

King's Lake Homeowners Association, Inc.
Board of Directors Meeting
May 10, 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, Mary LeGault, Nancy Payton, Mary Ballard, Ed Rooney, Jim Shumake, Dick Weise, Dave Dardi and Gloria Seger, Marsha Bergquist via telephone and Bill Wendle 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 Board minutes of the April 12, 2021 and Executive meeting minutes of 4/12/21 and 4/26/21 were presented for review and approval. **Mr. Weise motioned to accept these minutes and Mr. Rooney seconded. All were in favor and the motion passed.**

TREASURER'S REPORT: Mr. Rooney said corrections for the March Financials were made and **Ms. Payton motioned to approve the March Financials and was seconded by Mr. Weise. Unanimously carried.** Mr. Rooney said the April Financials has \$333,688 in operating and \$282,459 in reserve. There were approx. \$27K of delinquency and all those have been sent to the attorney for collection. Ms. LeGault would like GL Code for 703 be named "Landscape Replacement" instead of "Plant Replacement". **Ms. Payton motioned to approve the April Financials and was seconded by Mr. Weise. Unanimously carried.**

OLD BUSINESS:

- A. Landscape** – Ms. LeGault said the annuals will be installed soon. The Lakewood Boundary project has begun. This is to remove old viburnums and replace them with Clusia. The committee would like to install three more canopy trees around Lake One. There has been a request to replace benches in the Lake. Ms. LeGault will work with Mr. Dardi to find the best location for the trees without interfering with the littorals. Mr. Nuechterlein suggested we talk to the condos before we put down the benches. Directional Sign project is going slow. Ms. LeGault would like to pay a landscape design architect to draw the plan. **Ms. LeGault motioned to spend no more than \$2,000 to do the conceptual drawing and was seconded by Ms. Seger. Unanimously carried.**

- B. Preserve** –Ms. Ballard said Mr. Phillips is doing a good job with the potato vines and they are not coming back. Ms. Payton asked the Preserve Committee to consider adopting a policy of eradicating Category 1 exotics (as Board has done for the lakes)

using as examples the earleaf acacia trees and oyster plants quickly visible as one enters the Preserve from Buckingham. Ms. Ballard said the Clerodendrum Quadriloculare plants have been eradicated several years ago and Mr. Phillips and crew continue to go through and cut these down, it is ongoing as they come back often and grow quickly. Ms. Ballard has gotten information on the ear leaf acacia and agree that is something that we need to remove as soon as we can. Ms. Ballard will also talk to Mr. Phillips about removing the Oyster plants.

- C. Lakes** – Mr. Dardi said Lakes & Wetlands started work on April 15. They have two separate crews in place to accomplish their job duties. One crew deals with floating weeds and algae and the other crew deals with shoreline littoral plants and shoreline invasive growths. It has been less than a month since they started, and they together have made 3 visits and made three treatments. They will be returning next week with a boat to eradicate the spike rush that is reemerging toward the center of Kings Lake. Lakes & Wetlands treated the growth of Chara on the bottom of Duchess Lake with Diquat. They also collected the first quarterly samples of lake waters to be sent for laboratory testing.

Prince Lake presents a major issue with the buildup of muck on the bottom due to continued treatment of Chara, Naiad, and Hydrilla over time with herbicides. The accumulated 3 to 4 feet of muck in lieu of dredging can probably be removed by the use of biological agents. This is currently being investigated.

Four sites have been determined for the location of littoral plant testing on Kings Lake. Those locations are in front of Steeplechase, Bristol Square, Tamarynd and The Hamptons. Most of the locations have the approval of the residents directly in front. Pickerel Weed, Cans, and Arrowhead will be planted to determine which if any is best suited for the soil and moisture conditions. The committee will be meeting with the contractor, Earth Tech, next week to finalize the locations and the details of the bed preparation. Planting will begin the end of May or beginning of June coinciding with the rainy season and a rise in the water level of the lake.

- D. Roads & Paths** – None

- E. Architectural Review** – Mr. Rooney said an owner asked if he can put his propane tank above ground and Mr. Rooney said the county does not restrict this and our Docs. are not clear on whether or not this can be done. Mr. Nuechterlein asked Ms. Miller to go to our attorney to check the wording in our Docs and to see how we can put a rule out to not allow above ground tanks prior to our Docs revision. Ms. LeGault said there are dead plants at 2995 Kings Lake Blvd from the light pole to the chain link fence. Are those HOA or owner's plants? Ms. Miller will reach out to the owner. The irrigation issue on Barron lane – Ms. Miller said the owner agreed to pay for irrigation material not to exceed \$200 and the HOA will do the repair. However, owner is not willing to replace the dead plants. Mr. Phillips will get pricing and get back to the Board.

- F. Irrigation-** None

G. Website – Ms. Payton said she continues to update the website with approved minutes and financials. The Newsletter will be uploaded. Ms. Payton would like to put informative facts to educate about wildlife and especially on hand feeding. Any Committee that wishes to have a page on the website to post their articles are welcome.

H. Legal – move to executive session.

I. Document Rewrite – Ms. Seger said the draft was received last Friday from the attorney and she will email this to the Board for review. Ms. Seger would also like to put something on the website.

J. Welcome Committee & Newsletter Committee - None

K. Infrastructure Committee – Ms. LeGault said we received three quotes for the Wall and Gomez Painting gave the best price. **Ms. LeGault motioned to approve Gomez Painting for \$8,900 to repair, power wash and paint the Wall. This was seconded by Mr. Rooney and unanimously carried.**

NEW BUSINESS: Mr. Weise said there's been report of cane toads breeding in the lake. One dog died from encounter with the cane toad.

President's Report – None

ADJOURNMENT: There being no further business to discuss, Mr. Nuechterlein adjourned the meeting at 8:32 and an Executive Session to follow on a legal matter for a homeowner.

Respectfully submitted,

Tina Miller, CAM