

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

Minutes

A meeting of the Board of Directors of the King's Lake Homeowners Association, Inc. was held electronically on March 8, 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 Wendle, Mary LeGault, Nancy Payton, Ed Rooney, Jim Shumake, Gloria Seger, Dick Weise, Marsha Bergquist, Mary Ballard and Dave Dardi. A quorum was established.

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

SECRETARY'S REPORT: The minutes of the February 8, 2021 Board Meeting and February 8, 2021 Organizational Meeting were presented for review and approval. **Mr. Rooney motioned to accept the minutes for both meetings. Mr. Shumake seconded. All were in favor and the motion passed.**

TREASURER'S REPORT: Mr. Rooney said for our February 2021 Financials, total assets are \$675, 727.48 and this matches our total liabilities. We have \$11,386.00 in delinquency for 90 days or more. Mr. Nuechterlein suggested we move the two or at least one large lake invoice(s) to be paid out of the Reserve account before the end of the year. Mr. Dardi said we do not have enough money in the Reserves for paving or repairing the Preserve driveway. **Mr. Dardi motioned to accept the February 2021 Financial Report and was seconded by Mr. Shumake. All were in favor and the motion passed.**

OLD BUSINESS:

- A. Landscape** – Ms. LeGault said we did not get the proposals for the landscape and hardscape design for the Directional Sign area and will meet with one of the architects tomorrow. This project is expected to be in the neighborhood of \$28K - \$32K and we've not budgeted for this, therefore, this will be a project for 2021-2022. The dying Viburnum hedge between Kings Lake and Lakewood looks really bad. The Landscape committee suggested we remove the bad looking section and slowly replacing them with Clusia or just remove and not replace. We do not have a budget for this.
- B. Preserve** – Ms. Ballard said Mr. Phillips removed some dead pine trees. There was trash left in the Preserves and has been removed. Don't know who left them but will keep an eye on it.

C. Lakes – Mr. Dardi said debris left by Florida Aquatic were cleaned up by Mr. Phillips and Daniel and we've received credit for their time from Florida Aquatic. We received EarthTech's report and said all lakes are in good condition except for Lake One which has high phosphate. The committee is looking for a lake management company to maintain our lakes and six RFQs will go out this week. We would like to get a monthly report and water testing as part of the scope from the lake management company. We also need to have good plants for the lakes. Hope to have more information at the next meeting.

Ms. Bergquist requested that the owner (Tricia Schmidt) that is making insulting comments to the Board members be removed from the meeting. Ms. Miller removed this owner.

D. Roads & Paths – Mr. Dardi said he has not heard back from the County regarding the traffic/speed tracking results. A very short discussion about trash containers on the walking path ended with unanimous opposition to the idea.

E. Architectural Review – Mr. Rooney said there are no new applications. The only existing violation is on Barron Lane with the fence not being covered by shrubbery which was a requirement. Ms. Miller will reach out to the owner one more time by phone/email, if there's no response then we will pass them to the attorney. Mr. Nuechterlein said someone said the lights at the mailboxes look awful, but this is a homeowner's responsibility. Mr. Rooney said the ARC has a requirement for owners to maintain their mailboxes in good condition so violation letters can go out. Mr. Nuechterlein suggested the ARC come back to the board with resolution on how to handle this.

F. Irrigation- Mr. Weise said there was one owner complaint about no water and Mr. Phillips checked and there were no issues on the pressure from the HOA side. Advised the owner to check on their end. There's a question on over spraying of the irrigation onto paved surfaces. It may not be the HOA system and can be the Condos as well. Ms. Payton is willing to reach out to the condo boards. We need to do more research on this.

G. Website – Ms. Payton said we have the rules for tennis and pickleball, the 24/7 numbers, the new BOD contact list posted on the website. This month, Ms. Payton will work on posting the approved financials, minutes and 2021 budget.

H. Legal – Mr. Shumake said Ms. Miller is getting violation letters out and the attorney will get the names of the delinquent dues accounts.

I. Document Rewrite – Ms. Seger just received the drafted docs back from the attorney. The committee is reviewing this and will ask for the final draft. Then it will be sent to the Board for review. There will be workshops/meetings to discuss the docs before finalizing it and sending it out to the owners for vote.

J. Welcome Committee - Ms. Bergquist said nothing new on the Welcome committee. As for the Newsletter, Ms. Bergquist is waiting on a timeline. Mr. Nuechterlein said April is a good time to get the Newsletters out.

K. Infrastructure Committee – Mr. Wendle said the entrance wall was looked at and aside from painting, repairs are needed. There are cracks and concrete is separating at several sections of the wall. We will get new quotes to include repair, power wash and repaint.

NEW BUSINESS: Mr. Nuechterlein said he has reached out to the Greater Naples Fire Rescue and the Health Dept to see if we can get vaccines for the community but has not gotten any responses. He will continue to pursue if there are no objections.

President's Report – Mr. Nuechterlein said there are a lot of things to do in April and would like to propose meeting in person at either St. Paul's or New Hope Church so we can keep social distance. Mr. Nuechterlein asked the board to think about it.

ADJOURNMENT: There being no further business to discuss, **Mr. Weise motioned to adjourn. Ms. Bergquist seconded. All were in favor, and the meeting was adjourned at 8:40 pm.**

Respectfully submitted,

Tina Miller, CAM