

King's Lake Homeowners Association, Inc.
Board of Directors Meeting
April 25, 2022

Minutes

A meeting of the Board of Directors of the King's Lake Homeowners Association, Inc. was held at The Elks Lodge, 11250 Tamiami Trail E., Naples, Fl. 34113. The meeting was called to order at 7:00 PM by Gail Miers followed by the pledge of allegiance.

DIRECTORS PRESENT: Gail Miers, Gloria Seger (via Phone), Jennifer Stampfli, Marsha Bergquist, David Dardi, Mary LeGault, Gayla Boss, and Jim Shumake. A quorum was established. Also present was Brooke Winters, CAM, for Southwest Property Management.

Gail Miers reviewed the rules of owner participation.

PRESIDENT'S REPORT: Gail Miers provided an overview of items in progress. Gayla Boss has been asked to take on the role of acting secretary. They will both work together to establish criteria for the role. Gail is working with Southwest to have in person meetings that include the option to Zoom in. She is looking for resources to effectively run the Zoom session without interruption to the Board Members or CAM. These meetings will be recorded and posted online for those that are unable to attend. She is working to get more Community involvement on Committees and the Board. They are still in need of Committee Members and have received a low response to positions that are currently open. The Board will appoint two new Directors later in the meeting. Gail reports that they have reviewed the Management contract. They had a productive meeting with the owner of Southwest. The Association has been assigned a new CAM and new Regional Director. Recently, there was a fire in the preserve. It was a small fire, but she wanted to make the community aware that if you see something, say something. The Board will receive Appfolio training, as this is an important tool for the Board and owners. She also suggested that the newsletter be sent electronically to save cost and provide the ability to send them out more frequently. This will be discussed down the road.

SECRETARY'S REPORT:

MOTION: Gayla Boss motioned to waive the reading and accept the minutes of February 22, 2022, as written. The motion was seconded by Jennifer Stampfli and unanimously passed.

TREASURER'S REPORT: Jennifer Stampfli stated that she did not receive the financials, therefore, she will not have a report for tonight's meeting.

PROPERTY MANAGER REPORT: Brooke Winters introduced herself and gave an overview of items that she will be working on with the Board which includes the following items:

- Setup the Board with Appfolio training
- Work with Gail to facilitate in person and Zoom meetings
- Bring Accounting up to date
- Meet with Erminio to create an activity report

- Work order reports will be provided to reflect open and closed maintenance issues
- Work with Solitude to bring up to date reports per their agreement

COMMITTEE REPORTS AND OLD BUSINESS:

- A. Landscape** – Mary LeGault reports that the survey the Committee would like to see done by the Architect has significantly increased in cost. She is concerned about the budget for this. There was \$30,000 allocated to this project last year. In the financials, they are over budget because these funds were not used. Mary states that there is \$6800 showing spent under line item 703 of the budget. They have not spent any money under this budget item, so she feels its an error and would like Brooke to investigate this. She reports that the Committee is recommending signs at the foot bridge and the Royal Lane pathway to help deter fishing off the foot bridge and kids from areas that are sloped and dangerous for walking. The cops have been called numerous times and it's become a very serious issue for safety.

MOTION: Mary LeGault motioned to approve signage to be placed near the foot bridge that will read, “Fishing not permitted. No netting. Catch and release only. Fishing at bank only.” Signage at Royal Lane will read, “keep out.” The motion was seconded by Jennifer Stampfli and unanimously passed.

- B. Preserve** –Jennifer Stampfli reports that the tennis courts will need to be redone next year. The Tennis and Pickleball court need new nets. She states that the lock on the gate to the preserve and courts should have a code or be removed. The Board discussed and asked Brooke to speak with Erminio to remove the gate chain.
- C. Lakes** – David Dardi reported on the lakes. He states that they are in good condition. He is extremely happy with the new plants. The new plantings are primary water treatment plants which help improve the health of the lake.
- D. Roads & Paths** – David Dardi reported on the roads and paths. He states contrary to the rumors, the Board has not approved speed bumps at this time, although there is a survey in progress that is studying the speed of drivers.
- E. Architectural Review** – Gail Miers reports that the ARC Committee has only one current member. They will need more Committee Members. There is no formal report.
- F. Irrigation-** David Dardi reports that Steve, the irrigation tech, explained how the new pump would work. This meeting included Erminio.
- G. Infrastructure-** The Board announced they are still receiving bids. There is no report at this time.
- H. Legal** – No Report
- I. Document Revision**– Gloria Seger reported that the Committee is reviewing all the membership comments received. They are working on an FAQ document which would be sent out to all owners. She asks that the membership continue to send feedback. Documents that they're currently working on are available on the website. She states any

future drafts will be available online for owners to review with red font indicating any changes being considered.

J. Communication – No report

K. Nominating Committee- Gail Miers announces that they have two new candidates to be appointed to the Board of Directors. Both candidates introduced themselves to the members following their appointment.

MOTION: Gail Miers motioned to appoint Robert Reuthe to the Board of Directors. The motion was seconded by Jim Shumake and unanimously passed.

MOTION: Gail Miers motioned to appoint Robert Casale to the Board of Directors. The motion was seconded by David Dardi and unanimously passed.

OLD BUSINESS: The Board did not have old business to discuss.

NEW BUSINESS:

A. Electronic Voting Resolution Adoption Vote- Gail Miers tables this agenda item due to the Board Meeting running late. This will be discussed at a later date.

ADJOURNMENT: There being no further business to discuss a motion was made to adjourn the meeting.

MOTION: Marsha Bergquist motioned to adjourn the meeting at 8:47pm. This motion was seconded by Mary LeGault and unanimously passed.

Following Adjournment:

Gail Rowe petitioned the board to canvass, by form of questionnaire, to determine owner desire to separate by-laws into those which pertain to single family homes and those that pertain to condominiums. ***(For purposes of voting separately on provisions pertaining to single family homes vs condos and reducing the Master documents to govern only common areas and lakes).***

Reply by Gloria Seger:

You may canvass all owners at any time to determine their desire to create a separate Declaration for SFHs.

If you decide to proceed with a new Declaration, you would then be required to solicit a vote from all 330 single family homeowners and their mortgagees.

Only the homeowners, and their mortgagees, opting into the new association would become the new association with their own Declaration. Owners not opting in cannot be forced to become part of the newly formed assoc.

Both the new Assoc and the owners not opting in would still be subject to the Master Assoc.

Respectfully submitted,

Brooke Winters, CAM
Southwest Property Management