

King's Lake Homeowners Association, Inc.
Board of Directors Meeting
February 8, 2021

Minutes

A meeting of the Board of Directors of the King's Lake Homeowners Association, Inc. was held virtually on February 8, 2021, via ZOOM. The meeting started immediately after the Organizational meeting at 8:40 PM.

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

Also present electronically were Tina Miller, CAM and Anthony Phillips of Southwest Property Management, Robert Murrell, Attorney for the Association, and several Homeowners were also in the meeting.

Mr. Weise moved to approves the January 11, 2021 meeting minutes and was seconded by Mr. Rooney. All were in favor.

TREASURER'S REPORT: Mr. Rooney has nothing new to add from the report made at the Annual Meeting but said the financial report is executive with 269 pages. Mr. Nuechterlein asked Ms. Miller to check with accounting to see why the Reserves were not allocated to the specific line item but was put in a general reserve fund? The Board had discussed this with the previous manager, and Laura DePamphilis had worked this out with accounting. Ms. Miller will check with the bookkeeper and get back to the Board. **Mr. Weise moved to accept the January Financials and was seconded by Mr. Shumake. All were in favor.**

OLD BUSINESS:

- A. Landscape** – Ms. LeGault talked about the “Directional” sign project and that the committee has met with Mike Jaroski, the landscape architect, and he made some suggestions on how to landscape and hardscape this project. The committee reached out to two landscape architects, the other being W J Johnson Engineering, for RFP and this project is likely to be in the neighborhood of \$30K. We are also getting bids to repaint the entrance walls on Davis Blvd.

Mr. Nuechterlein said he and Ms. Miller will work with Mr. Philips on a list of “special projects” that are not part of Mr. Philips regular daily work. Please go through Mr. Nuechterlein if committees have projects for Mr. Philips to do.

- B. Lakes** – Ms. Seger said Earth Tech will meet with the committee to give more recommendations. IFAS will come to advise on the littoral shelves. Ms. Seger would like to get the Board's approval, after speaking with Earth Tech, to have Florida Aquatic

come back to do more clean up at \$2500 per day. The committee also plans to decide on a new lake manager since Ecological Control will be terminated. **Mr. Shumake moved to authorize \$5,000 to complete the clean up and was seconded by Mr. Weise. Motion passed 10 to 1. Ms. Bergquist voted against.**

Mr. Nuechterlein asked Mr. Dardi to be the chairman of the Lake Committee. Mr. Wolfenden will continue to be a member in the lake committee but will not chair since he is off the Board. The committee has to decide on who to hire as the lake manager and get back to the Board.

- C. Architectural Review** – Mr. Rooney said the rules on the ARC and application does not match for hours of operation for construction work on Saturday. Mr. Rooney asked if the Board wants to limit construction hours on Saturday? Mr. Weise suggested we put this in the Docs, but Mr. Murrell said it is better to put it in the rules as it can be easily changed. Mr. Nuechterlein said this is hard to police. ARC will come back to the Board with a solution/suggestion.

NEW BUSINESS: None

President's Report – Mr. Nuechterlein asked Board members to email him on what committees they would like to join.

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 9:21 pm.**

Respectfully submitted,

Tina Miller, CAM