

Kings Lake Homeowners Association, Inc.

Board of Directors Meeting December 12, 2022 @ 6:30 pm

Elks Lodge, 11250 Tamiami Trail, East Naples, FL 34113

President Gail Miers began the meeting presenting the Zoom Guidelines. (see attached).

Nora Schweihs, Property Manager from SouthWest Management, manned the OWL Zoom session during the meeting.

The meeting was called to order at 6:35. 7 members were present including: Gail Miers, President; Jennifer Stampfli, Treasurer; Robert Richardson, Mary LeGault, Director; Marsha Bergquist, Acting Secretary; James Shumake, Director; Bob Casale, Director; Robert Reuthe, Director. Gloria Seger, Director, joined via zoom.

The October 17, 2022 and November 14, 2022 minutes have been distributed. A motion was made by Jennifer Stampfli and seconded by Jim Schumake to accept the October 17th minutes as presented.

Gail Miers corrected an error in the November 14th meeting minutes referencing minutes of an October 3rd meeting which was not held. A motion was made by Jennifer Stampfli and seconded by Jim Schumake to approve the minutes as corrected.

The meeting was halted to Pledge Allegiance to the flag.

The board's 2023 calendar was updated to include following dates:

January 16th

February 13,.

Annual Meeting tentatively set for March 6, **pending confirmation of a venue**. A short discussion regarding speakers and programing took place. Once a date is confirmed, the 60 days notification mailing packet will be prepared and sent. Candidate submissions for board openings will be due prior to the 30 day mailing notice going out.

Notice was given by President Miers that she had appointed Marsha Bergquist as Acting Secretary, such appointment to continue until the annual meeting.

Treasurer, Jenifer Stampfli, gave a brief update on account balances and reminder that 2023 assessment statements have gone out and due by the end of December in order to avoid interest. There was some discussion regarding implementing a late charge to accelerate late payments and reduce accounts receivables. This matter will be brought up again at a later date.

Kings Lake Property Manager Nora Schweihs completed a site inspection this week. The 8 or 9 issues were addressed by making a friendly phone call to the owners. Site inspections will continue on a weekly basis.

Committee Reports:

Building and Grounds: Chairman Bob Casale reported that most of the cleanup from Hurricane Ian has been completed. Erminio has been inspecting the irrigation network and began the work of replacing sprinkler heads. . A request has come in by an owner to put in a portapotty in the preserves area near the tennis courts. Bob will investigate options and costs for a later discussion.

Arc and Compliance: Chairman Mary LeGault reported. Her report is attached.

Amenities: Chairman Jennifer Stampfli reported that the costs of new nets are being researched. In addition, we are expecting quotes to resurface the courts any time now.

Lake Management: Chairman Gail Miers reported she has finally made contact with our technician who has been treating the lake. We have updated contact information of our service account manager in charge in addition to gaining access to our customer portal which details service reports, chemicals used, and water quality lab reports. Prince Lake continues to be a problem and efforts to reduce the muck have been very slow if at all. We are seeing additional plant growth in this area as it is shallow, and we need to revisit the management plan. Gail will be touring the lakes during the next inspection to look for areas that may need additional treatment to cut back the spike rush and opportunities to plant additional littorals. She continues to look for volunteers to serve on this committee

Legal Committee: Chairman Jim Shumake reported that our collection process is working. To help accelerate the collections of small balances, we will be increasing the number of accounts that will be referred to collections.

Nominations: Candidates who wish to be nominated for board openings will need to complete candidate paperwork included in the 60 day notice of annual meeting paperwork. There are four openings to be filled at the annual meeting.

Communications : We continue to increase our number of emails for email blasts going out. For official association business, everyone is encouraged to opt in for electronic notification. We currently have over 600 owners that need official business to be mailed out.

DOCUMENT REVISION: Committee Update ... November 22 version

Chairman Gloria Segal motioned to accept the November 22 version of the proposed revised documents as submitted by the Document Revision Committee. Jennifer Stampfli seconded the motion and the motion carried unanimously. Decision on the proposed documents will take place at annual meeting

A town hall meeting is tentatively being considered for February. Questions will be entertained and answered at this meeting relating to the forthcoming Annual Board Meeting and Vote on the Revised **Documents for Kings Lake**. This committee will remain as a standing committee of the HOA for continue review.

Old Business: Jennifer reminded the board that we need to reorder signage to replace the wooden sandwich boards. Nora will order the new signs in time for next meeting.

With no additional business presented, the meeting was adjourned at 7:50pm. Owner Comments followed the adjourned meeting.