on Ray Riel's traffic control committee, reported on techniques on measuring speeding. We will start to see rubber hoses placed by the County to measure the speed, the number of cars and weight of vehicles. This study will be conducted on Kings Lake Blvd.
- E. Architectural Review** – Mr. Rooney gave a report on ARC: 3060 Round Table was denied because the fence extended out to the common area; 2224 Royal Lane was incomplete and was missing survey and needed dimensions; 2218 Kings Lake Blvd – left trailers on driveway – Ms. Miller gave the ARC application and asked them to stop work until ARC is approved and let them know trailers cannot be parked overnight. Still open violation on Barron Lane where fence is not surrounded with shrubbery, letters have been issued. Mr. Weise said 2292 Royal Lane still have their propane tanks outside their garage. Ms. Miller will follow up with the owner again. Owner previously said this is tenant occupied and they are having a hard time getting them to comply and pay rent.

The owner has hired an attorney to evict the tenants. Signs are also an issue in the Community. There's also a huge RV truck in the driveway on Queens Blvd. Ms. Miller will take note at her next drive around and get violation letters out.

- F. Irrigation-** Mr. Weise reported that there were no irrigation problems at this time.
- G. Website** – Ms. Payton said there are two pages under construction, updating the financial page. Developing Community page and list the board contacts and management contacts for the various associations. Updated new manager's contact and developed a procedure with Ms. Miller on answering questions that come in through the website.
- H. Legal** – Mr. Shumake spoke to Bob Murrell regarding delinquent accounts. Since we are in January, we do not have too many new accounts that need to move into foreclosure. Mr. Murrell sent another letter to Ms. Schmitt but has not gotten any response.
- I. Document Rewrite** – Ms. Seger will meet with Mr. Murrell when she returns on 1/19 to go over revisions and get a final draft by the end of the month before she leaves on 2/4. Mr. Nuechterlein said we are not going to have a speaker at the annual meeting and would like the Docs committee and Mr. Murrell to talk about the Doc. rewrite.
- J. Welcome Committee** - Ms. Bergquist has been researching and looking at other communities to see what they have in their welcome packet. Ms. Bergquist asked if we should include the condos or just the single-family homes. Mr. Nuechterlein said both.

#### **NEW BUSINESS:**

- A. 2021 Annual Meeting** -Mr. Nuechterlein said he found a great actual and virtual meeting location at The New Hope Church but due to Covid -19 spiking, we will conduct the annual meeting via Zoom. Mr. Murrell has agreed to come to the meeting and talk about Doc. change.

**President's Report** – Mr. Nuechterlein asked all the committees to go through him if they have special projects for Anthony. Ms. Miller and Mr. Nuechterlein will coordinate with Anthony to get work completed. Mr. Nuechterlein said there are few issues that the Landscape Committee has to look into: 1) entrance way wall – we need to decide what to do with the column and caps, should we let the creeping fig cover them, or trim it out and clean and perhaps paint these parts of the wall.; 2) West Viburnum Hedge – Landscape Committee should decide what to do there.

**ADJOURNMENT:** There being no further business to discuss, **Ms. Seger motioned to adjourn. Mr. Rooney seconded. All were in favor, and the meeting was adjourned at 8:38 pm.**

Respectfully submitted,

Tina Miller, CAM