

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

Minutes

A meeting of the Board of Directors of the King's Lake Homeowners Association, Inc. was held via zoom. The meeting was called to order at 7:00 PM by Gloria Seger followed by the pledge of allegiance.

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

Also present were Tina Miller, CAM, and Gerald Batten, Maintenance Supervisor. Three Homeowners were also at the meeting.

SECRETARY'S REPORT: The Board minutes of September 13, 2021 were presented for review and approval. **Mr. Rooney motioned to accept these minutes and Mr. Weise seconded. All were in favor and the motion passed.**

TREASURER'S REPORT: Mr. Rooney said as of September 30, 2021, we have a total cash of \$401K; \$235K in reserves and \$165K in operating cash. Year to date delinquency is approximately \$16K and have been passed for collection. **Ms. Payton motioned to accept the September Financials and was seconded by Mr. Shumake. Unanimously carried.**

Approve 2022 Proposed Budget – Mr. Rooney said the Budget Committee have worked it out to keep maintenance as close to last year as possible and came up with \$380 annual fee. **Mr. Shumake motioned to accept the budget as proposed and was seconded by Ms. Miers. Unanimously carried.**

OLD BUSINESS:

- A. Landscape** – Ms. LeGault said the fall annual will be planted mid-November by Mr. Batten. The Ylang Ylang tree is not doing well and will be replaced under warranty. Roberto quoted a good price for Royal Palms. We will add two benches around Lake One and it will come out of the landscaping expense. We also need to hire a vendor to pour in the concrete pad for the benches. Owner at 2140 Evergreen complained about the oak tree branches hanging over her property line and getting into her air space. Owner requested the Association to trim or she will. The Association will take care of this.
- B. Preserve** – Ms. Ballard said Mr. Batten will take care of the invasive plants and spray the potato vines.

- C. Lakes** – Ms. Payton said the committee is requesting to move three items from operating into reserves. **Ms. Payton motioned to charge \$31,857 into the Lakes Reserve. This was second by Ms. Miers and was Unanimously carried.**

Ms. Payton said bio-treatment is needed for Prince Lake because there has been muck build up that has been problematic. The lake management will do a 4x treatment and a mapping of before and after treatment. The total price is \$7,410 and was negotiated down from \$12,500. **Ms. Payton motioned to spend \$7,410 for bio-treatment for Prince Lake and was seconded by Ms. Miers. Unanimously carried.** This will come out of the operating budget (GL 719).

Ms. Payton is working on getting credits for missing services and wrongfully charged invoices from Lake and Wetland Management.

- D. Roads & Paths** – None

- E. Architectural Review** – Mr. Rooney said there are no pending ARCs.

- F. Irrigation-** Mr. Weise said the irrigation was stuck by the Woodland Sign but Mr. Batten has addressed the issue, and all are working to standard.

- G. Website** – Ms. Payton said the 2022 website renewal is due and we need to pay an annual fee of \$1,250 for unlimited eblast, posting, and changes to the website. **Ms. Payton motioned to renew the service and was seconded by Ms. Miers. Unanimously carried.**

- H. Legal** – Mr. Shumake said all delinquent accounts have been passed to collection.

- I. Document Rewrite** – Ms. Seger said the committee had a workshop couple of weeks ago and Ms. Miller has provided a list of those owners who have opted-in for electronic mail and those that have not. We have over 800 owners opted-in. The Committee will schedule zoom meetings with owners in the coming months to get feedbacks. The committee will meet with condo presidents and attend some of their meetings to do Q & A with the condo owners.

- J. Welcome Committee & Newsletter Committee** – Ms. Bergquist said things are not getting better with Covid so we will continue to wait.

- K. Infrastructure Committee** – Mr. Wendle said Bay Electric did the repair at the maintenance shop and was less than anticipated. **Mr. Wendle motioned to pay Bay Electric \$4,300 for the electric repair and will expense it to the Emergency Reserve fund. This was seconded by Ms. LeGault and was unanimously carried.**

Mr. Wendle said we can trade our tractor and walk behind mowers for a new John Deere from Everglades and get a discounted price. **Mr. Wendle motioned to purchase a new**

John Deere mower for \$14,842 and was seconded by Ms. LeGault. Unanimously carried.

Mr. Wendle will meet with Gomez Painting to get quote on painting the wall pillars, caps, pump house and maintenance shop.

NEW BUSINESS: There were discussions on where to have the Budget Adoption meeting in November and the Board agreed on doing it over zoom.

ADJOURNMENT: There being no further business to discuss, **Ms. Seger motioned to adjourn the meeting and was seconded by Mr. Rooney to adjourn the meeting at 8:25 pm.**

Respectfully submitted,

Tina Miller, CAM