

The King's Lake Homeowners Association, Inc.

Board of Directors Meeting Minutes

Monday, July 31, 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 18:32., 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 all board members being in attendance.

Nora Schweihs, Property Manager was in attendance, But Zoom was not available for this meeting.

The reading of the Secretary's report from June 19, 2023, Board of Directors meeting was waved and a motion to accept the minutes as submitted and passed without dissent.

Presidents Report.

Ms. Miers mentioned the ongoing process to upgrade procedures into Appfolio used by Seacrest/Southwest and new forms necessary for compliance with the Associations recently passed Rental Covenant. There was a brief discussion about refinements to our existing Rules & Regulations. Mr. Lane was to make available to the other Board Members his final Draft of that document for review by the Board at the next Board of Directors Meeting in August.

Treasurer's Report:

Jennifer Stampfli reported on the cost to the Association to forward the Short-Term Rental Covenant to the Membership for passage in June. The cost was \$2345 to cover the postage, paperwork, and legal. \$520 of \$2345 total, was for the Legal portion of the Amendment process.

Property Managers Report:

Nora Schweihs stated there had been a good response to 9 violations reported through A.R.C.

Committee Updates

Budget and Finance:

Jennifer Stampfli mentioned the completion of the June 2023 Financials and that they are ready for posting. The Budget and Finance committee had met the previous Saturday and discussed the possibility of getting a better return on our Reserve accounts by either placing those funds into CDs or Money-Market accounts. A discussion amongst the board continued about the benefits of such investments. Ms. Stampfli will pursue such instruments with our financial institutions.

Building and Grounds:

Mr. Casale reported the ongoing replacement and repairs to the irrigation system. This will be an ongoing maintenance item until such a time as the systems are brought up to date. Mr. Casale continued about the electronic speed-limit sign on Kings Lake Blvd (West). It was time to have it moved for possible placement on Kings Lake Blvd (East). Ms. Seger suggested adding it to the existing speed limit sign located on the parkway at KingsLake Blvd just south of Buckingham. Mr. Reuthe thought the sign had played out its usefulness at the present location. He also mentioned that

Kings Lake Blvd (East) has a more significant problem with speeding. Mr. Reuthe would contact the County about the sign's possible re-positioning.

Mr. Casale investigated the flooding that can occur along the pathway at the entrance to Kings Lake by Steeplechase near Kings Lake Blvd. It was determined by Collier County that the drains in that area belong to the Association. After talking to a contractor about the problem, it was determined it would require two 12 ft. drain-boxes and 360 ft. of 16-inch pipe to drain that water into Kings Lake. Estimates for this work will be forth coming.

The Tennis/Pickleball court resurfacing has been delayed. Hopefully work on the Court will commence sometime in September.

Lighting around our maintenance shed has been implemented and Mr. Casale will be investigating security measures near the Maintenance buildings and the Court.

There was a discussion about the aggressive nature of some of the animals that frequent our Kings Lake. A recommendation was made to have the Board post signs to warn visitors "Not to feed the Animals".

A.R.C.:

Ms. LeGault informed the Board that most all recent A.R.C. applications have been approved.

Rules & Regulations:

Ms. Lane explained the process that led to the rewriting of our Rules & Regulations and will be presented at the next Board meeting. A discussion ensued as to the need for an update and the extent of the re-write.

Lake Management:

President Miers and Mr. Lane will be making inquiries as to the possible replacement of our Lake Management Contractor. Mentioned was the possible future need to dredge the Lakes. This would especially be the case for Prince Lake. There was discussion as to create a reserve account in our budget for dredging of our Lakes at some future date. The Budget and Finance committee will be discussing those accounting methods at their upcoming meetings.

Legal:

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

Communications and Website:

Mr. Richardson mentioned the need to update our present Kings Lake Today website. Ms. Lane provided input with Mr. Richardson as to the future layout of the website and the steps and costs needed in this endeavor.

Old Business:

Directional Sign Project – Kings Lake Blvd at Kings Way:

Ms. LeGault went over the History of the project.

Ms. LeGault then broke out the costs and bids for the Project and presented the drawings for the Project to Board members. At a bid cost of \$32,162.82, a motion to approve the project was made by Ms. Lane and seconded by Mr. Lane to go forward with this bid. A lengthy discussion ensued as to the need for the project. There was mention of the need for the replacement of the damaged Directional sign at the intersection of Kings Lake Blvd and Buckingham Lane and could money for the replacement of that sign be used to help pay for the Kings Way Directional sign replacement cost. There was a consensus not to replace the Buckingham sign. The vote was taken on the motion; Mr. Reuthe, Ms. Stampfli, and Mr. Stephens voted against the project. Mr. Shumake abstained.

The Motion Passed 7 to 3.

Upgrades to the Kings Lake Today Website:

Ms. Miers and Mr. Richardson presented the cost of \$1200 to update the Website and informed the Board as to the need to and the desired updated functions of the new website format.

A motion to approve the \$1200 cost and improve the Website was made by Mr. Reuthe and seconded by Mr. Stephens. **The motion passed unanimously.**

New Business:

Nothing was offered.

ADJOURNMENT: A Motion was made by Ms. Stampfli, seconded by Mr. Casale to adjourn the meeting. The Motion carried, 11-0. The Meeting was adjourned at 19:47.