

Kings Lake Homeowners Association, Inc.

Board of Directors Meeting Minutes

Monday, June 19, 2023 - at 6:30 P.M.

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

CALL TO ORDER:

The Kings Lake Home Owners Association Board of Directors meeting was called to order at 18:34, 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 Bob Casale, Mary Lane, Rick Lane, Mary LeGault, Gail Miers, Robert Reuthe, Robert R. Richardson, Gloria Seger (via Phone), James Shumake, and Bill Stephens.

Zoom attendance was NOT available for this meeting.

The reading of the Secretary's report from May 4, 2023, Board of Directors meeting was waved on a motion by Rick Lane, seconded by Gail Miers and adopted without dissent.

Mr. Lane motioned to accept the minutes as submitted, seconded by Ms. Miers; the motion passed unanimously.

Presidents Report.

Ms. Miers thanked Mr. Casale and staff for correcting a flooding problem in the preserve area over the weekend. The event was reported by use of our Hotline Phone number. The use of the Hotline worked well, as planned. The President went on to thank various members of the Board for their contributions to the Association which included Mr. Casale (Building and Grounds), Ms. LeGault (Landscaping and A.R.C.) and Mr. Richardson (Web Site).

Mr. Lane will continue his coordination of our existing Rules and Regulations with Kings Lake's Covenants and our Bylaws. He hopes to have documents that are informative, and which provide more clarity. This will enable us to post these items to our web site.

The President felt that we might consider starting The Board of Directors meeting earlier or that Committees might hold their meetings before our regularly scheduled Board meeting commences at the Elks Club.

Treasurer's Report:

Jennifer Stampfli being absent, no formal report was given.

Property Managers Report:

There was nothing new to report. Ms. Miers mentioned that there were to be improvements in the A.R.C. application process and use of the "AppFolio" portal for Association Members.

Committee Updates

Building and Grounds:

Mr. Casale reported the continued replacement and repairs to the irrigation system; much is due to the age of the equipment. He mentioned that the New Storage Shed had been ordered on June 12th and was scheduled to be installed on June 22nd. The New Shed is 10' x 30' with 10' ceiling. It has 2 windows, a personnel door, with a 10' roll-up door. It is hurricane rated and vinyl clad. The cost, including installation, was \$13,500 (\$15,000 had been approved by the Board). Mr. Casale recommended that the Board consider security upgrades to the maintenance area; possibly including security cameras.

Mr. Lane suggested that amortizing the cost of the Shed in future budgets might be prudent.

Questions about the temporary speeding sign, currently on Kings Lake Blvd, were aired. Mr. Reuthe stated that he would contact the County about the sign's future need.

Ms. LeGault has been in contact with the Collier County Road Maintenance Division, and the Project Manger informed us that all streets or sidewalks were to be repaired and repaved, sometime in the months of August or September. That is what the County told Ms. LeGault. Not sure if Collier County will inform anyone when repairs are to start?

Discussion continued concerning the recent auto-accident on Kings Like Blvd (East) that destroyed our directional sign near the corner with Buckingham Lane. An insurance claim has been submitted by the Association for the cost of replacing the sign.

The Tennis/Pickle Ball Court is to get its refurbishing in the coming weeks.

A.R.C. and Compliance:

Ms. LeGault informed the Board that new procedures will be going into effect in the coming weeks through AppFolio for the A.R.C application process. This will include Applications and a new module for Violations and Compliance.

Mr. Richardson has been added to the Architectural Review Committee.

ARC will be formulating new Rules and Regulations to be presented to the Board of Directors for approval.

2513 Kings Lake Blvd has obtained all the necessary permits and approvals so the construction project on this residence will continue.

Letters have been posted to several owners for violations that include storing boats, trailers, commercial vehicles, etc. Also cited were properties with overhanging trees on sidewalks. More letters are to be sent out.

Landscaping:

Ms. LeGault noted that tree trimming, and palm tree trimming will commence now with the approval of the bid to **RootsUp** for \$7970.

There was an issue with plantings in the median along Kings Way. Apparently **Molter**, incorrectly applied chemicals that terminated several of our plantings. **Molter**, has agreed to correct this situation. More to follow, if necessary.

New annuals have been planted; however, the Rabbits are having a "**Field Day**" at our expense.

The Directional Sign Project at Kings Way and Kings Lake Blvd is proceeding. Hopes are that Demo, and refurbishing will start in the Sept./Oct. time frame? The exact "**Sign**" replacement has not yet been determined.

Lake Management:

Ms. Miers informed the Board that a New Laboratory would be doing the water-quality testing of the lakes. The Spike-Rush border is to be reduced to 6-8 ft. Any dredging or racking to remove the same could be very expensive. Recent cost estimates exceeded \$45000 just for Kings Lake. The Association is seeking expert advice as to how to handle this problem.

Legal:

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

Communications and Website:

Mr. Richardson stated there will be updates made to our website, that includes updates to the posted documents. He and Ms. Miers plan to meet with our Web-I.T.-Guy (Mike Shields) to discuss what measures can be taken to improve the functions of our Site.

Documents Revision:

Ms. Seger mentioned the upcoming membership meeting on June 27th for the "Short Term Rental" addendum to our Declaration of Covenants.

Old Business:

Nothing was offered.

New Business:

Nothing was offered.

ADJOURNMENT: A Motion was made by Mr. Casale, seconded by Ms. Lane, to adjourn the meeting. The Motion carried, 10-0. The Meeting was adjourned at 19:38.