

The King's Lake Homeowners Association, Inc.

Board of Directors Meeting Minutes

Thursday, May 4, 2023 - at 6:30 P.M.

East Naples Fire District Station 20 – 4798 Davis Blvd. NAPLES, FL

CALL TO ORDER:

Meeting was called to order at 6:31 pm., by President Gail Miers.

After the Pledge of Allegiance to the Flag of United States of America, proper notice of the meeting was affirmed, and a quorum was established by attending board members Gail Miers, Mary LeGault, Gloria Seger, Robert R. Richardson, Bob Casale, Rick Lane, and James Shumake.

Nora Schweihs, Property Manager from Seacrest/SWProperty management, monitored the Zoom attendance of this meeting.

The reading of the Secretary's reports from February 13, 2023, Board of Directors meeting and the Board of Directors Organization meeting of March 20, 2023, were waved.

Ms. Seger motioned to accept the minutes as submitted, seconded by Ms. Miers; the motion passed without dissent.

Presidents Report.

Ms. Miers thanked Mr. Casale and staff for correcting a drainage/flooding problem behind the Publix shopping complex. Mr. Casale mentioned that further work would be required to open the drainage ditches.

Mentioned, was that Mr. Lane would be going over the existing Rules and Regulations and coordinating them for clarity with our present Bylaws and Declarations.

Forwarded to A.R.C. that several street lights were out. Ms. Seger mentioned that many mailbox-lights were out also.

The President reported on the request from the Lakewood Community for support, in opposition too, the proposed placement of the STARability Foundation facility in their neighborhood. General discussion focused on individual Association members to be supportive, but no action was taken by the Board.

Ms. Miers instructed all Board members to make themselves familiar with the "AppFolio" feature at Seacrest/Southwest Website for Board Members to access Documents, Association Property Compliance, and other related Board of Directors information.

Information was provided as to the status of our current KLHOA Budget. Key items included a fifty percent increase in our general Liability Insurance as well as other components of our insurance. The decision was made to continue with the present Underwriter. The Budget committee will start meeting on a regular basis.

The President is in the process of contacting software providers, to demonstrate to the Board, various products to establish electronic voting for use by our Membership, as well as electronic communications.

Discussion pivoted to Venues for the KLHOA-Board of Directors meetings. It was generally agreed that use of the present District 20 Fire Station was problematic. It was agreed that the Board would move its meeting back to the Elks Club on East Tamiami Trail for its regular meetings.

Treasurer's Report:

Jennifer Stampfli being absent, no formal report was given, although Ms. Miers had gone over several key items with the President's Report.

Property Managers Report:

There was nothing new to report.

Committee Updates

Building and Grounds:

Mr. Casale reported the ongoing replacement and repairs to the irrigation system. He again mentioned the drainage ditches behind the Publix shopping complex and the need for further maintenance. Pointed out was that Collier County was in the process of making repairs to the sidewalk at various points along KLBLVD.

The removal of the existing storage container will require of up to \$350 charge for the Rental Firm to come and remove. A motion to approve those funds was made by Mr. Shumake and seconded by Ms. Seger. The Motion carried 7 – 0.

Mr. Casale continued with cost proposal by two vendors for a permanent storage shed. One would cost the Association around \$9000 and the other \$11,000. There might be additional costs related to site preparation and location of the Shed. Several Board Members agreed to meet with Mr. Casale and the vendors to determine the best location and options for the shed. Savings from the previous leasing agreement for the container (approx. \$4000 / yr.) and existing line items within our current budget should be sufficient to cover these costs. A motion was made by Ms. Seger to approve and allocated up to \$15,000 for the purchase of, siting of, and installation of a New permanent structure, seconded by Mr. Casale. The Motion passed 7 – 0.

With discussion about the recent vandalism at the Pickleball/Tennis courts, it was suggested that the Board consider some surveillance or security infrastructure. The Board seemed receptive to such items at a future date.

A.R.C. and Compliance:

Ms. LeGault informed the Board that Herself and Nora Schweihs did a recent drive-around and noted several violations. Letters were sent out to the property owners.

There is a residency under refurbishing that appears to have turned into a demo rebuild. The scope of the work being performed appears to be far beyond the original requested A.R.C. application. The Owner also has not posted the proper permits. Ms. LeGault and Ms. Stampfli met with the owner of 2513 KLBlvd and the owner stated he is seeking the proper permits. The Owner hopes to move forward with construction, A.S.A.P.

The A.R.C. is also asking for an application from 2180 KLBlvd for what appears to be a small structure inside the pool enclosure. A letter went out, but there has been no response.

2201 KLBlvd has had landscaping issues. Our Property Manager spoke to the owner of the property, and after, the yard was brought into compliance.

Several other violations were noted. Mostly involving the storage of boats. Letters to go out.

Landscaping:

Ms. LeGault noted the replacement of the Viburnum hedge in the Steeplechase area with Clusia by Roberto. This work was paid for out of our reserves for hedges.

The three downed trees have had their stumps ground and replacement trees will be planted near these locations. Payment will come out of Hurricane reserves.

Roberto offered 24 new Star Jasmine Plants at \$5 each. The Association purchased the plants and Erminio planted them across from the Hamptons on KLBlvd at the base of some large trees.

There is an upcoming project to replace 20-25 Viburnum shrubs along Kings Way.

Repairs have been made to irrigation along King's Lake between the Hamptons and into Greenfield Village. Grass seed has been spread to repair the lawn in that area.

The contract with Molter was changed to remove the maintenance of the Clusia hedges and use our own KLHOA employees for that task. Savings amount to \$7500 annually.

Summer annuals should be installed shortly this May.

The Directional Sign Project is still ongoing, and the Association is soliciting 3 more bid requests.

Lake Management:

President Miers will be meeting with Solitude and do a Lake inspection to identify problem areas. The Spike Rush remains a continuing problem which is exasperated by the lack of rain in recent months. Discussion followed as to possible ways to tackle the Spike Rush invasion. Tactics discussed, other than chemicals, included physically removing the Rush plants and/or racking the areas. The Association may be seeking qualified professional opinions.

Legal:

Mr. Shumake mentioned there are on going legal matters but could not elaborate at this public meeting.

Communications and Website:

No Report.

Documents Revision:

Ms. Seger offered the Board a new Amendment to the existing Kings Lake Protective Covenants. The Document Committee proposes a new Article III., Section 19, that will limit Short-term rentals within the Kings Lake Home Owners Association. A Motion was made to offer this Amendment to our membership in the coming months by Mr. Shumake and seconded by Mr. Lane. Discussion followed that the new section would match the least restrictive Rental policy within the Kings Lake Home Owners Association. All Legal requirements necessary for this Amendment to be placed before the membership were to be met. The proxies with the Amendment are to be mailed to each Association Property Owner Member. The proxies are to be in the form of postage paid Postcards. A notice of a general membership meeting date is to be determined and a timely notice sent to the Membership. This Motion passed, 7-0.

Old Business:

Nothing was offered.

New Business:

Nothing was offered.

ADJOURNMENT: A Motion was made by Mr. Casale, seconded by Ms. Seger to adjourn the meeting. The Motion carried, 7-0. The Meeting was adjourned at 8:40 pm.