

Kings Lake Homeowners Association, Inc.
Board of Directors Meeting
January 16, 2023 @ 6:30 pm
Elks Lodge, 11250 Tamiami Trail, East Naples, FL 34113

The regular monthly meeting of the Kings Lake Board of Directors was held at 6:30 p.m. on Monday, January 16, 2023 at the Elks Lodge in Naples, FL.

The meeting was opened with a Pledge of Allegiance to the Flag.

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

The meeting was called to order at 6:32. 8 members were present including: Gail Miers, President; Gloria Seger, Vice-President; Jennifer Stampfli, Treasurer; Marsha Bergquist, Acting Secretary; Bob Casale, Director; Mary LeGault, Director; Robert Richardson, Director; and James Shumake, Director. Robert Reuthe, Director, was absent. A quorum was established and the notice of meeting given. The reading of the secretary's report from the December 12, 2022 meeting was waived; a motion was made by Gloria Seger and seconded by Robert Casale to accept the minutes. The motion was unanimously accepted.

Two sets of paper minutes from the March 2022 meeting and the May 2022 meeting need to be completed in order to bring the paper files totally up to date.

President's Report: President Gail Miers reviewed updated rules for participation via zoom.

The first meeting of a newly created community roundtable of sub division presidents has been scheduled for January 30th at the Steeplechase Clubhouse. Plans are in the works to establish a committee of single family home owners from various geographical areas of Kings Lake to discuss areas of particular concern, including safety and needs throughout the Kings Lake community.

First Notice of Annual Meeting and Document Packet went out Friday.

A Town Hall Meeting is scheduled for January 23rd at the New Hope Event Center at 6:00. The purpose of the meeting is to discuss with community members the Documents Revision and FAQ.

Treasurer's Report:

Treasurer, Jenifer Stampfli, gave a brief update on account balances and a reminder that the 2023 assessment was due January 1, 2023.

"Total Bank balances are 532,901.25 with 255,009.50 in reserves and 277,892.21 in operating.

We have \$17,932 in outstanding accounts receivable from members. It consists of 24 members of which 16 are in collections and the other 8 owe less than \$100 each. For the month of December we didn't have many expenses. Total Income for December is 36,266.41 and expenses 38,505.80. For the year of 2022 Income is 493,571.03 and Expenses 527,417.96."

Kings Lake Property Manager : Nora Schweihs completed a site inspection this week. The one issue was addressed by making a friendly phone call to the owner. Site inspections will continue on a weekly basis.

Committee Reports:

Building and Grounds: Director Bob Casale reported as follows:

"1- Erminio has been inspecting and Upgrading sprinkler valves

2-work has begun on hooking up the cable to the maintenance building. Work should be completed soon .This will give Erminio computer access in his office. This will also eliminate trips to the SW Property office.

3-As a result of last month's discussion and request by homeowners to consider putting in a porta potty in the preserve area, Bob requested quotes from four portapotty service providers .None of the companies were interested in providing service to us . Discussion continued on alternatives, including updating the bathroom in the maintenance shed for public use. No action was taken.

4- Bob reported that he is actively searching for a new or used wood or steel shed to replace the rental container that we now store equipment in.”

Arc and Compliance: Chairman Mary LeGault reported.

“ARC reports no new applications for review and no violation letters at this time. Our one pending issue was successfully resolved.

LANDSCAPE

An inspection and inventory of the hedges has been made and a determination of what should be replaced and/or eliminated. We will be planting both clusia and viburnum as needed. There will also be a change of responsibility of the maintenance of the hedges. We have had a request for a tree replacement along the lake path for one that was downed by Hurricane Ian, to be paid out of hurricane reserves. We have received one contractor proposal for the "Directional Sign Project". We will extend the deadline for another two weeks.”

Amenities: No Report

Lake Management: Chairman Gail Miers reported that Solitude has treated the spikerush; questioned is there a need for more littorals? A water quality test will be completed this month. **Bob Briscoe from the Hamptons has volunteered to join the Lakes Committee.**

Legal Committee: Chairman Jim Shumake reported that there are no new legal issues.

Nominations: Candidates who wish to be on the ballot for board openings will need to complete candidate paperwork included in the 60 day notice of annual meeting paperwork.

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

Decision on the proposed revised documents will take place at annual meeting on March 13, 2023 at the New Hope Event Center. Director Gloria Seger discussed this forthcoming meeting.

“Our amended and restated document package, as well as updated FAQ’s, has been sent to all owners as of Jan 13th. The website has been updated and emails sent as well as hard copies mailed to owners not opted in for electronic notification.

The next town hall meeting is scheduled for Monday, Jan 23rd at New Hope on Davis.

This town hall is being held to answer questions and clarify information for owners regarding the restated document up for vote.”

Old Business

Porto potty at Tennis Court: Bob Casale is checking into this.

Key Pad Lock/Tennis Court – brief discussion ...no final determination regarding any change in procedure.

Mobile Trailer purchase versus lease - Bob Casale is checking into this. .

Official bulletin board: Motion made by Jim Shumake to purchase two large, 24 x 36 locking bulletin boards ... \$3200 ...Seconded by Bob Casale ... motion passed 7-1. These boards will be placed in the community ... one by the pump house and one by the Royal Lane entrance to Kings Lake.

New Business & General Announcements

- St. Matthews would like to hold a fund raiser in Kings Lake. A representative from St. Matthews will be invited to the Presidents’ Meeting on the 30th of January at the Steeplechase Club house.
- There has been a request from an owner to have receptacles placed around the lake to collect pet waste. There was discussion around expense of purchasing versus building something similar to what exists in the preserve.
- With no additional business presented, the meeting was adjourned at 8:05pm.