

King's Lake Homeowners Association, Inc.
Board of Directors Meeting
April 12, 2021

Minutes

A meeting of the Board of Directors of the King's Lake Homeowners Association, Inc. was held at St. Paul's Episcopal Church – 3901 Davis Blvd, Naples Fl 34104. 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, Dick Weise, Marsha Bergquist, and Dave Dardi. Gloria Seger via telephone and Mary Ballard was absent. A quorum was established.

Also present 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 March 8, 2021 Board Meeting was presented for review and approval. **Mr. Weise motioned to accept the minutes and Mr. Rooney seconded. All were in favor and the motion passed.**

TREASURER'S REPORT: The approval of the March 2021 Financials was tabled until April because several items need to be reclassified. After review of the delinquency list, **Ms. Payton motioned to follow the collection policy and pass these accounts to the attorney for collection. This was seconded by Mr. Weise and the motion passed.**

OLD BUSINESS:

- A. Landscape** – Ms. LeGault said the committee is still deciding on how to redo the viburnum hedge on the west side of Kings Lake Blvd, whether to remove or transplant. The two bidders for the Directional Sign did not want to provide a sketch unless they are hired and get paid for doing the sketch. One of the committee members will do a sketch before putting it out for bid again.

An owner said the landscaping hedge looks bad at Barron Lane. Mr. Rooney gave history on this hedge and how it is the owner's responsibility to maintain. Owner spoke up and said it was her understanding from the previous managers that the hedges are HOA responsibility. She also said there's no irrigation there and the pipe would not let water flow through. Owner is willing to put shrubs back but need HOA to repair the irrigation pipe. Mr. Nuechterlein suggested Ms. Miller work this out with the owner.

- B. Preserve** –Mr. Phillips said 10 dead pine trees were removed to prevent them from possibility falling in hurricane season. The Preserve is clean and Tennis and Pickleball are fine.

- C. Lakes** – Mr. Dardi said after reviewing the five bids for lake manager, the committee recommends Lake & Wetland. After explanation and discussion, **Mr. Dardi motioned to accept the Lake & Wetland monthly service plan together with the quarterly laboratory report for a total of \$1,833 per month. This was seconded by Ms. Payton. Passed Unanimously.**

Mr. Dardi said based on Earth tech Environmental's report, it was recommended that we put littorals on selected locations on Lake One to prevent spike rush. Mr. Dardi motioned to spend \$5,700 for littoral plants. Mr. Nuechterlein suggested we use reserve funds for this. **Mr. Dardi amended motion to say the HOA will spend \$5,700 out of the Lake Reserve Fund for littoral plants in Lake One. This was seconded by Mr. Rooney and passed unanimously.**

- D. Roads & Paths** – None

- E. Architectural Review** – Mr. Rooney said several ARCs were received and were approved. In the upcoming Spring Newsletter, the ARC will explain policy and responsibilities on the ARC process. It was discussed that gas tanks are allowed if they are buried underground.

- F. Irrigation-** Mr. Weise said a small repair was done and the system is working properly.

- G. Website** – Ms. Payton said contact information for the various condos have been updated. Minutes and Financials are current, and March will go up after this meeting. The RFQ that outlines the lake manager will be posted. Certain pages on the website need a password for access. Website is: kingslake.today, username: KLowner; password: kl2020

- H. Legal** – move to executive session.

- I. Document Rewrite** – Ms. Seger said the committee reviewed the docs and got all the changes back to Bob Murrell (attorney). Mr. Murrell said we will get them back before the end of April. The committee will get this out to the board for discussion in the May meeting.

- J. Welcome Committee & Newsletter Committee** - Ms. Bergquist said the deadline to submit articles to her by each committee for the Spring Newsletter is Friday, 4/16. Hope to get this out in the mail by the end of April. Ms. Bergquist does not anticipate on doing anything in person for the Welcome Committee until the pandemic numbers are down.

- K. Infrastructure Committee** – Mr. Wendle said the entrance wall project will run from \$10K-\$12K to power wash, paint, and repair cracks. Mr. Phillips received a quote to replace the garage door at the shop for \$1500 and it's been approved. Mr. Nuechterlein said we have to start funding infrastructure in 2022. Kings Lake Woods Condominium's

name is missing at the Directional Sign and Hawkeye Signs will add the name on the sign.

NEW BUSINESS: An owner would like to do fundraising for dogs and asked the board's permission. Mr. Dardi said it is not up to the Board to say yes or no. As long as the owner received approval from the County, it does not block sidewalks and have parking for cars then the Board has no objection.

President's Report – None

Ms. Coleman expressed her dissatisfaction regarding one of the trees planted in the lake blocking her view and would like the tree relocated. Mr. Nuechterlein thanked Ms. Coleman for her comments and said the Board had made an agreement with her to relocate two of the trees in 2020 and have done so and will not relocate the 3rd tree.

ADJOURNMENT: There being no further business to discuss, Mr. Nuechterlein adjourned the meeting at 8:35 and an Executive Session to follow on a legal matter for a homeowner.

Respectfully submitted,

Tina Miller, CAM